Council Property File

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

KAPITICOAST
DISTRICT COUNCIL

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

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

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES 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: [signature] **Date:** 10/3/98

175 Rimu Road, Private Bag 601, Paraparaumu Phone (04) 298 5139, Fax (04) 297 2563

KAPITI COAST DISTRICT COUNCIL

Ref:

C O D E C O M P L I A N C E C E R T I F I C A T E

Section 43(3), Building Act 1991

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: J C Hawkins BUILDING CONTROL OFFICER DATE: 27-9-93.

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

KAPITI COAST DISTRICT COUNCIL

BUILDING CONSENT

No. .....

BUILDING CONSENT ADDENDA

File No. 23/567

ADDRESS OF PROPOSED WORK 83 Queens Road, Waikanae

OWNERS 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 :

Dan Blakie 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 form bearing 900 min Anchor Piles. 300 min Ordinary piles
* Alum joinery 1100 psf D.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/AUTHORISEDPERSON [signature] DATE 16/7/93

COPY

FILE NOTE

FILE NUMBER: 85 Queens Rd.

ACTION NUMBER:

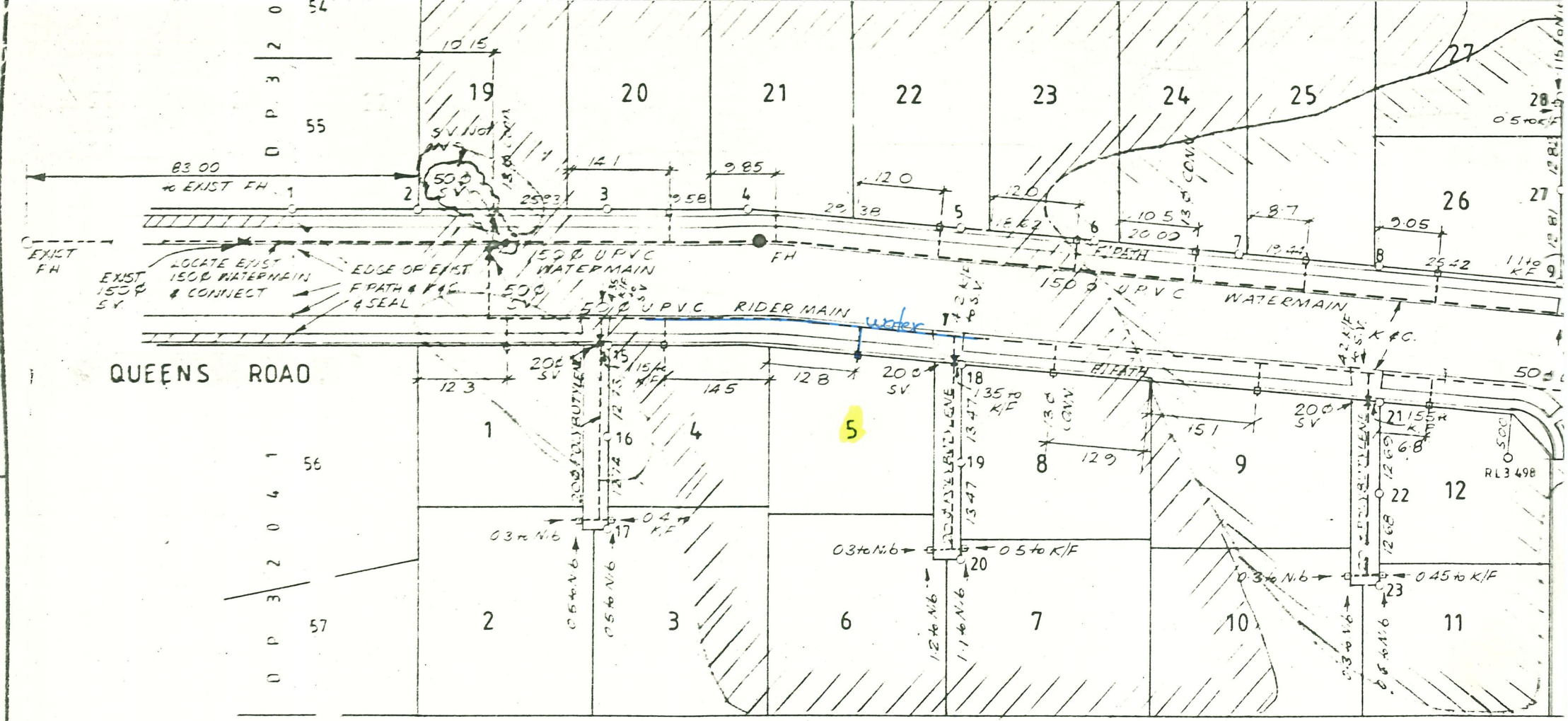
STAFF MEMBER: Sandra

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



PLAN OF ROADING & WA

SCALE 1:500

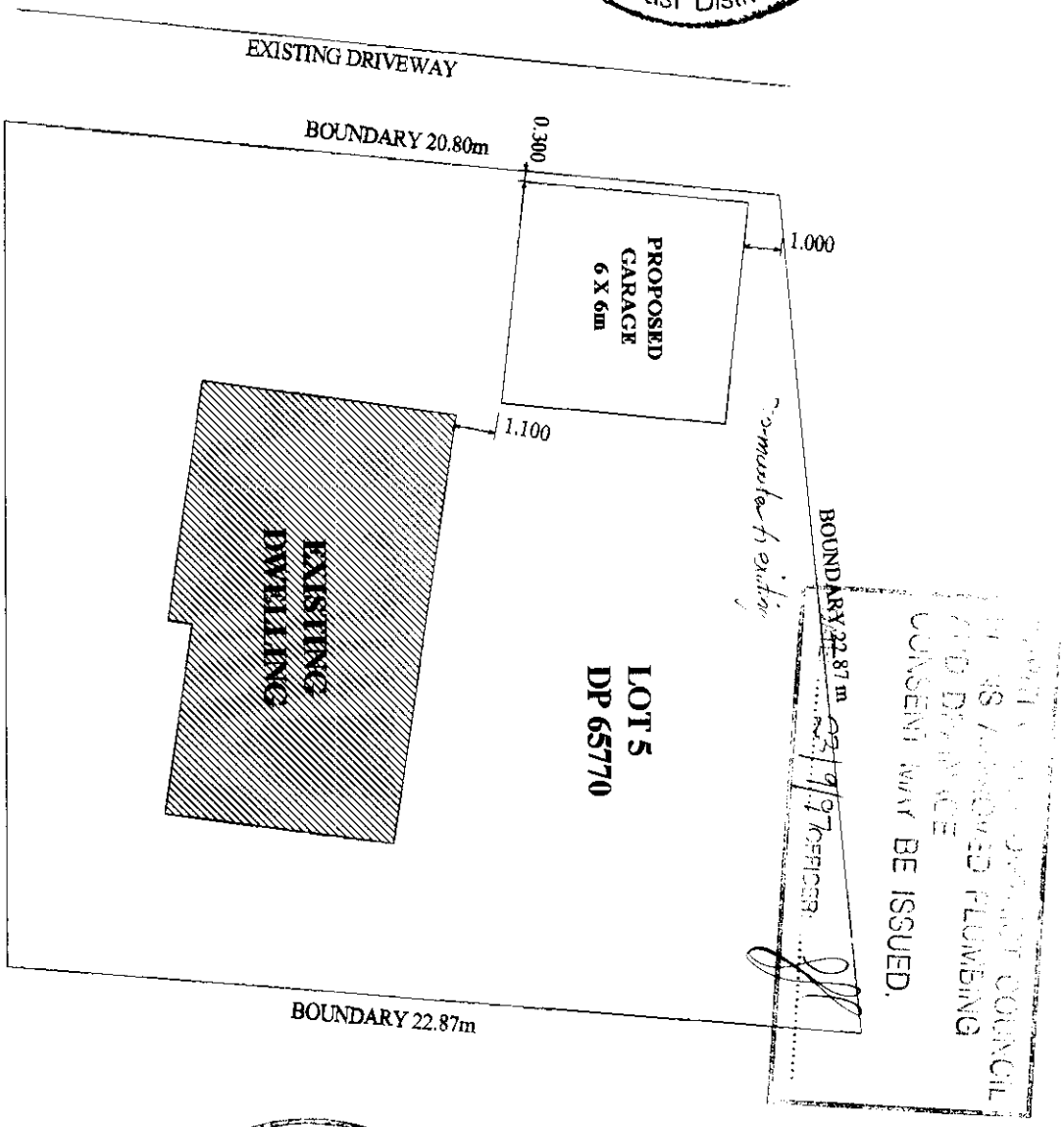
BY: Computer Drafting Ltd. Office-23 Arnohia Ph/Fax2989095-Mble. 021-818161-1/1

NOT APPROVED
AS A
HABITABLE BUILDING

APPROVED Consent may be issued
DATE 8/10/97
Officer
Kapiti Coast District Council

SITE PLAN Scale 1:200

83 QUEENS ROAD



APPROVED Permit may be issued
9/10/97 DATE
MANAGER PLANNING
Kapiti Coast District Council

1 SLAB / FOOTINGS

6M X [illegible] FRONT DOOR ELEMENT

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.

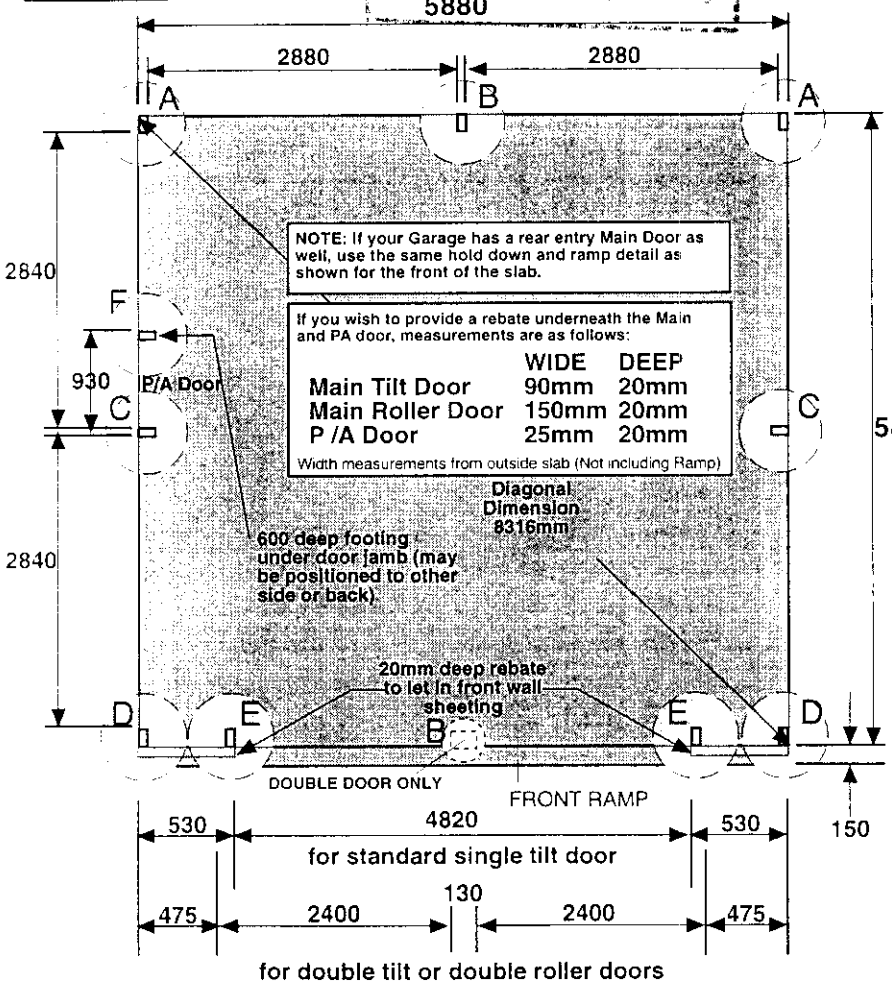
If you would rather erect your Garage on footings, the locations are shown as dotted lines(▯) in Figure 1A, a side view of the footing and a size schedule are shown in Figure 1D.

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 20m off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

TEST APPROVED AS A [illegible]

DATE 9/10/97

Fig. 1 A:



FRONT

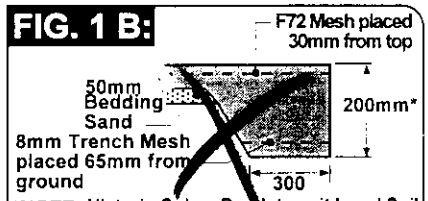
No. of anchors to be used for each Leg:
- **Screwbolts: M10x75mm all cases x qty shown below.**
- **Chemsets: as shown below.**

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

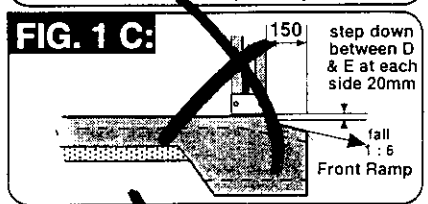
Fig 1b, c & d are NOT to be used in New Zealand conditions refer to SLAB AND FOUNDATION SHEDULE attached to plans, for detailed drawings.

FIG. 1 B:



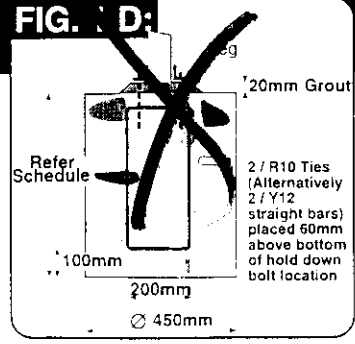
*NOTE: Victoria Only: Depth to suit Local Soil Conditions (Refer By-Laws)

FIG. 1 C:



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

FIG. 1 D:



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.

KAPITICOAST
DISTRICT COUNCIL

SITE CHECK SHEET

NAME: E Winfrey

ADDRESS: 28 Queens Rd LOT: 5 DP: 65770

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 CHECK	INSPECTION RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS							
Siting		✓		FOUNDATIONS INTO FORM			
Footing - Piles		✓		GROUND STEEL IN PLACE			BJ 30-10-97
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	INSPECTION 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 ---							
EXTERIOR CLADDINGS							
Walls							
Roof							
Hot Water Temp							
HW Cyl, Valves & Restraint							
Waste & Drain Vents							
Gully Traps							
Spouting & Downpipes							
Stormwater Drains							
ENG SUPERVISION CERT							
FIRE FACILITIES							
EGRESS							
DISABLED							
EHO							
BARRIERS							
LANDSCAPING							

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 ... .

.... 10/3/98.

Signature Designation Date

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: 97115
Date: 21-9-97
Site Address: 83 Queens Rd
garage

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

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

CLASSIFICATION		$	PLAN VETTING				TOTAL $	CONSULTANT $			TOTAL $	INSPECTIONS							TOTAL $	ADMIN $	PIM	TOTAL
			Pl	D	Bld	EH		T/P				Site	Pl	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		1	2			2.			108 -	1			2				180 -	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/ Idnustrial	5000000 +																		80	250	

K:\consent\building\word\fscale

Form 9

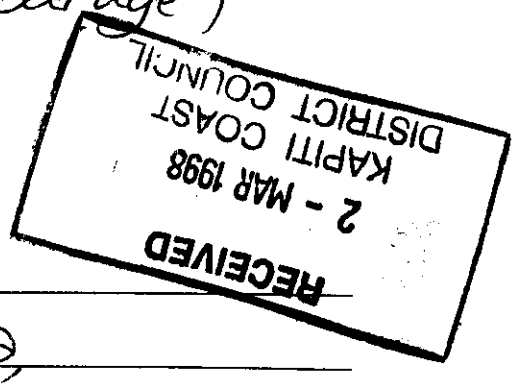
ADVICE OF COMPLETION OF BUILDING WORK

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

there's a future here

KAPITICOAST
DISTRICT COUNCIL

BUILDING CONSENT
Section 35, Building Act 1991

Applicant

MR E WIMPORY
14 BEARING WEST COURT
PARAPARAUMU

Consent Details

Consent/PIM No.: 971115
Date issued: 16/10/97
Date of applicn: 19/09/97
Valn No: 1492023000
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: L. Lee BUILDING CONTROL OFFICER DATE: 16/10/97

Ngarara Building, Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Direct Line (04) 298 0902, Fax (04) 297 2563.

there's a future here

KAPITICOAST
DISTRICT COUNCIL

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

KAPITICOAST
DISTRICT COUNCIL

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 BEING STAGE 1 OF AN INTENDED 1 STAGES 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.

KAPITICOAST
DISTRICT COUNCIL

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
	BEING STAGE 1 OF AN INTENDED 1 STAGES
	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: [signature] **Date:** 14.10.97

175 Rimu Road, Private Bag 601, Paraparaumu. Phone (04) 298 5139, Fax (04) 297 2563.

KAPITICOAST
DISTRICT COUNCIL

PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: E Winfrey

MAILING ADDRESS: 14 Bearing West Cut Paraparaumu.

SITE ADDRESS: 83 Queens Dr Waikanae

LOT NO: 5 DP: 65770

PROJECT: New Building ☑ Alteration ☐
Removal/Demolition ☐ Relocated Building ☐
(approx age _____ years)

INTENDED USE: Garage.

ZONING: TRANSITIONAL DISTRICT PLAN: Residential E

PROPOSED DISTRICT PLAN: Residential

USE PERMITTED: YES

RESOURCE CONSENT GRANTED: N/A

DESIGNATIONS ON PROPERTY: None.

EASEMENTS: None

SITE SUBJECT TO INUNDATION: N/A

COASTAL BUILDING LINE RESTRICTION: NO

RELOCATABLE ZONE: No

MINIMUM FLOOR LEVEL (50 year event) N/A Metres above mean sea level

RECOMMENDED MINIMUM

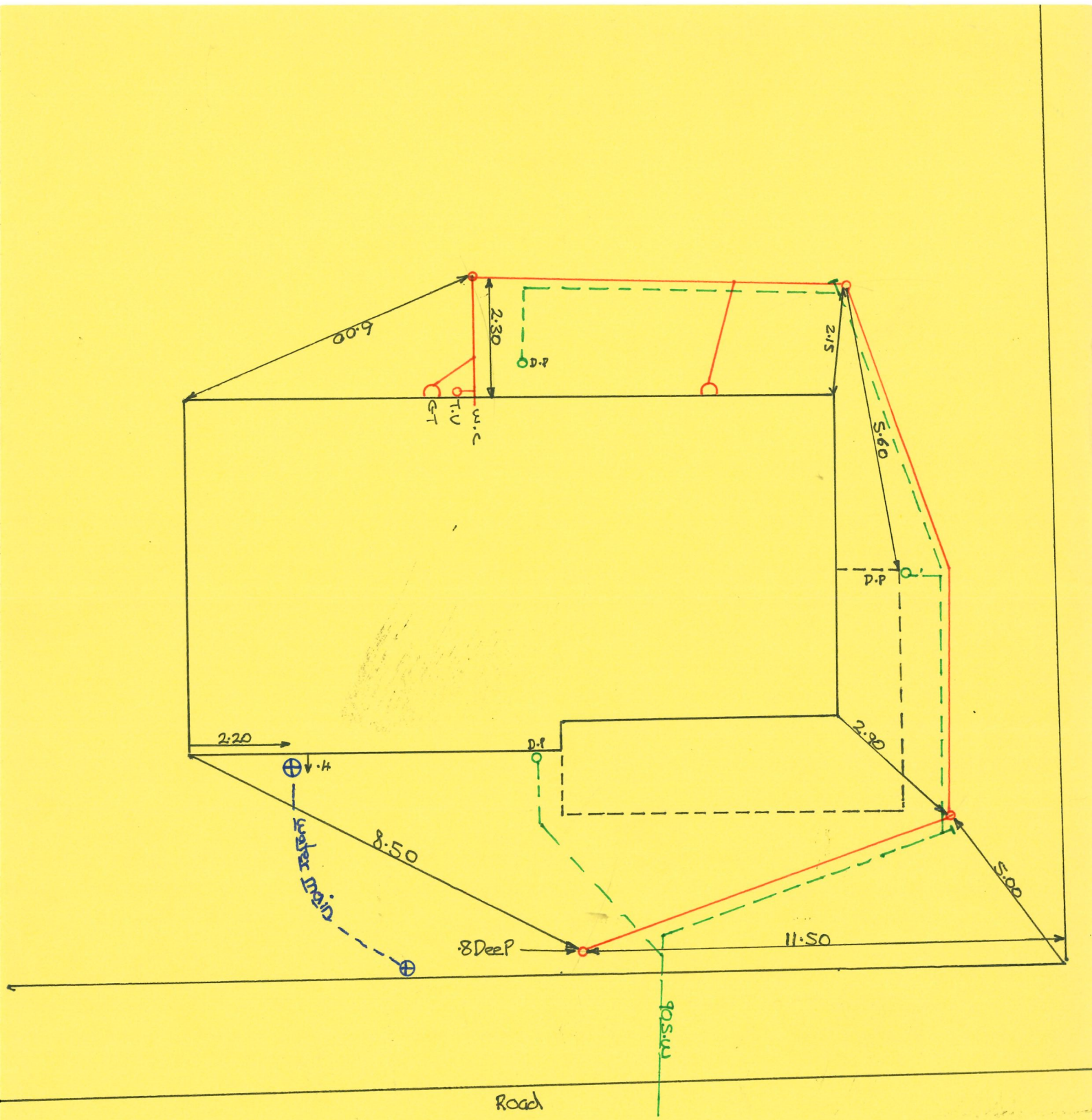
FLOOR LEVEL (100 year event) N/A Metres above mean sea level

YARD AND HEIGHT REQUIREMENTS: COMPLIES

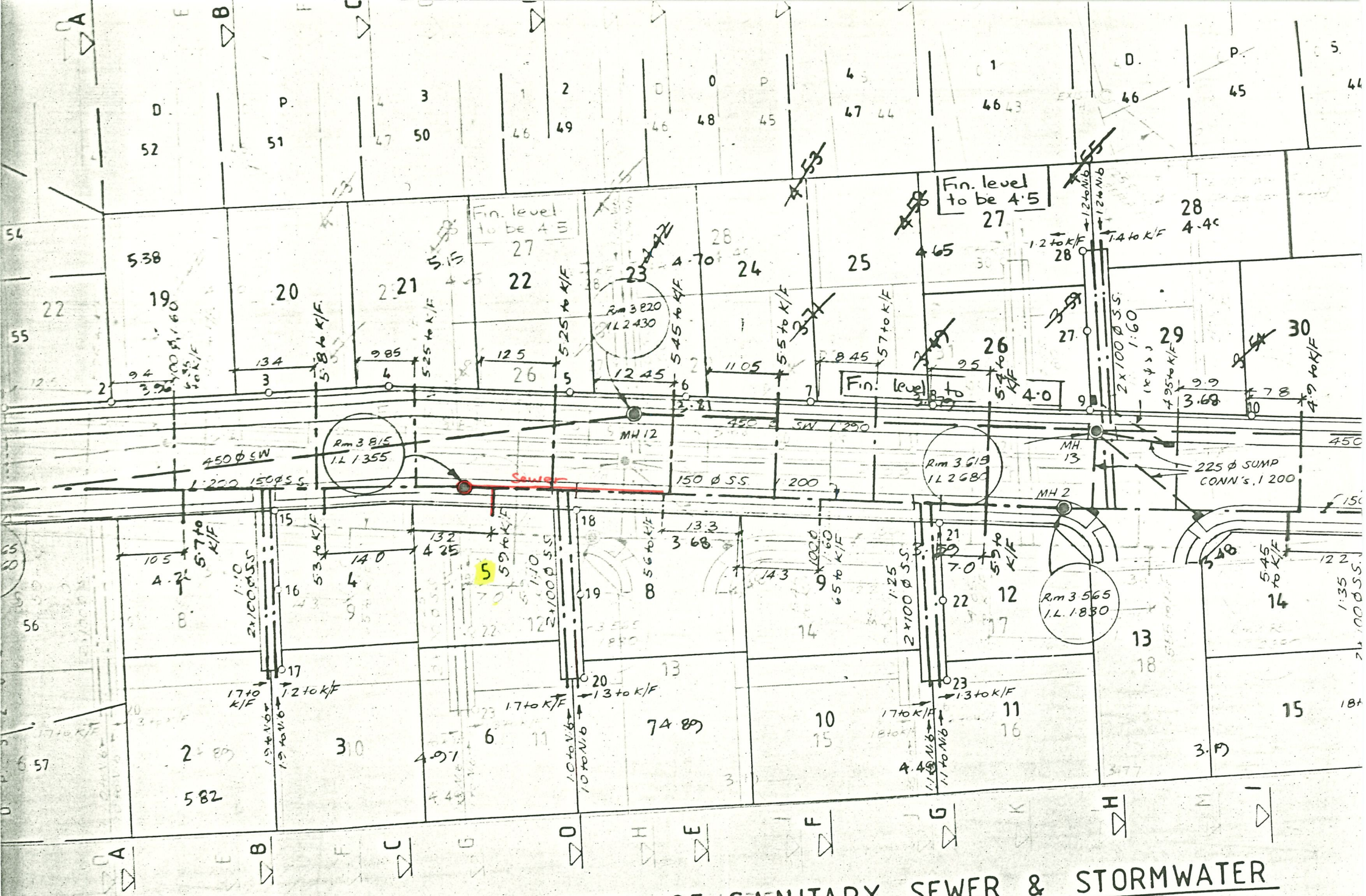
TREE/BUILDING PRESERVATION: None known

OTHER COMMENTS:

NOTE: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the **minimum** floor level will be required from a Registered Surveyor prior to foundation inspection.

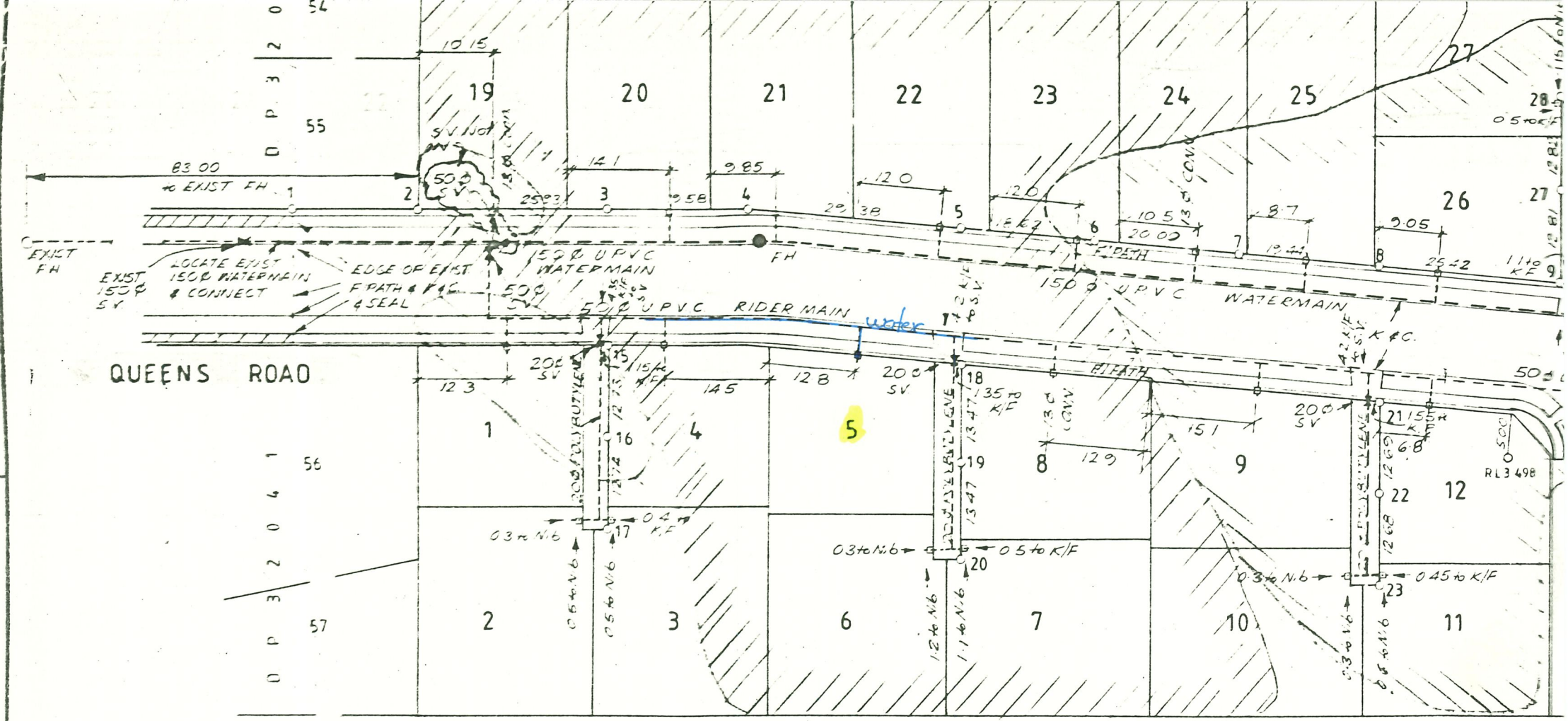


83 Queens Rd
lot 5 Dp 65570
DT 20.8.93 Boyce



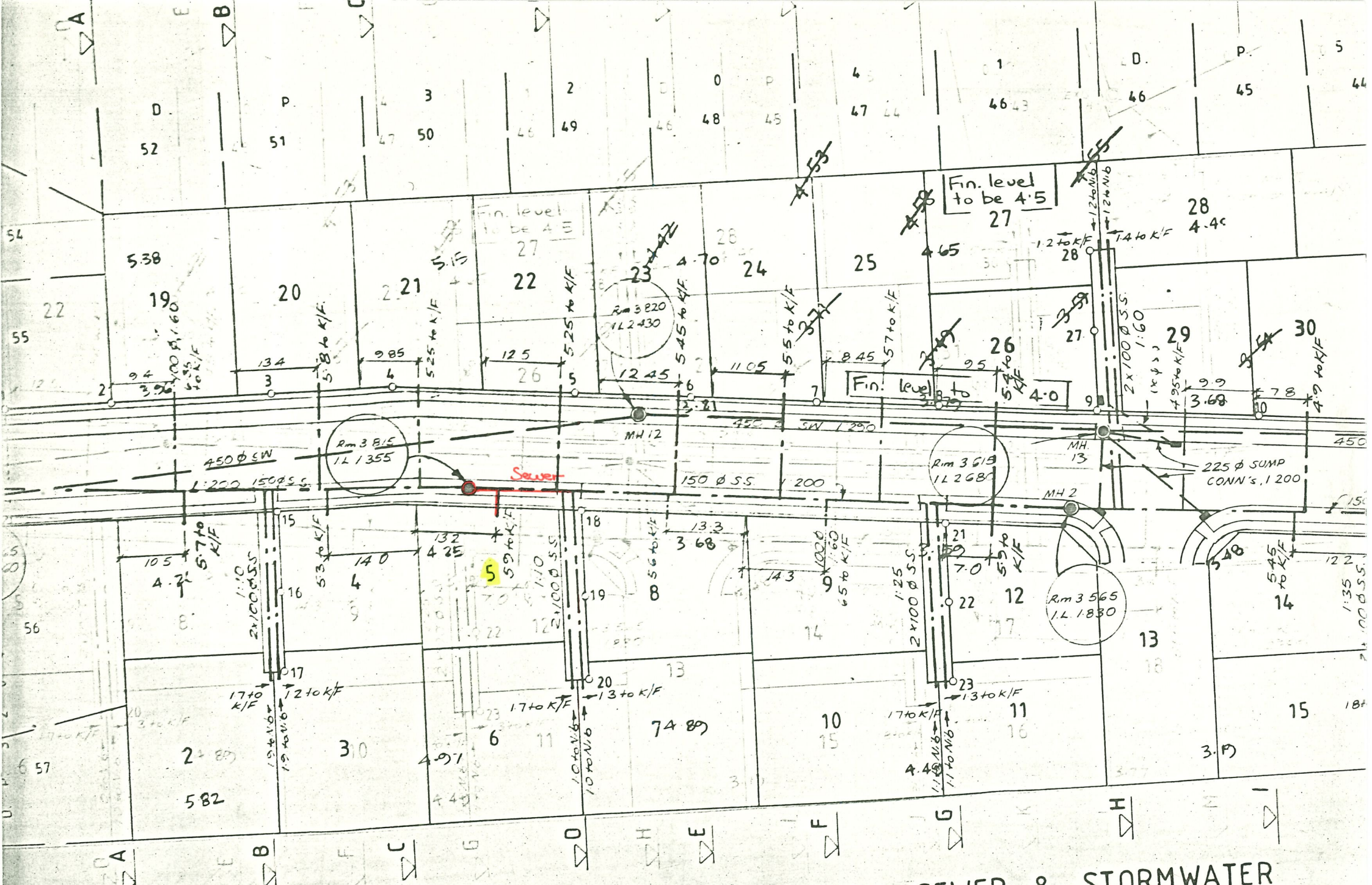
PLAN OF SANITARY SEWER & STORMWATER

SCALE 1:500



PLAN OF ROADING & WA

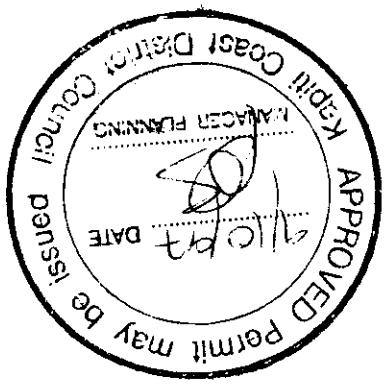
SCALE 1:500



PLAN OF SANITARY SEWER & STORMWATER

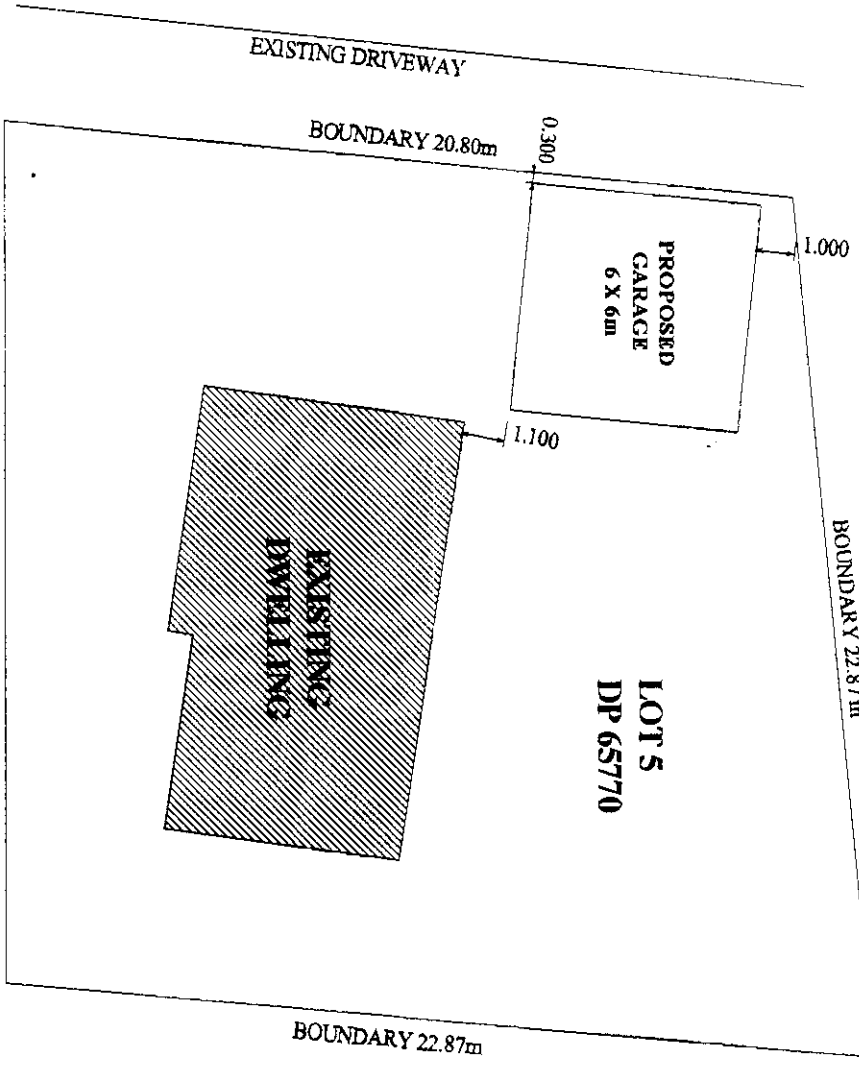
SCALE 1:500

BY: Computer Drafting Ltd. Office-23 Amohia St Ph/Fax2989095-Mble. 021-818161-1/1



SITE PLAN Scale 1:200

83 QUEENS ROAD



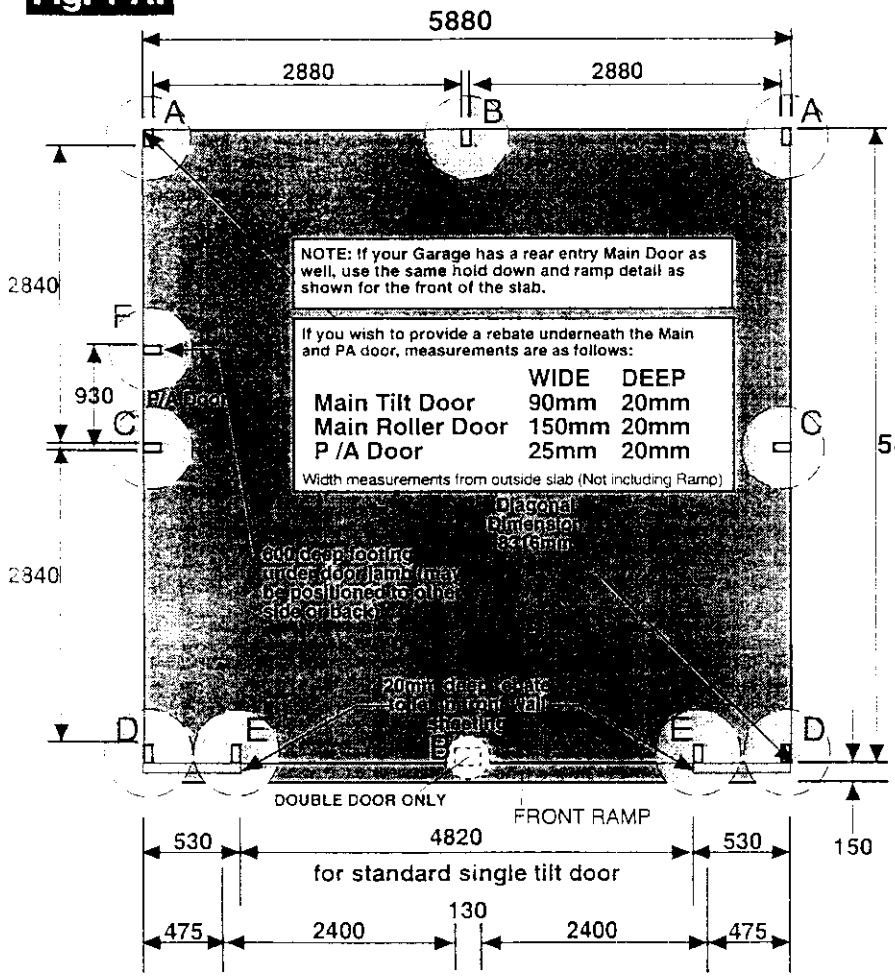
1

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(①) 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 20m off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

Fig. 1 A:



FRONT

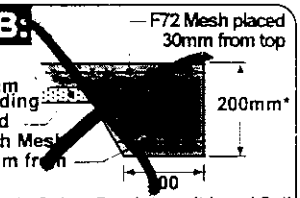
No. of anchors to be used for each Leg:
- **Screwbolts: M10x75mm all cases x qty shown below.**
- **Chemsets: as shown below.**

Footing	2.4Wall H.	2.7Wall H.	3.0WallH.
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

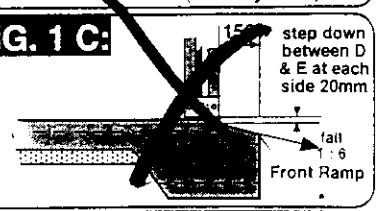
Fig 1b, c & d are NOT to be used in New Zealand conditions refer to SLAB AND FOUNDATION SHEDULE attached to plans, for detailed drawings.

FIG. 1 B:



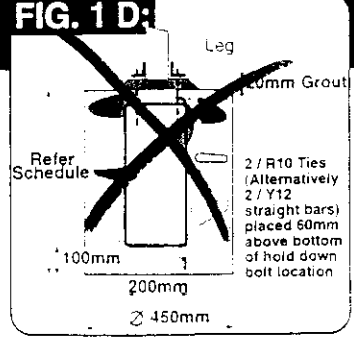
*NOTE: Victoria Only: Depth to suit Local Soil Conditions (Refer By-Laws)

FIG. 1 C:



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

FIG. 1 D:



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.

BY: Computer Drafting Ltd. Office-23 Amohia :Ph/Fax2989095-Mble. 021-818161-1/1

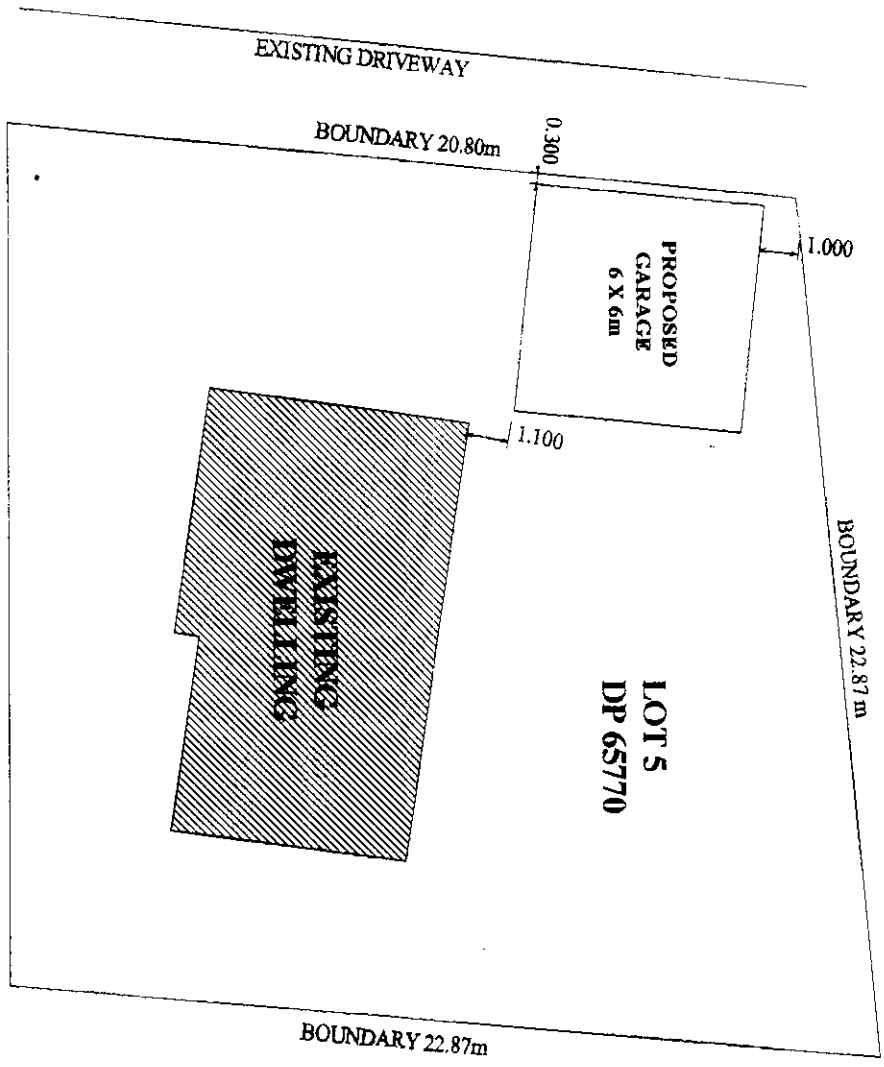
Diane Rebeston
55 Queens Rd
Waikanae

22.9.97.

Brent Rebeston
55 Queens Rd
Waikanae

SITE PLAN Scale 1:200

83 QUEENS ROAD



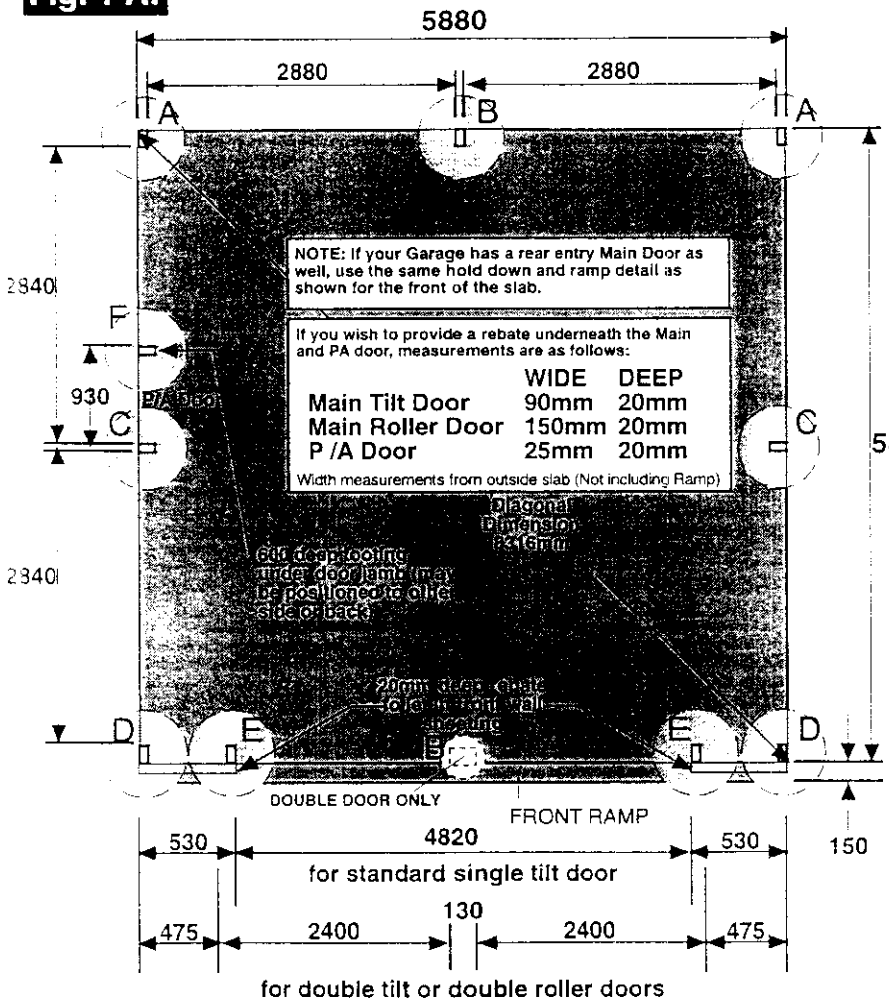
1

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(①) 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 20m off each wall sheet, then seal the joint between the slab and wall sheet with Silicone.

Fig. 1 A:



FRONT

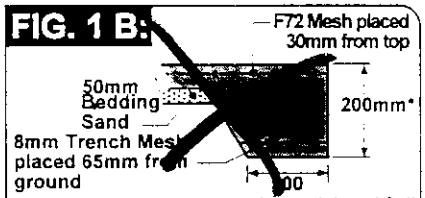
No. of anchors to be used for each Leg:
- **Screwbolts: M10x75mm all cases x qty shown below.**
- **Chemsets: as shown below.**

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

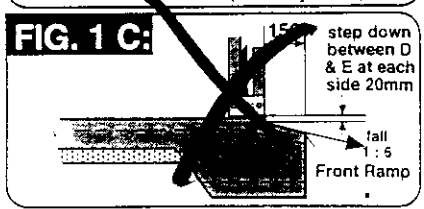
Fig 1b, c & d are **NOT** to be used in New Zealand conditions refer to **SLAB AND FOUNDATION SHEDULE** attached to plans, for detailed drawings.

FIG. 1 B:



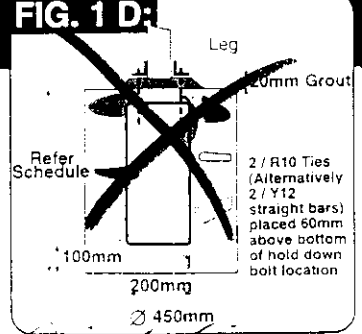
*NOTE: Victoria Only: Depth to suit Local Soil Conditions (Refer By-Laws)

FIG. 1 C:



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

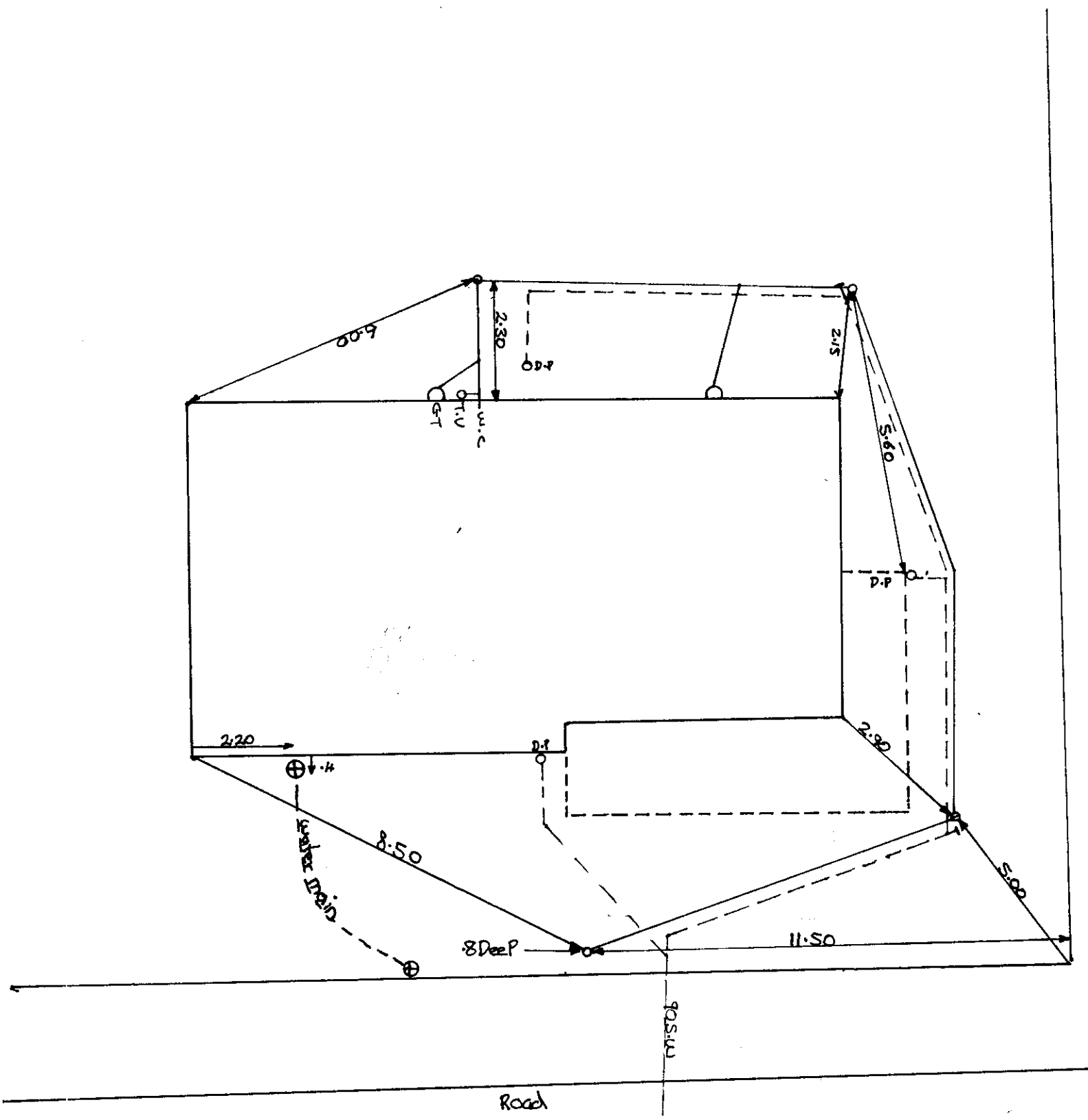
FIG. 1 D:



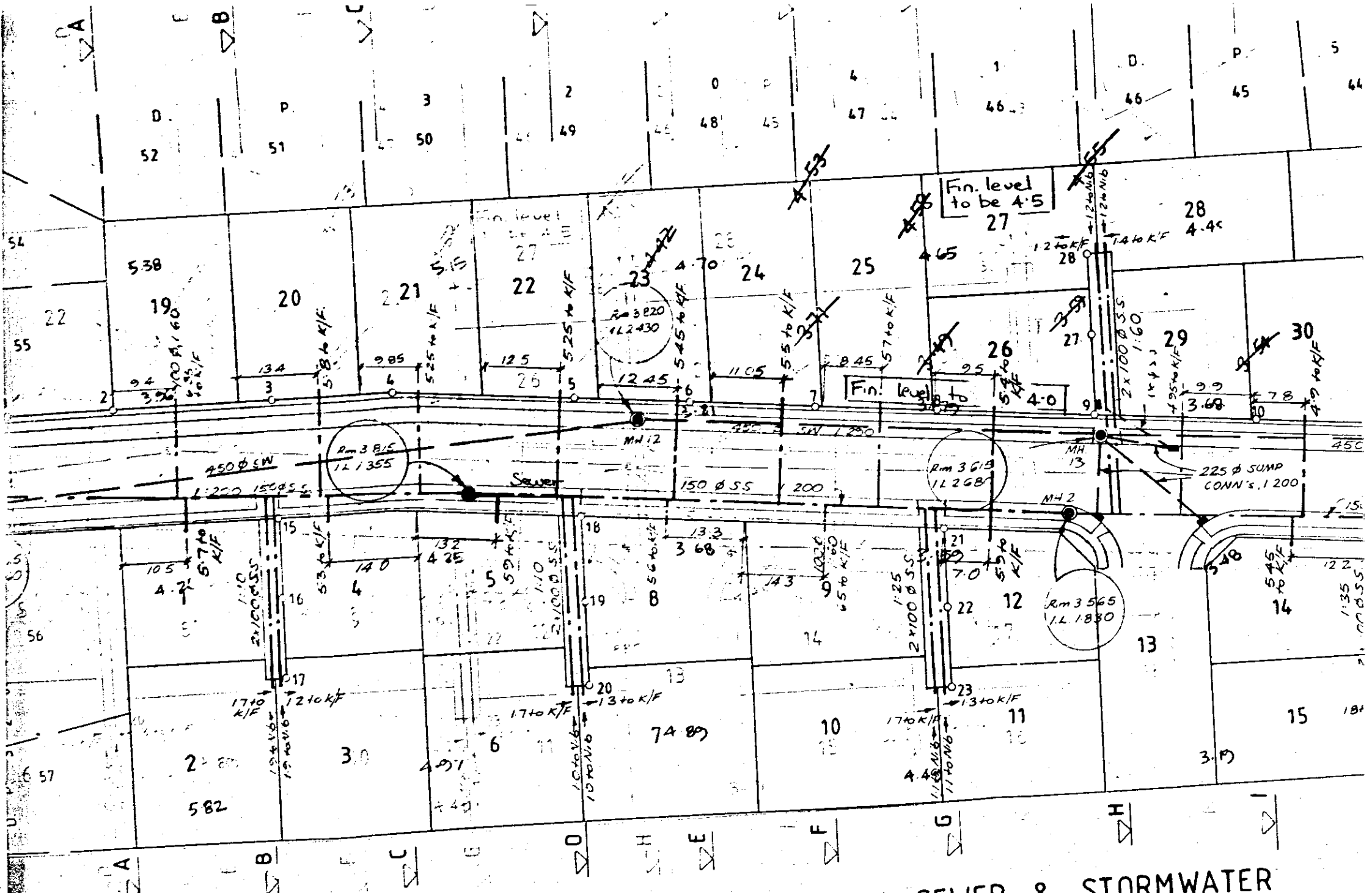
FOOTING DEPTH SCHEDULE (mm)

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.



83 Queens Rd
Lot 5 Dp 65570
DT 20.8.93 Bayer



PLAN OF SANITARY SEWER & STORMWATER

Form 2

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: Caldwell	New or relocated building ☒
Mailing address: c/o Horizon Homes Box 31002 Lower Hutt	Alteration ☐
Contact: Horizon Homes	Intended use(s) [*In detail*]: Dwelling
Phone: 04 5666607 Fax:	Intended life: Indefinite but not less than 50 years ☒
Application received: 23/6/93	Specified as _____ years
COUNCIL CHARGES	Demolition ☐
The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the attached details, are $ With Consent	PROJECT LOCATION
Receipt No.: _____	Street address [*If any*]: 83 Otaihanga Rd Waikanae
	Legal description: Lot 5
	DP 65770

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

KAPITI COAST DISTRICT COUNCIL
TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

PROJECT INFORMATION MEMORANDUM
Planning Requirements

APPLICANT: Caldwell

MAILING ADDRESS: C/- Horizon Homes Box 31002 Lyttelton

SITE ADDRESS: 83 Queens Rd Waikanae

LOT NO: 5 DP: 65770

PROJECT: New Building ☒ Alteration ☐
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Dwelling

ZONING: Res 6

USE PERMITTED: V

RESOURCE CONSENT GRANTED: -

DESIGNATIONS ON PROPERTY: -

EASEMENTS: -

SITE SUBJECT TO INUNDATION: -

COASTAL BUILDING LINE RESTRICTION: -

RELOCATABLE ZONE: -

MINIMUM FLOOR LEVEL: -

YARD & HEIGHT REQUIREMENTS: ✓

TREE PRESERVATION: -

OTHER COMMENTS:

TIME TAKEN TO SUPPLY ABOVE: 5 mins

KAPITI COAST DISTRICT COUNCIL

File

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

PROJECT INFORMATION MEMORANDUM

Subdivisional Engineer

APPLICANT: CALDWELL

MAILING ADDRESS: C/- Horizon Homes Box 31002 Lyttelton

SITE ADDRESS: 83 Owens Rd Waikanae

LOT NO: 5 DP: 65770

PROJECT:

New Building	☒	Alteration	☐
Removal/Demolition	☐	Relocated Building	☐
		(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 _____

KAPITI COAST DISTRICT COUNCIL
TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

PROJECT INFORMATION MEMORANDUM

(Plumbing & Drainage)

APPLICANT: CALDWELL

MAILING ADDRESS: C/- HORIZON HOMES BOX 31002 LYALL BAY

SITE ADDRESS: 83 QUEENS RD WAIKANAE

LOT NO: 5 DP: 65770

PROJECT: New Building ☒ 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

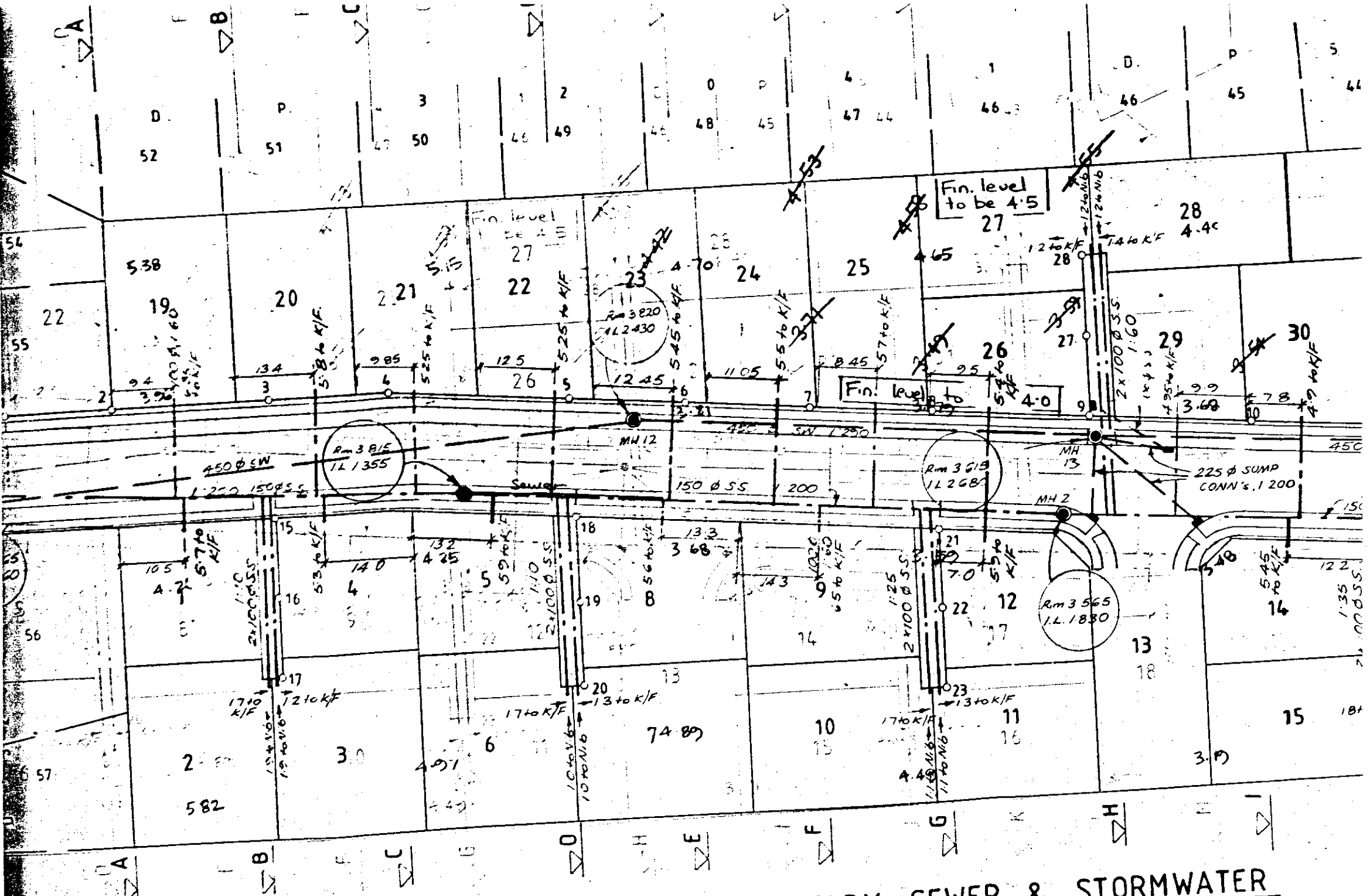
LOCATION OF EASEMENTS (IF ANY) unknown

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

STORMWATER DISPOSAL TO CHANNEL ☑
DRAIN ☐
ON SITE ☐

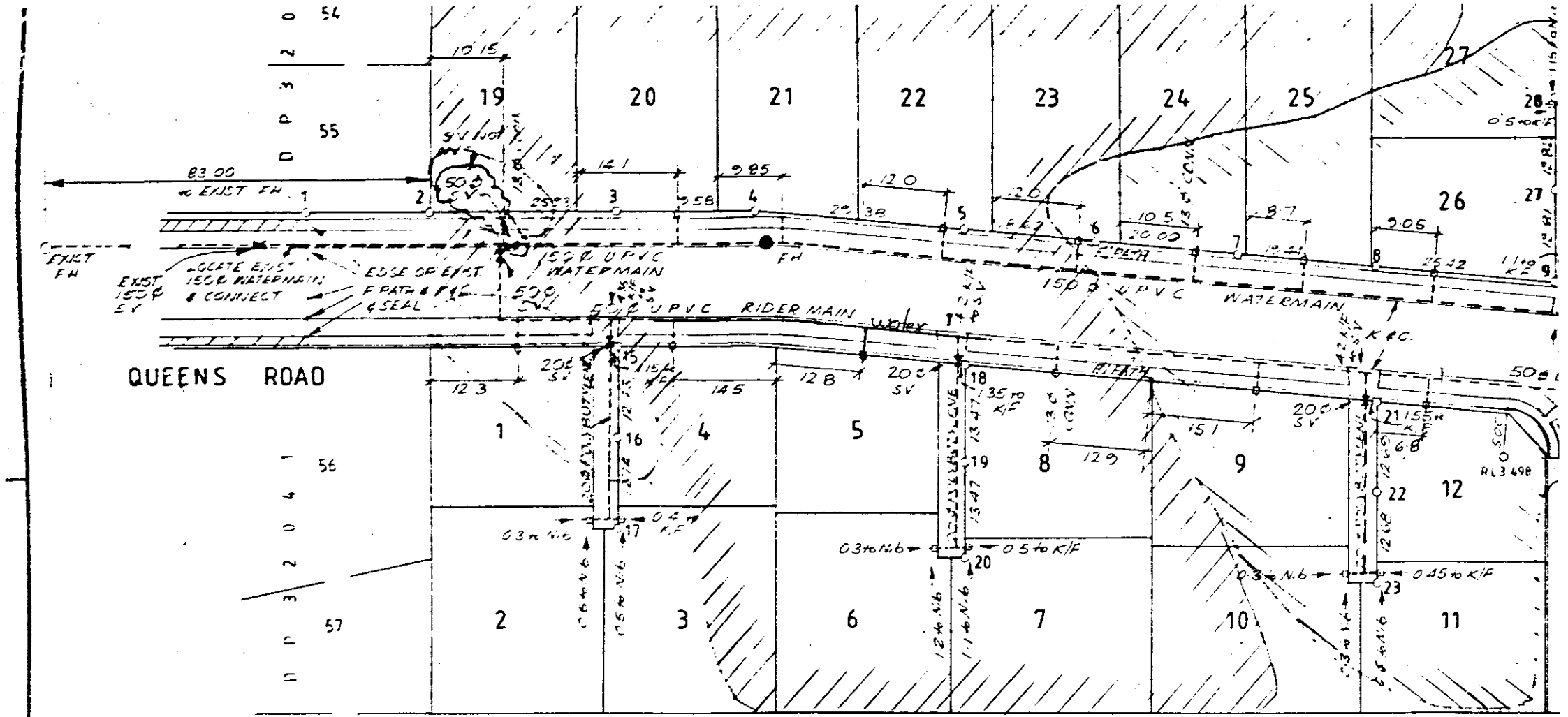
ADDITIONAL COMMENTS

Time taken to supply above _____



PLAN OF SANITARY SEWER & STORMWATER

SCALE 1:500



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: C/- Horizon Homes Box 31002 Lwr Hutt

SITE ADDRESS: 83 Queens Rd Waikanae

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 XMFR T19 Queens Rd.

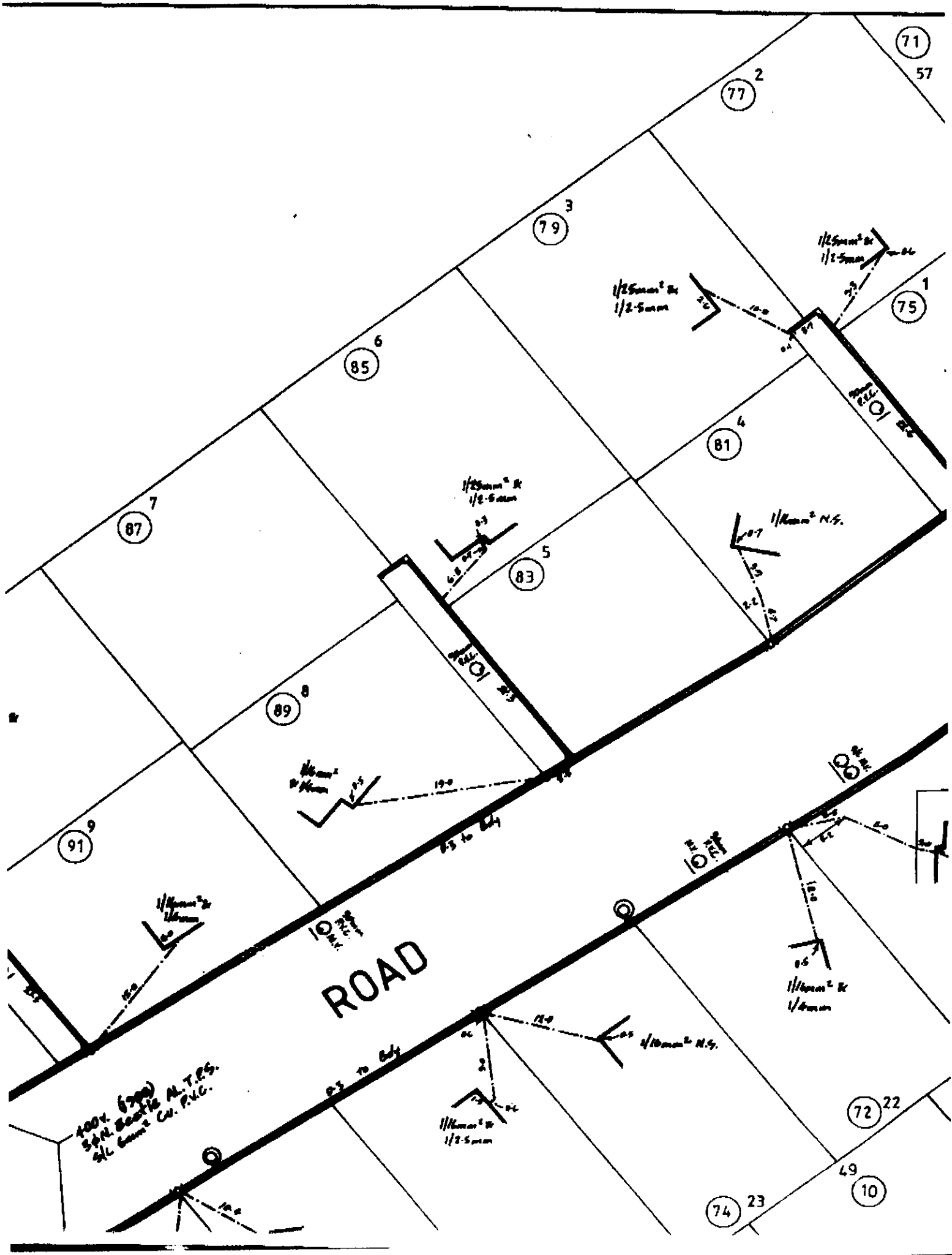
Reserve Capacity: ____

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.


71
57
77
2
79
3
75
1
85
6
81
4
87
7
83
5
89
8
91
9
ROAD
72
22
49
10
74
23

NEMS REF
R26-2000/30.04

DRAWING No
A1-

SHEET No.
30·04

DISTRIBUTION

NATURAL GAS CORPORATION

To: Kapiti Coast District Council

Date: 30/6/93
File:

Attention: Ken Smith

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 - Waikanae
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

Neil Couch

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: _____ POSITION: Administration Officer DATE: 17 JUNE 1993

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

KAPITI COAST DISTRICT COUNCIL

Ref:

B U I L D I N G C O N S E N T
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: _____ POSITION: Administration Officer DATE: _____

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

KAPITI COAST DISTRICT COUNCIL

Ref:

P R O J E C T I N F O R M A T I O N M E M O R A N D U M
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

KAPITI COAST DISTRICT COUNCIL

Form 9

ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991

RECEIVED
22 SEP 1993
KAPITI COAST DISTRICT COUNCIL

To 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 on behalf of the owner:

Name: Mark Murray Lark Horizon Homes

Position: Construction Supervisor Date: 21/9/93

KAPITI COAST DISTRICT COUNCIL

SITE CHECK SHEET

NAME : Caldwell

ADDRESS : 83 Queens Rd **LOT :** 5 **DP :** 65770

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
FOUNDATIONS			Pile found insp No 1515 OK	YES	NO	23.7.93
Siting	OK					
Footings	OK					
Steel	—					
BOND/BEAMS						
1st						
2nd						
3rd						
CONCRETE FLOOR						
Building						
P&D						
Elect						
Gas						
EHO						
SUB FLOOR			Subfloor OK	Yes	No	27.7.93
Connections	✓					
Braces	✓					
Blocking	✓					
PRE LINE			Moisture Lounge & Dining High can be removed Nail Ceiling Battens Ceiling battens OK Roof Trusses OK. Fascia OK.	Yes Yes	No 23/8/93 No	17.8.93 18/8/93 25/8/93
Wall Framing	✓					
Bracing	✓					
Fixings	✓					
Lintels	✓					
Roof Framing	✓					
Trusses	✓					
Bracing	✓					
Fixing	✓					
P&D Plumbing Pre-line			Rainwater Test etc OK	YES	NO No 1530.	5-8-93
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	20.8.93

FINAL INSPECTION

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building	ACH	24-9-93	Power		
Plumbing	ACH	24.9.93	Gas		
Drainage	DH	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.

SITE CHECK SHEET

NAME : ....

ADDRESS : .... LOT : ..... DP : ......

Date Inspected	

FEE CALCULATION SHEET

Application No: _____

Date: _____

Site Address: 83 Queens Rd (Dwg) Caldwell

ADMIN = $36 per hour

PLAN VETTING = $60 per hour

TECHNICAL CONSULTANTS = Cost + 10%

NETWORK UTILITY OPERATORS = Cost + 10%

Classification		$	Plan Vetting					Total $	Consultants					Total $	Inspections							Total $	PIM $	Total
			Adm $	PI	D	Bld	EH								Site	PI	D	Bld	EH					
1	Fire Places, Signs	0–1500	36																				Nil	
2	Sheds, Carports	1501–4000	36																				Nil	
3	Garages, Conservatories, Swim Pool, Etc	4001–10000	36																				50	
4	House Additions	4001–10000	36																				50	
5	House Additions	10001–50000	36																				50	
6	Dwellings	50001–100000	36	4	4	8	$276-								1+1	2	3	5				$420-	100	$796-
7	Dwellings	100001–150000	36																				100	
8	Dwellings	150001–200000	54																				100	
9	Dwellings	200001–250000	54																				140	
10	Dwellings	250001–300000	72																				140	
11	Dwellings	300000 +	72																				160	
12	Commercial/Industrial	0–10000	36																				50	
13	Commercial/Industrial	10001–50000	36																				60	
14	Commercial/Industrial	50001–100000	36																				100	
15	Commercial/Industrial	100001–150000	36																				100	
16	Commercial/Industrial	150001–200000	54																				100	
17	Commercial/Industrial	200001–250000	54																				140	
18	Commercial/Industrial	250001–300000	54																				140	
19	Commercial/Industrial	350001–350000	54																				140	
20	Commercial/Industrial	350001–400000	72																				160	
21	Commercial/Industrial	400001–450000	72																				180	
22	Commercial/Industrial	450001–500000	72																				200	
23	Commercial/Industrial	500000 +	72																				250	

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

APPROVED Permit may be issued 13-7-93 Inspector Kapiti Coast District Council

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

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 HRC.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 places 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 bricksize 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 &			J Studs @ 1.3 c-c
Stringers	150x100mm	H3 Treated Radiata	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	
GENERAL FRAMING			
Studs & Plates	100x50mm or	BA Rimu, D/F, BT Radiata	
	100x75mm or	Treated Radiata	600mm c-c
	75x50mm		
Trimmers	Built up width equal to framing		
OPENINGS FROM	As NZS 3604 Table 16		
SOLID OR LAMNTD:			
CEILING JOISTS	As NZS 3604 Table 23		
EXPOSED BEAMS	As shown		
	As NZS 3604		See Plan
	Tables 21 & 22		
ROOF TRUSSES	TP APPROVED DESING		
Under Purlins &			
Struts	As NZS 3604		
	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		3 rows to exterior
	100x50mm as reqd.	BT Radiata	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	
		Pine or Hardwood	
FINISHING TIMBERS			
Flooring	Particle Board	High Density	Radiata
Fascia Board	150x25mm to	DAH or Treated Pine	
	225x25mm		
Frieze	150x25mm	DAH or Treated Pine	
Weatherboard	Treated Native or Radiata or Cedar, Redwood		
& Exterior	Horizontal or Vertical finishing grade		
Internal Door	18mm or 30mm	Treated Native or Finish Grade Radiata	
Jambs			
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. Spaceventilators 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 gibralter 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 = 65 B.U's/sqm

FOR WIND

BUILDING HEIGHT: 4.3
ROOF HEIGHT: 1.3
WIND SPEED: ~~L / M / 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 LABLE	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						
546					TOTAL		560
FOR WIND	A	125		14	160	3	480
	B	70		14	160	2	320
	C	125		14	160	3	480
	D						
	E						
700					TOTAL		1920

ACROSS

LOCATION OF STOREY	WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED				
1	2	3	4	5	6	7	8
FOUNDATION	LINE LABLE	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						
546					TOTAL		560
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						
					TOTAL		1920

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: ~~L / M~~ / H

WIND
ACROSS : 54 B.U's/m
ALONG : 64 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 = 226.8

WIND LOAD ACROSS W x BL = 54x12.5 = 675

WIND LOAD ALONG W x BW = 64x7.0 = 448

WALLS

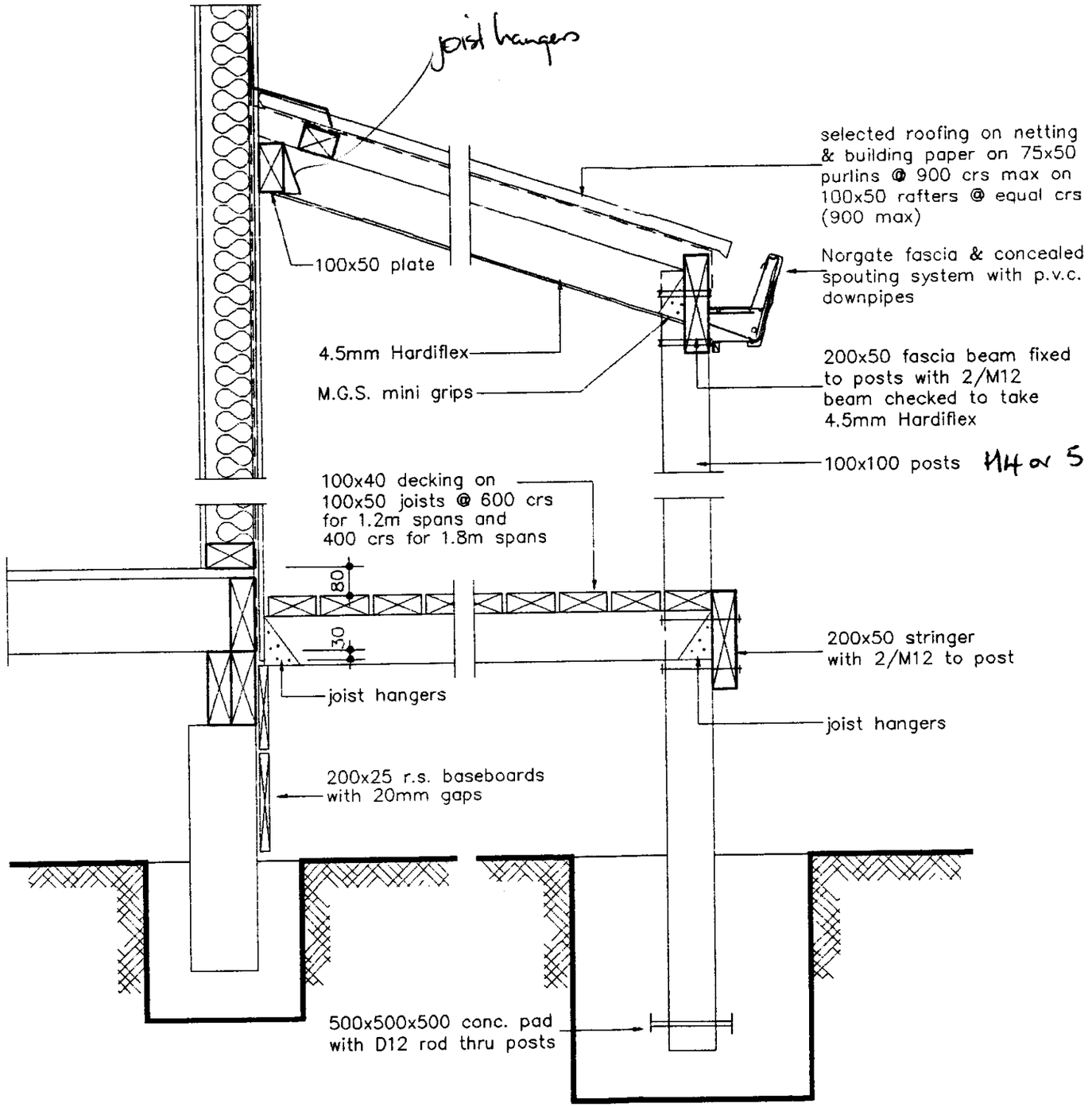
ALONG

LOCATION OF STOREY	WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED				
1	2	3	4	5	6	7	8
SINGLE UPPER STOREY LOWER STOREY	LINE LABLE	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 OR THIS STOREY	A	125	1	GIB1	50	2.6	130
	B	70	2	GIB2	70	2.4	168
FOR EARTHQUAKE	C	125	3	GIB1	50	2.6	130
	D						
	E						
226.8					TOTAL		428
FOR WIND	A	125	1	GIB1	75	2.6	195
	B	70	2	GIB2	80	2.6	192
	C	125	3	GIB1	75	2.4	195
	D						
	E						
448					TOTAL		582

ACROSS

LOCATION OF STOREY	WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED				
1	2	3	4	5	6	7	8
SINGLE UPPER STOREY LOWER STOREY	LINE LABLE	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 OR THIS STOREY	M	64	4	GIB1	50	2.4	120
	N	70	5	GIB2	70	2.4	168
FOR EARTHQUAKE	O	70	6	GIB2	70	2.4	168
	P	70	7	GIB1	50	2.4	120
	Q						
226.8					TOTAL		576
FOR WIND	M	64	4	GIB1	75	2.4	120
	N	70	5	GIB2	80	2.4	168
	O	70	6	GIB2	80	2.4	168
	P	70	7	GIB1	75	2.4	120
	Q						
675					TOTAL		744

30-04-1993



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

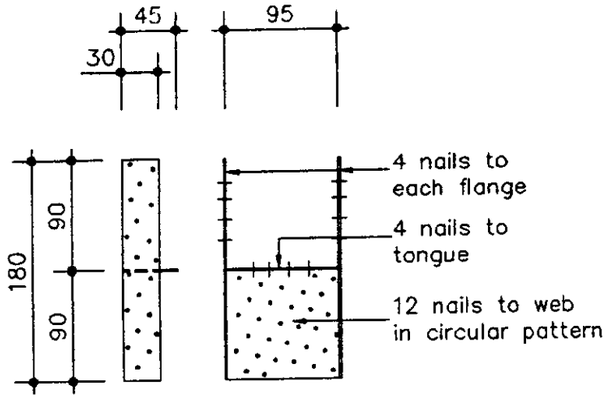
TIMBER DECK DETAIL

SCALE 1:10

PLAN: Rev.Alt. ST STEPHEN	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	SHEET No. 6
		JOB No. V301

30-04-1992

PB2100



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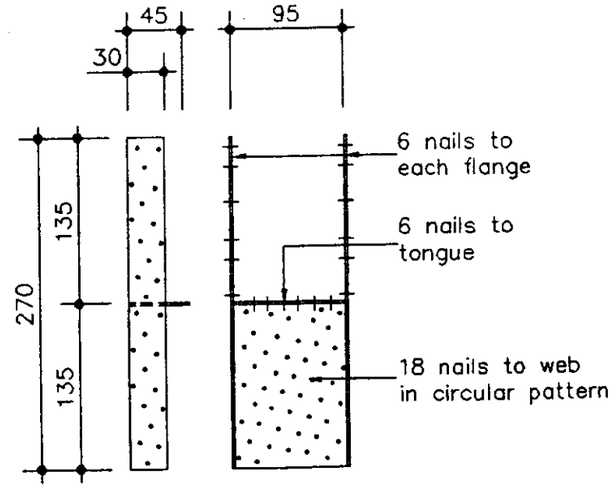
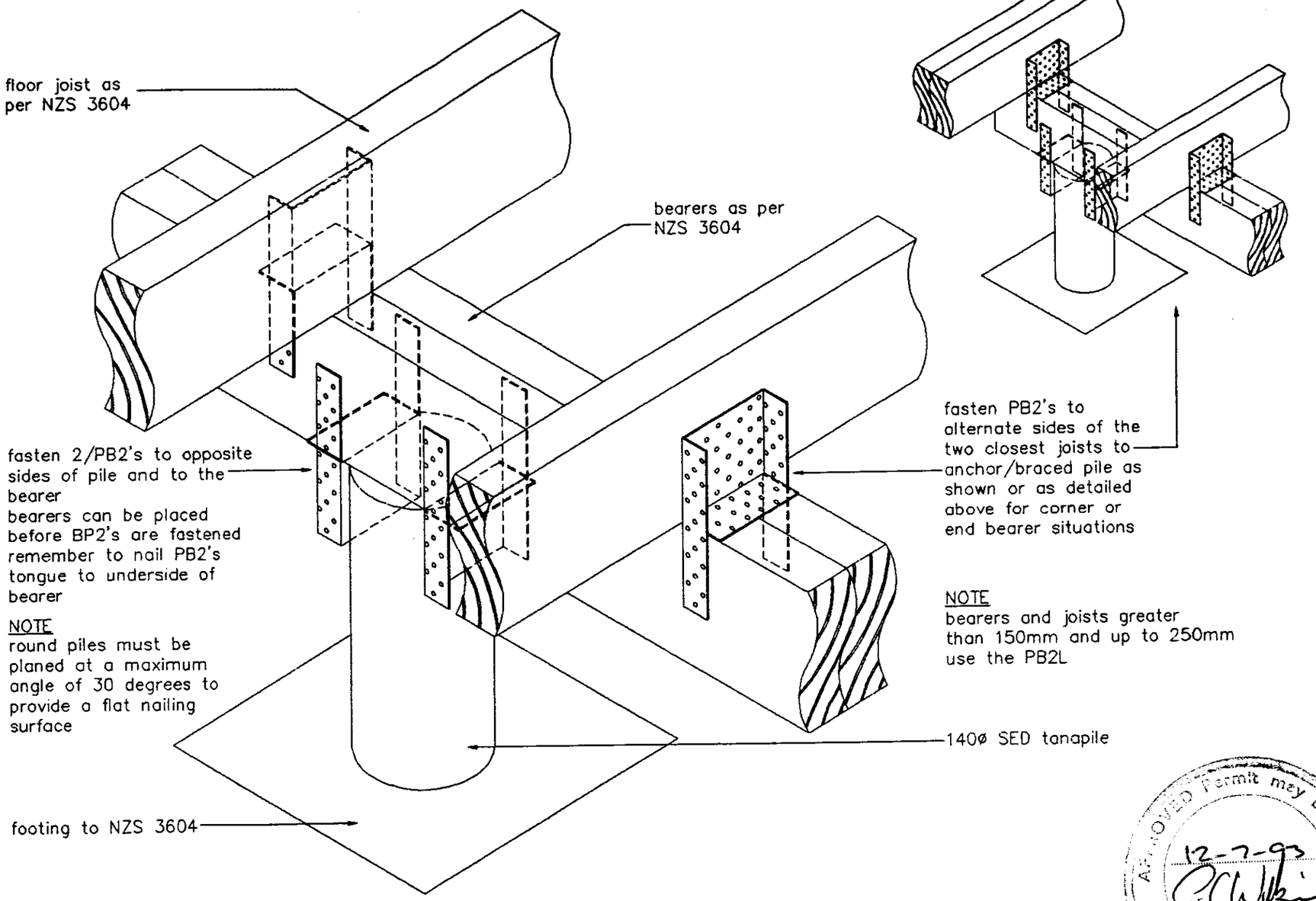


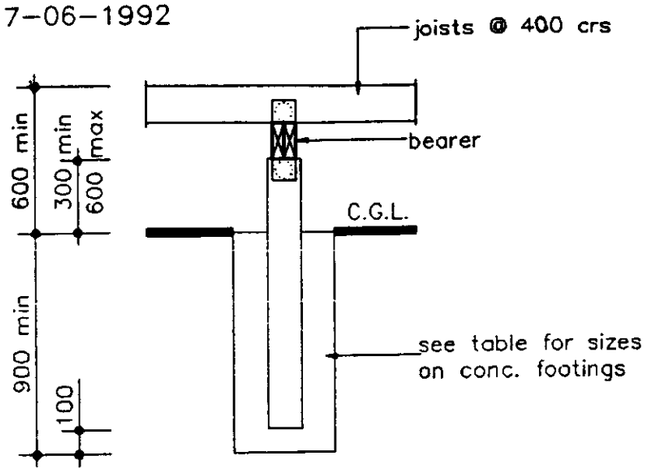


ANCHOR/BRACED PILE CONNECTION

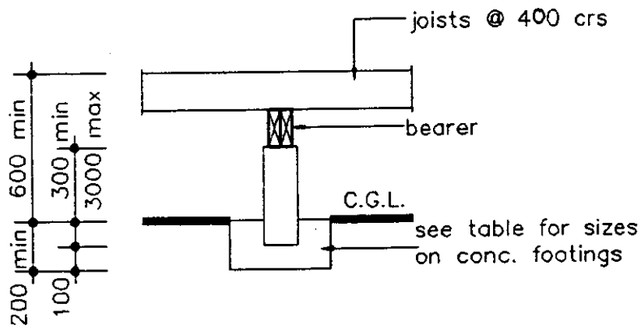
APPROVED Permit may be issued
12-7-93

PLAN: Foundation DETAILS	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	SHEET No. 7
		JOB No. U301

17-06-1992



ANCHOR PILE



ORDINARY PILE

FOOTING DIMENSIONS

DEPTHS

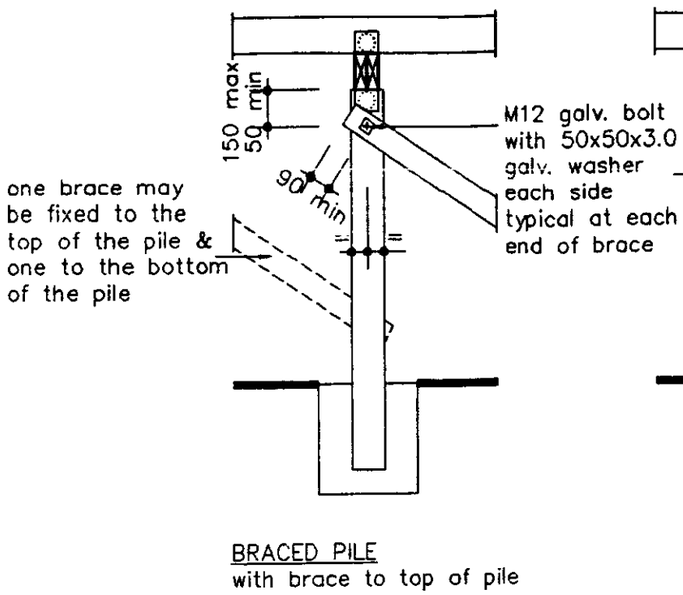
200mm in firm rock
450mm min in expansive clay
300mm in other materials

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

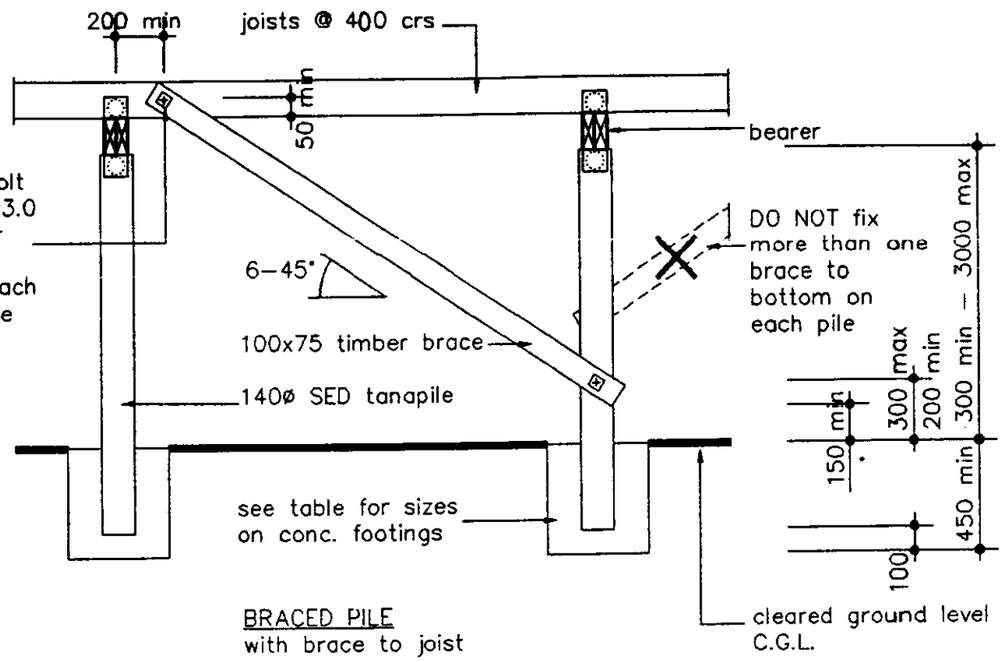
twice the distance that the footing projects beyond the face of the pile

PLAN DIMENSIONS

ordinary & braced piles	
load bearing	425x425mm
non load bearing	275x275mm
anchor piles	
load bearing	480ø
non load bearing	400ø

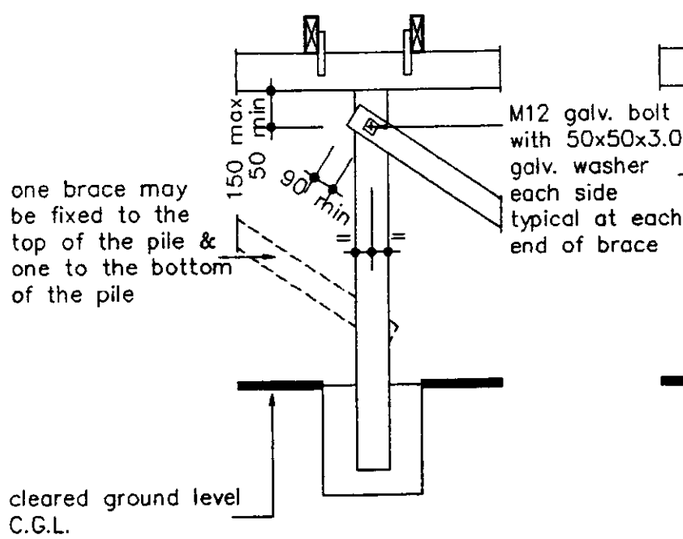


BRACED PILE
with brace to top of pile

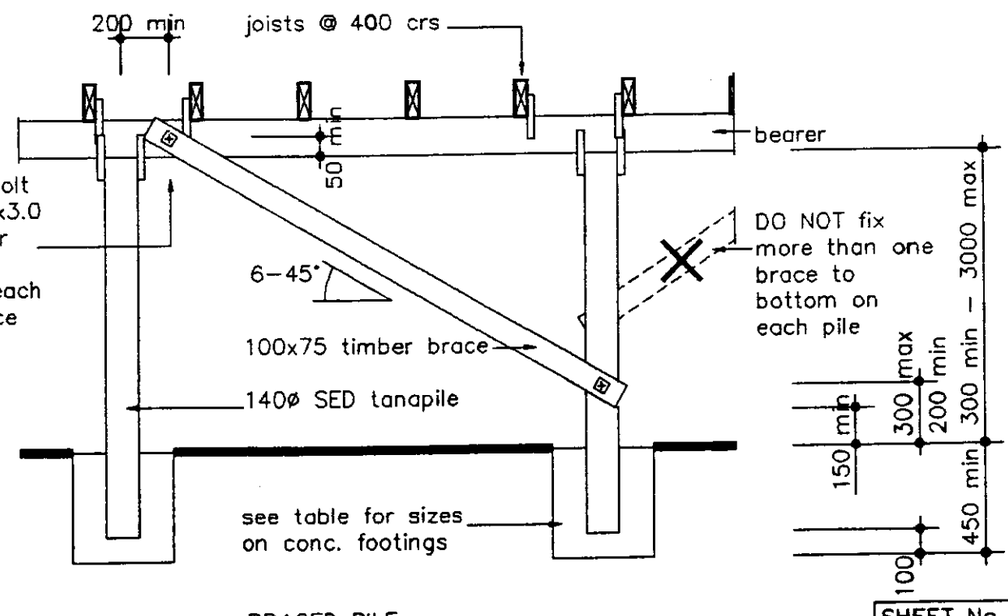


BRACED PILE
with brace to joist

TIMBER BRACE ACROSS BEARER



BRACED PILE
with brace to top of pile



BRACED PILE
with brace to joist

TIMBER BRACE ALONG BEARER

SCALE 1:25

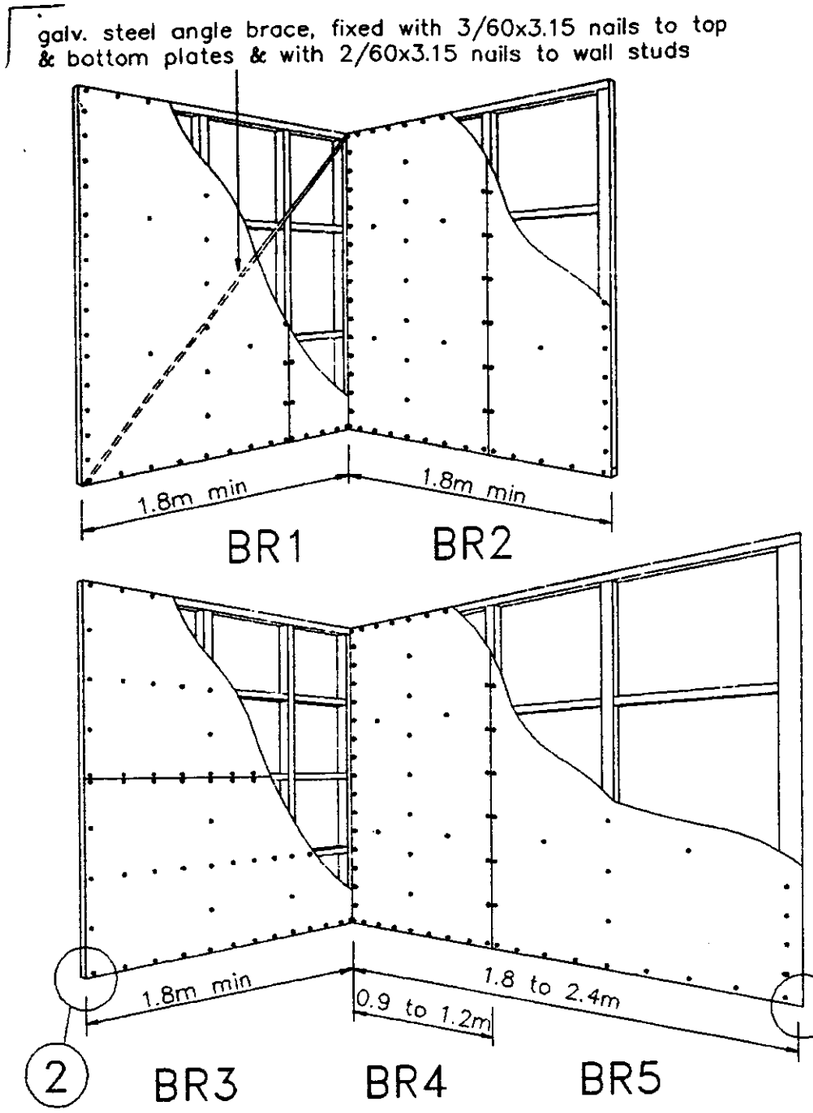
PLAN: Foundation DETAILS

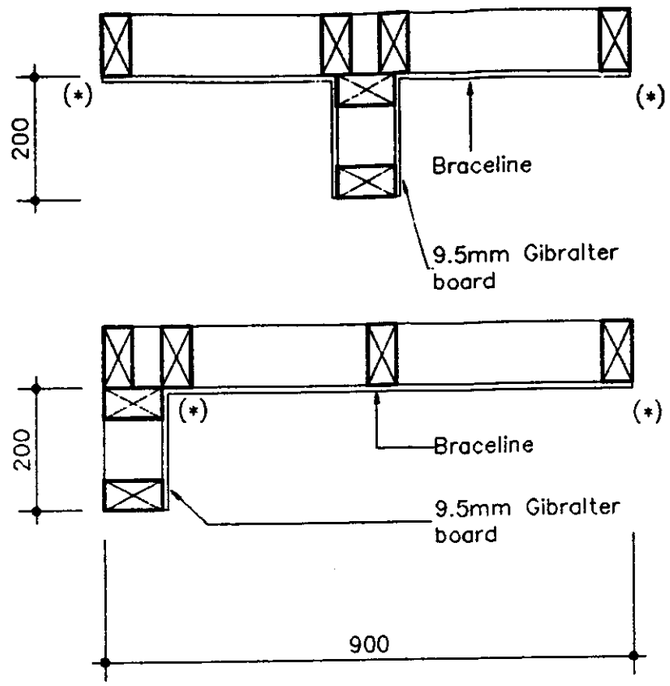
NOTE:
ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.

SHEET No. 8

JOB No. V301

30-04-1992





see specifications for nailing requirements

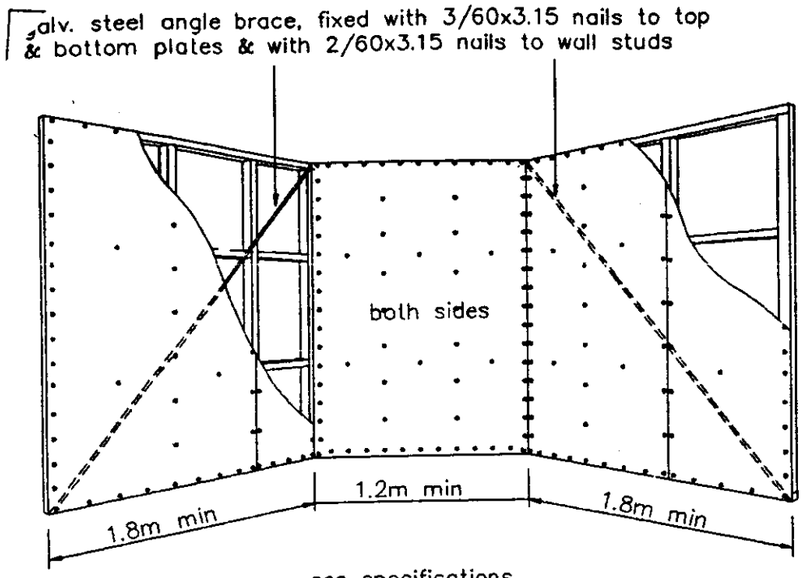
Types BR1 to BR7 may have standard 9.5mm Gibralter Board intersecting walls with a min. length of 200mm. Braceline nails and washers are required around the perimeter of the bracing element (*). Intermediate vertical joints may be nailed with standard Gib clouts at 300mm crs and should be tape reinforced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

SPECIFICATIONS

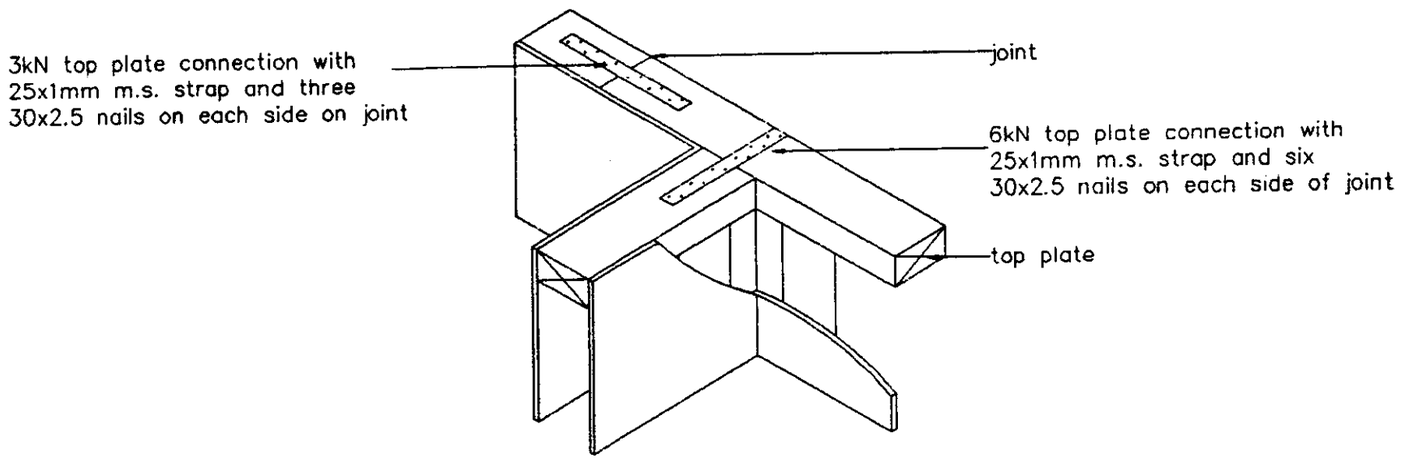
TYPE	DESCRIPTION	ADDITIONAL REQUIREMENTS	NAILING & STOPPING
GIB 1	9.5mm GIBRALTER BOARD on one face min. length 1.8m	diagonal brace	GIB 1,2 & 3 30 x 2.5 Gib clouts @ 150mm crs around the perimeter of the bracing element and @ 300mm crs to intermediate framing. Tape and stop all joints within the bracing element
GIB 2	9.5mm GIBRALTER BOARD on both sides min. length 1.8m	diagonal brace	
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 30 x 2.5 Gib clouts fitted with BRACELINE washers @ 150mm crs around perimeter of the bracing element and @ 300mm crs to intermediate framing. Tape and stop all joints within the bracing element
BR2	BRACELINE vertical on one face min. length 1.8m	no additional requirement	
BR3	BRACELINE horizontal on one face min. length 1.8m	no additional requirement	
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	

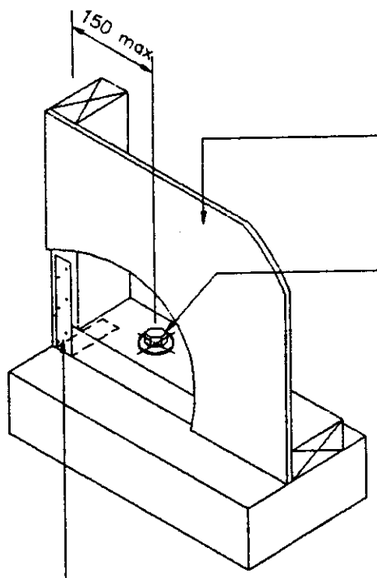
PLAN:	JOB No.	SHEET No.
Wall BRACING	V301	9

30-04-1992



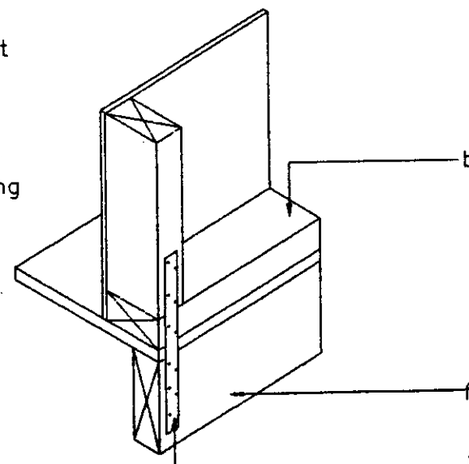
see specifications
for nailing requirements





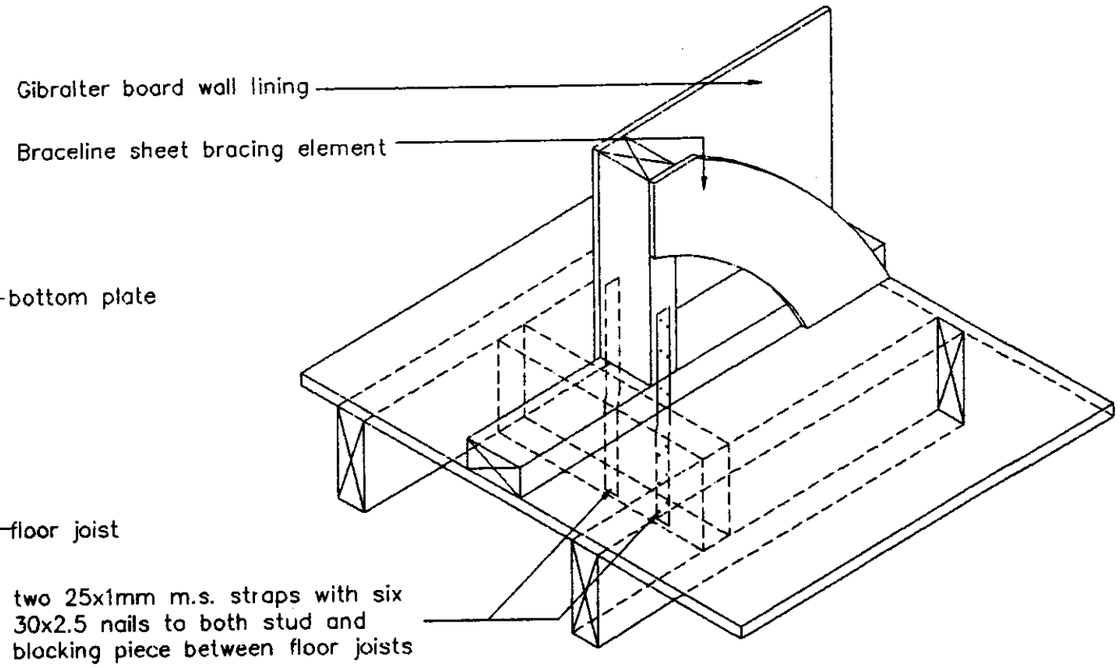
CONCRETE FLOOR

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



TIMBER FLOOR

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



DETAIL (1)

DETAIL (2)

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

PLAN: Wall BRACING	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	JOB No. V301

SHEET No. 10

COUNCIL COPY

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
Inspector
Kapiti Coast District Council

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

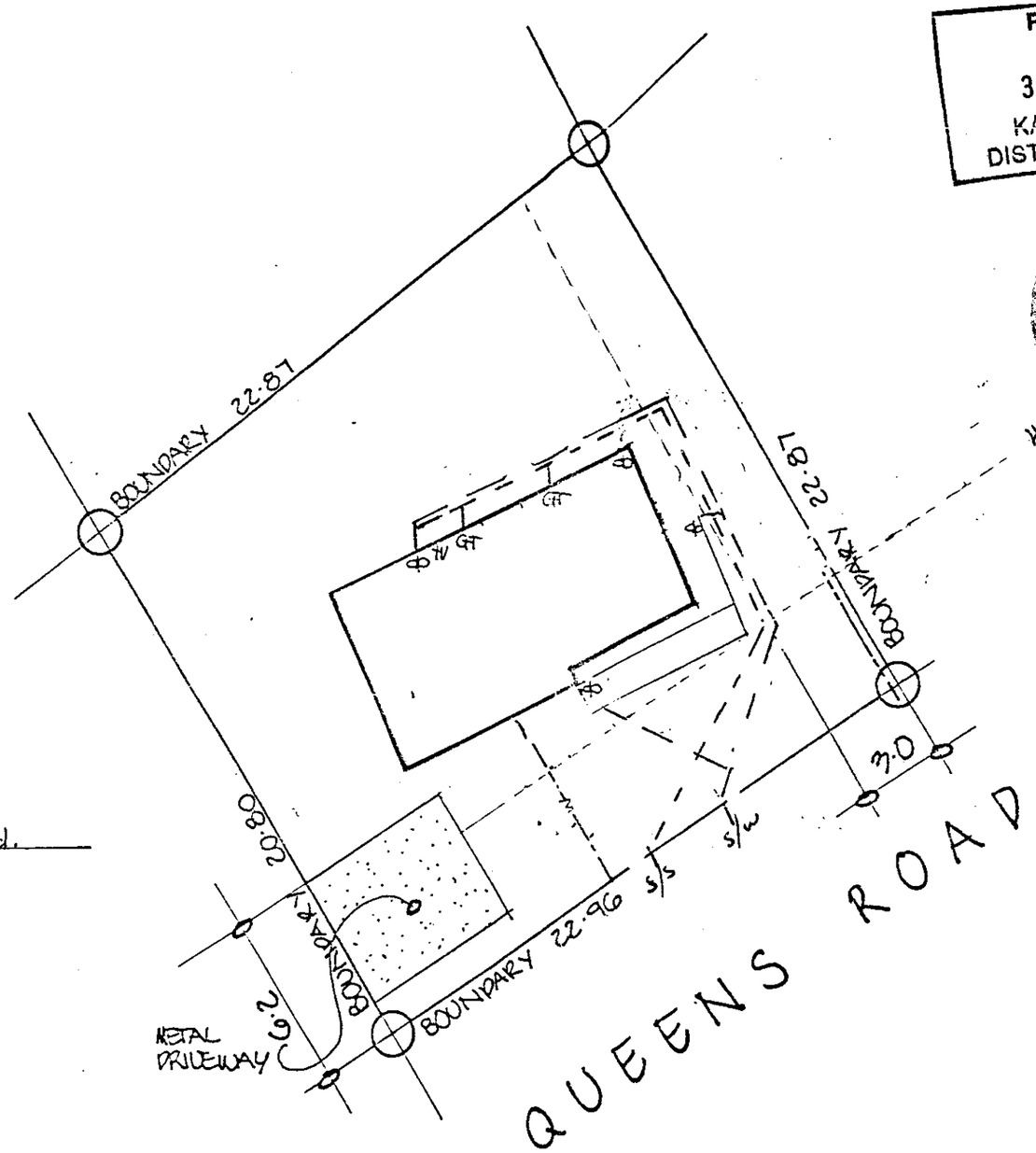
COMMENCEMENT OF WORK	✓
PRIOR TO POURING ANY CONCRETE	✓
BEFORE FIXING ANY FLOOR	✓
[illegible] OF ANY WALLS	✓
[illegible] FIXING ANY	✓
[illegible] POURING ANY	✓
[illegible] ANY FLUE	✓
[illegible]	✓

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

30/6/93

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

HORIZON HOMES LTD
HEAD OFFICE:- P.O. BOX 2347 STORTFORD LODGE, HASTINGS
Telephone (06) 878 3178 Fax (06) 878 8626

PROPOSED CALDWELL RESIDENCE
QUEENS ROAD
WAIKANAE

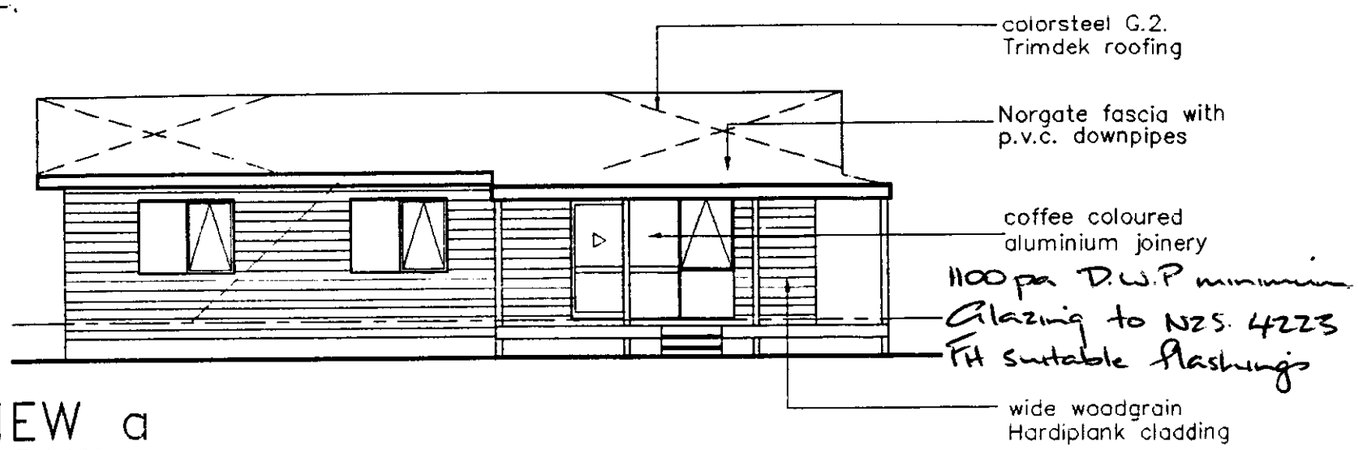
PLAN: Rev./Alt. ST. STEPHEN

SHEET No. 1

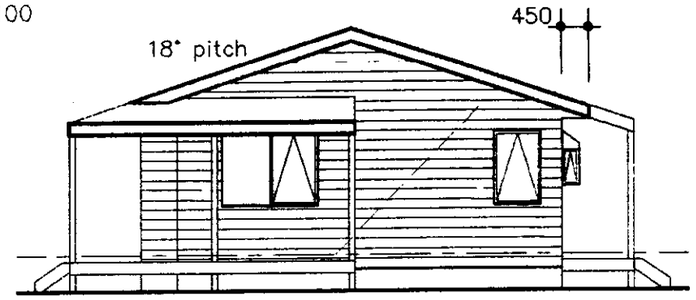
NOTE:
ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.

JOB No. U301

30-04-1993



VIEW a
SCALE 1:100



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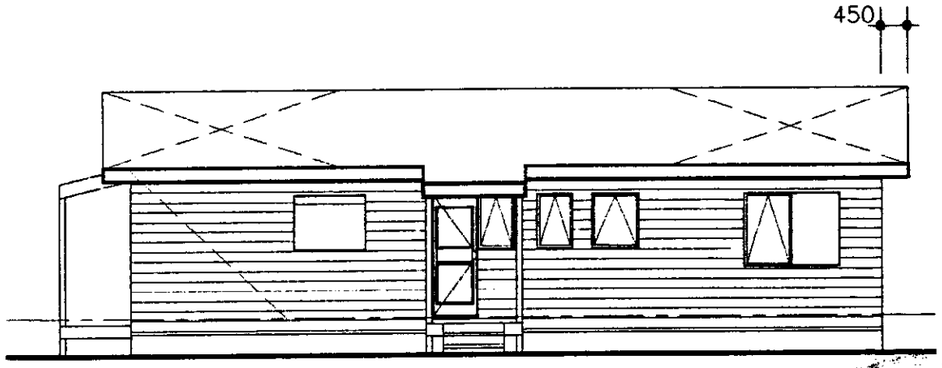

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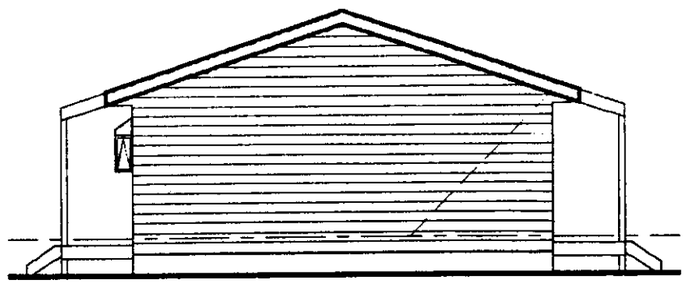

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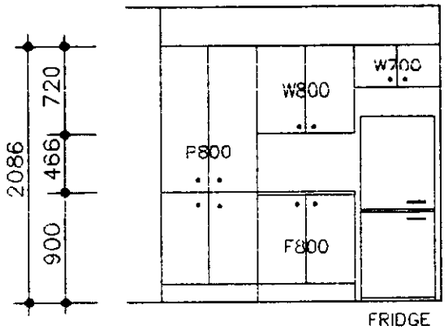
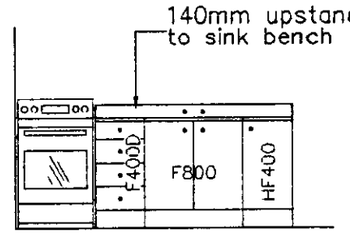




KITCHEN ELEVATIONS
SCALE 1:50

APPROVED Permit may be issued
12-7-93
Inspector
Kapiti Coast District Council

Simon Cleff
30.6.93
Plumbing Drainage Inspector
Kapiti Coast District Council

Legend	
⊗	Light
♂	Light Switch
▽	Single Power Point
▽▽	Double Power Point
TV▽	Power Point with T.V. aerial

Lintel Table	
0 – 950	2/100x50's
950 – 2450	2/150x50's
2450 – 3050	2/200x50's
3050 – 3650	2/250x50's

Brace Types

GIB 1 – Let in steel angle brace, gib.b'd on one face.

GIB 2 – Let in steel angle brace, gib.b'd on both faces.

BRACING KEY | NUMBER | TYPE |

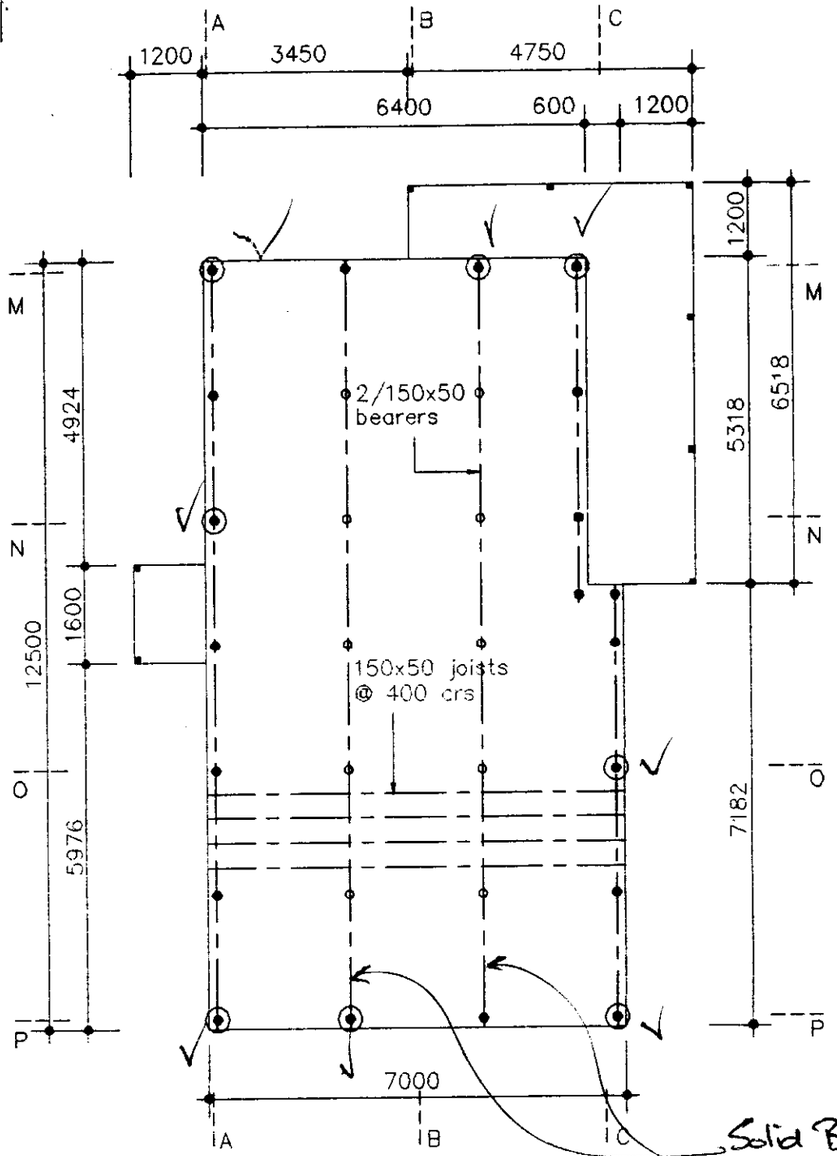
PLAN: Rev./Alt. St Stephen

SHEET No. 3

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

JOB No. V301

30-04-1993



FOUNDATION PLAN

SCALE 1:100

- o – Non-Load Bearing Ordinary Piles
- • – Load Bearing Ordinary Piles
- ▣ – Non-Load Bearing Anchor Piles
- ⦿ – Load Bearing Anchor Piles

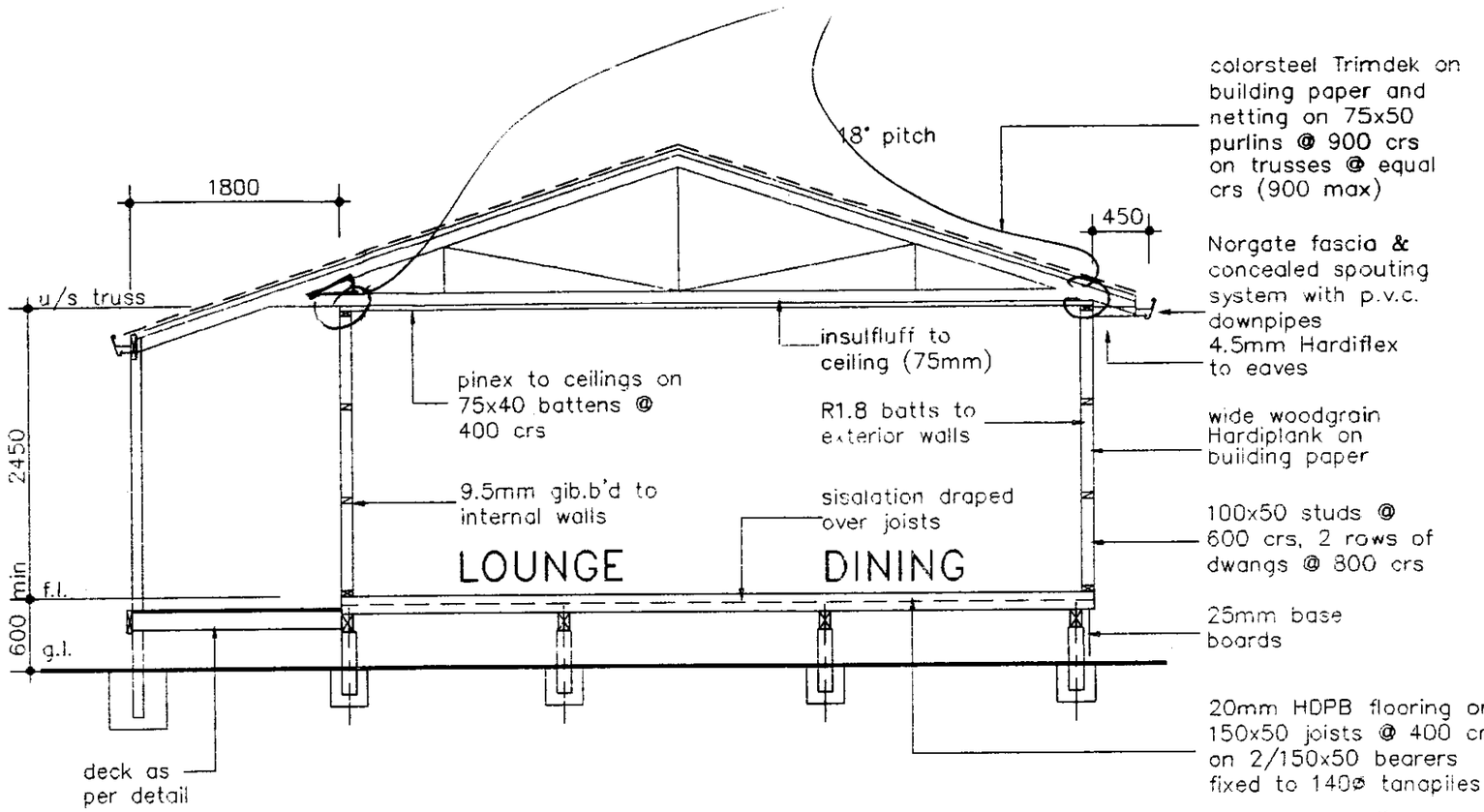
2 metre Maximum span of bearers

Piles at equal centres

Solid Blocking @ 1.8m centres. Internal subfloor lines of support. (Braced)

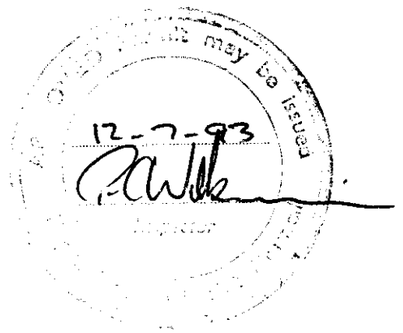
Block for braced cross walls @ 1.2m centres max.

2/12" nails per connection



CROSS SECTION A/2

SCALE 1:50

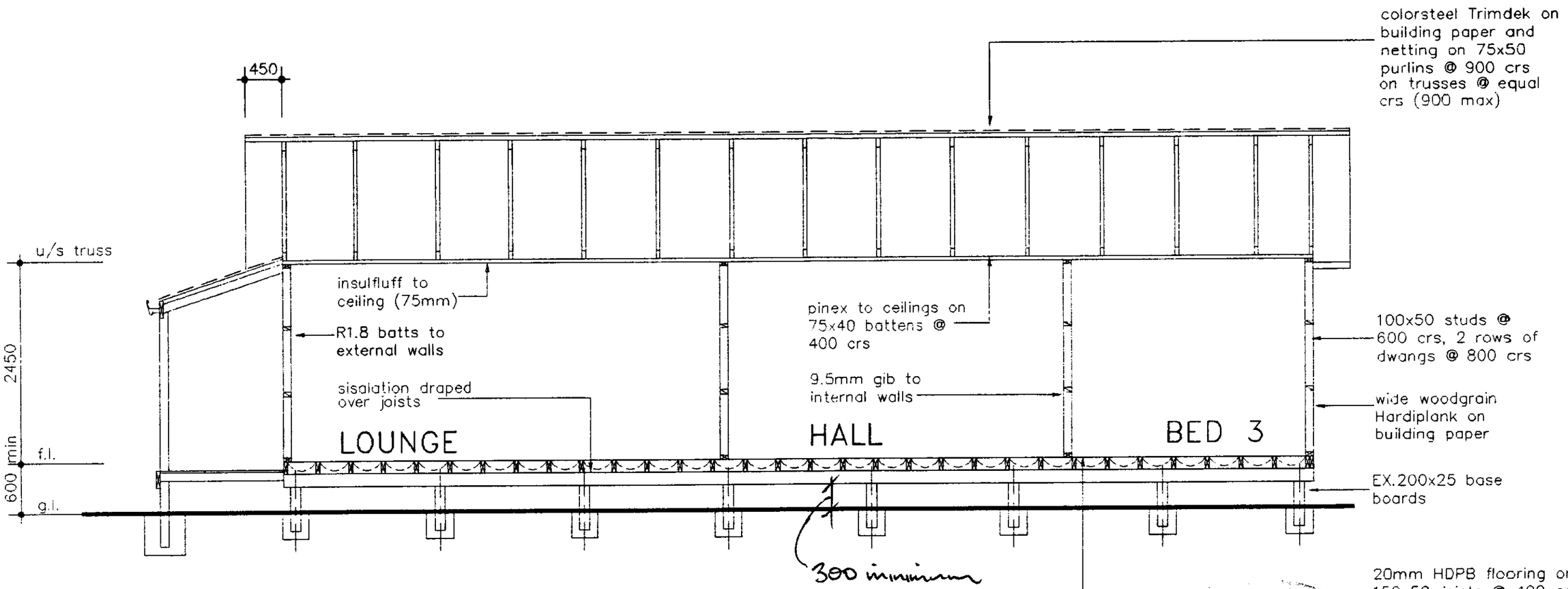


PLAN: Rev./Alt. St Stephen	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.

SHEET No. 4

JOB No. V301

30-04-1993



CROSS SECTION

B/2

SCALE 1:50

FOUNDATIONS DESIGNED BY ENGINEER

Approved permit may be issued
12-7-93
Inspector
Kapiti Coast District Council

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

APPROVED Permit may be issued 12-7-93 Inspector Kapiti Coast District Council

30-04-1993

1200x1600 | 900x800 | 900x600 TAP | 900x600

BED 3 | shub with shower over | screen | V740 | tub | W/M SPACE

KITCHEN | DINING | FRIDGE SPACE | PANTRY | 900x1200 G/H | 1200x800

BED 1 | BED 2 | WR | WR | 2/610 | WR | LINEN | HWC

LOUNGE | DECK | 2000x2700 R\S (trim 2010x2665)

200x50 fascia beam on 100x100 posts

STEPS

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

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

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

ELEVATION KEY

FLOOR PLAN

SCALE 1:50

FLOOR AREA = 84.3 sqm
DECK AREA = 17.19 sqm

PLAN:	NOTE:	SHEET No.
Rev./Alt. St Stephen	ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	2
		JOB No. V301

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.

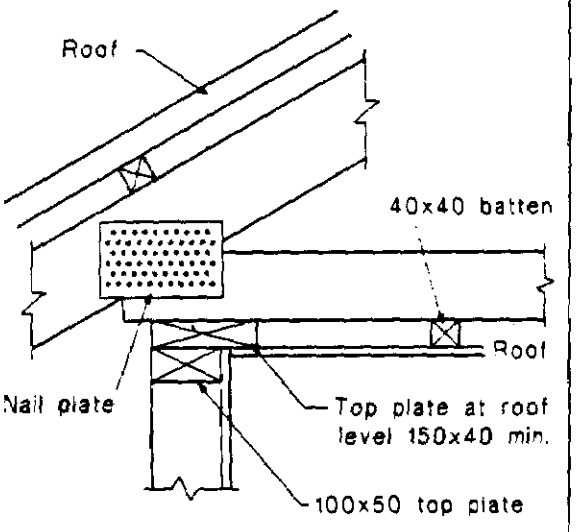


Fig. 6.2
TOP PLATE WHEN BRACING LINES EXCEED 5 m SPACINGS

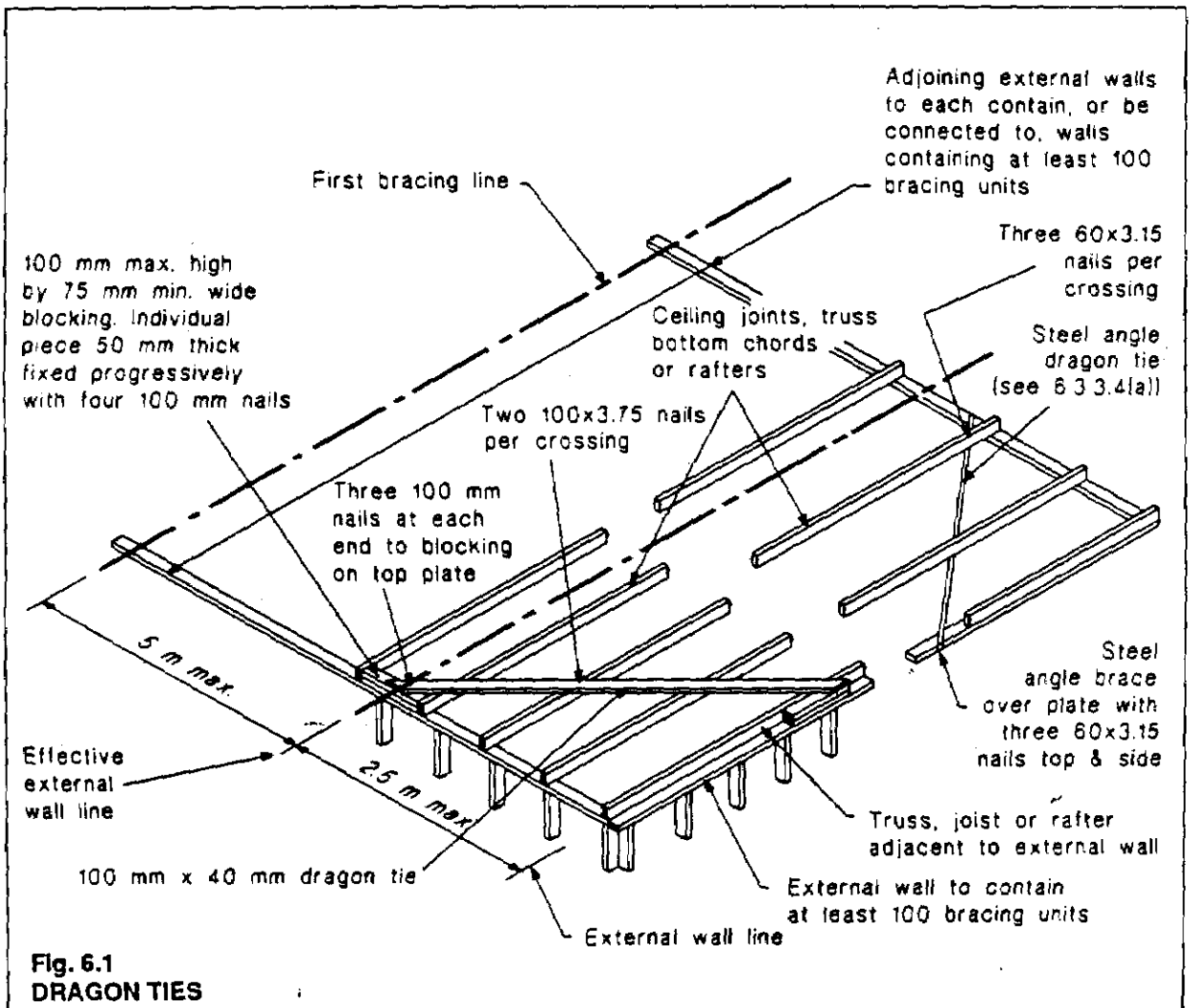


Fig. 6.1
DRAGON TIES

FREDERICK R SMITH B E (civil), MIPENZ, MACENZ
Registered Consulting Structural and Civil Engineer

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

NOT APPROVED
AS A
HABITABLE BUILDING

APPROVED Consent may be granted subject to conditions
DATE 8.10.97
Officer
Kapiti Coast District Council

1614
2 July 1997

The Manager
Local Territorial Authority

Attention: Senior Building Controller

Dear Sir

STEEL FRAMED BUDGET BUILDINGS
DWELLINGS - GARAGES - FARMSHEDS - HAYBARNS - CARPORTS

As the New Zealand representative, of the Austalian 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 Tekscrews 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.

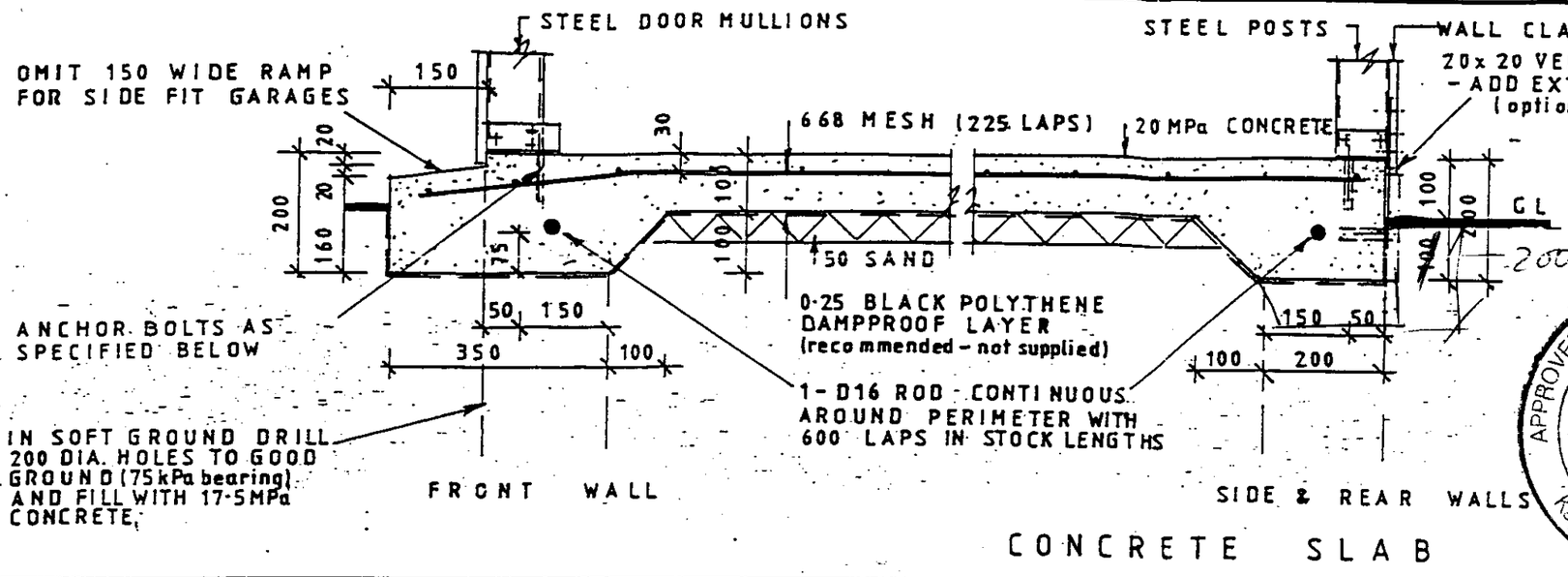
5. The W37 and W42 buildings will withstand basic non-directional wind speeds (NZS 4203:1992 clause 5.4.2) of 45 and 50 metres per second respectively.

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.

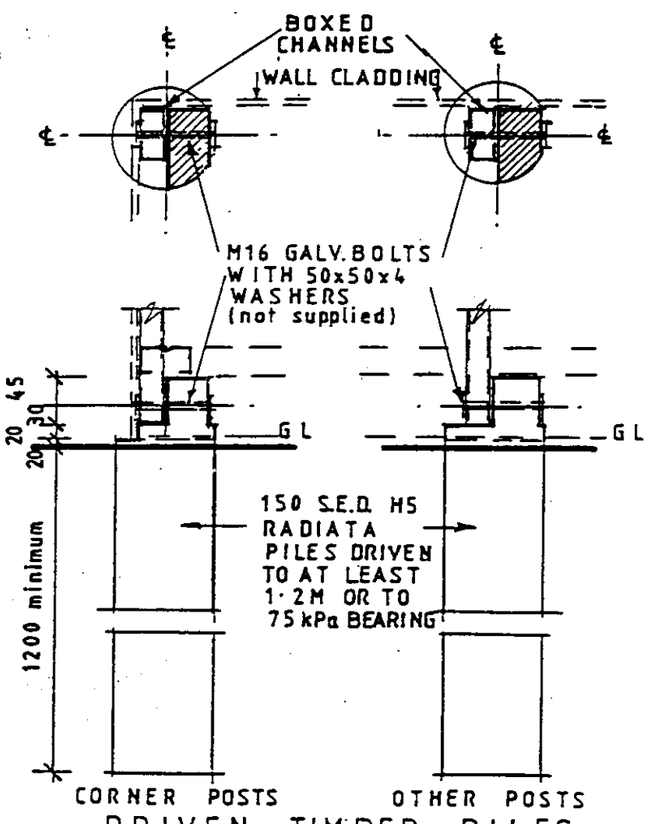
Yours faithfully

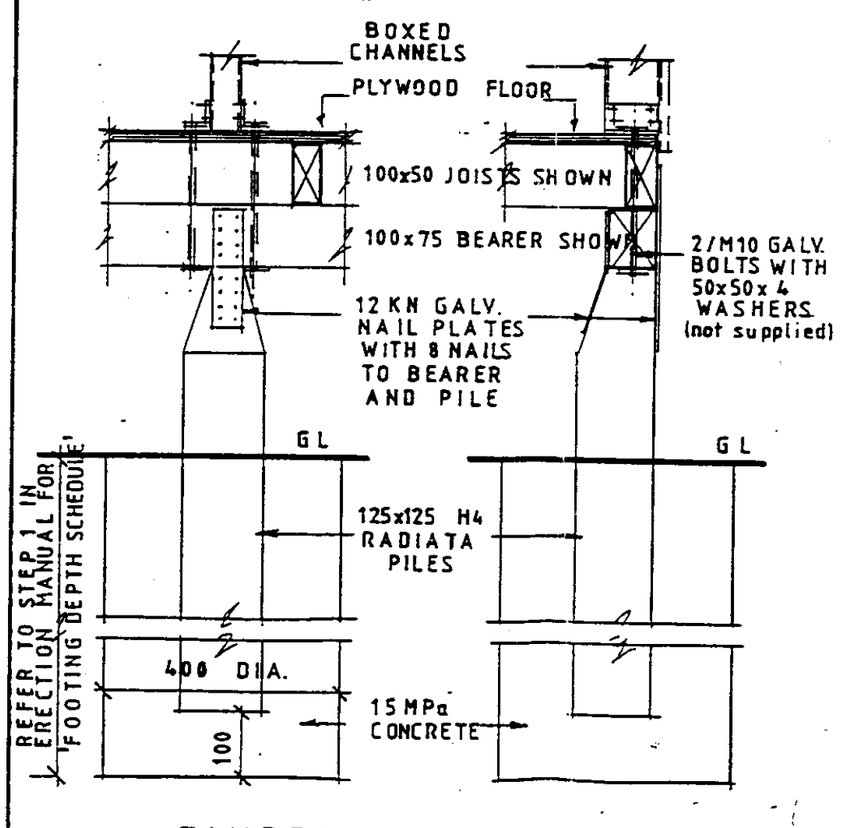
F R Smith

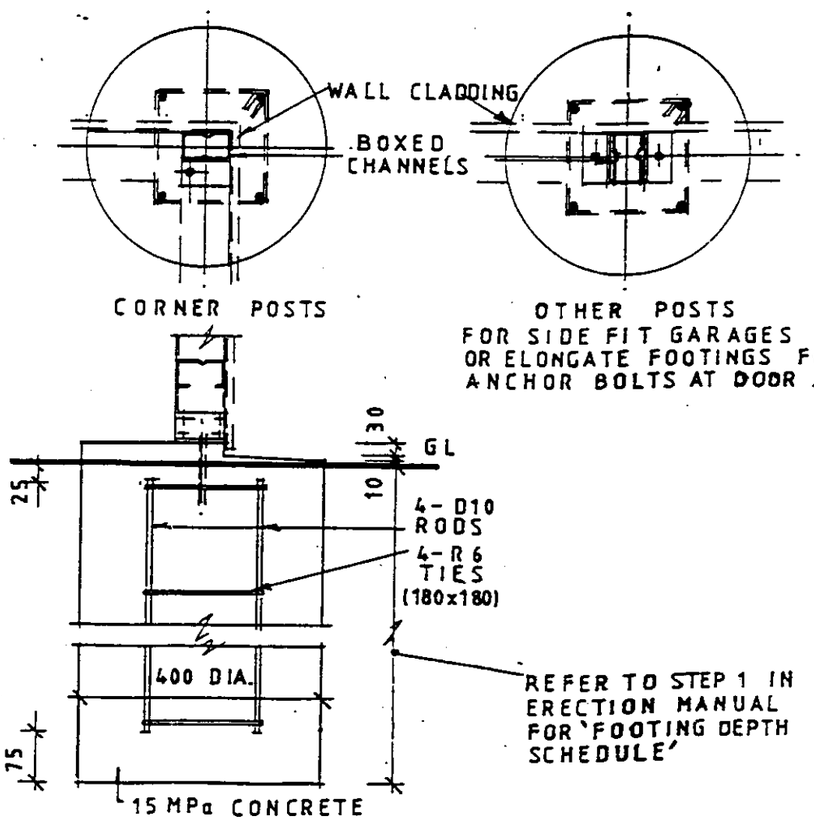


SLAB AND FOUNDATION SCHEDULE

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

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

25·7·96 amended
28·8·96

BUDGET GARAGES LTD

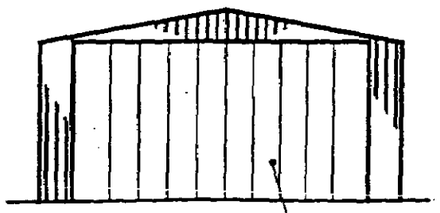
SHEET 4

STEEL FRAMED GARAGES

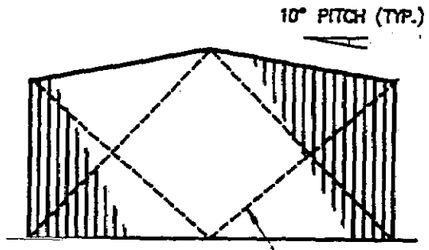
CONCRETE FLOOR SLAB - FOOTINGS OR TIMBER PILES

Manufacturer: Spic - N- Span, Brisbane, Australia

Distributors: BUDGET GARAGES LIMITED 5A Ryan Place, P O Box 76 318, Manukau City, Auckland, Phone 09 262 2803, Free Phone 0..00 103 545, Fax 09 262 2798

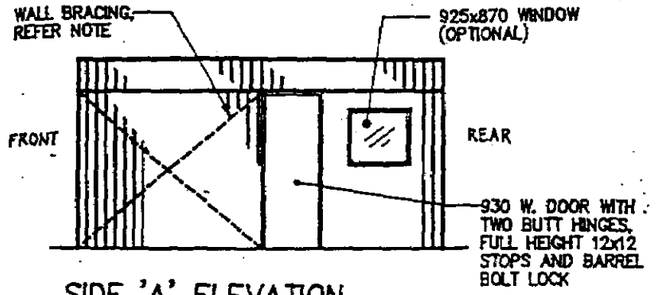


FRONT ELEVATION



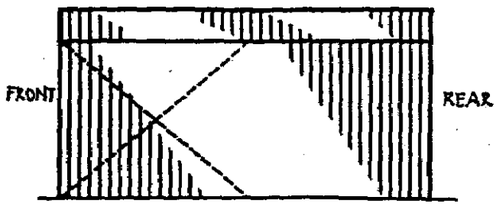
REAR ELEVATION

1 PERSONELL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
2 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.



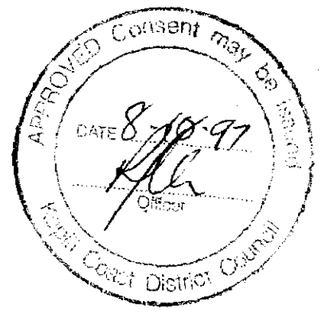
SIDE 'A' ELEVATION

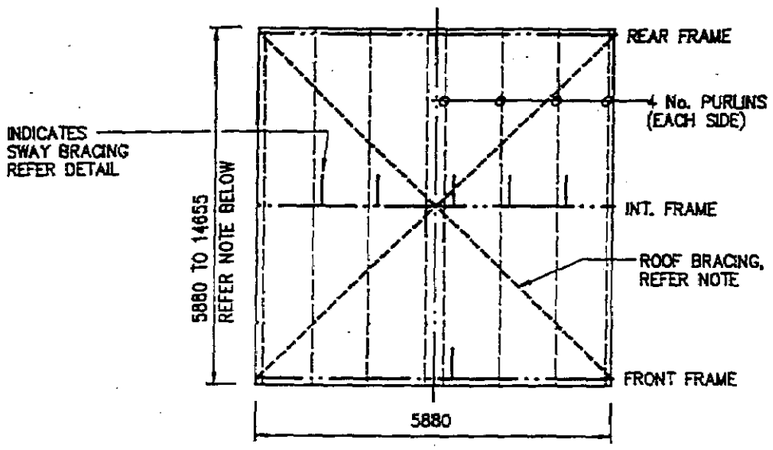
WALL BRACING EX. G550 STRAPS:–
S42 – 6–9m L. GARAGE – 1 BAY OF 21x0.8 STRAPS 3 SCREWS/CONN.
12–15m L. GARAGE – 2 BAYS OF 21x0.8 STRAPS 2 SCREWS/CONN.
S50 – 6m L. GARAGE – 1 BAY OF 50x0.8 STRAPS 5 SCREWS/CONN.
9–12m L. GARAGE – 2 BAYS OF 21x0.8 STRAPS 3 SCREWS/CONN.
15m L. GARAGE – 3 BAYS OF 21x0.8 STRAPS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



SIDE 'B' ELEVATION

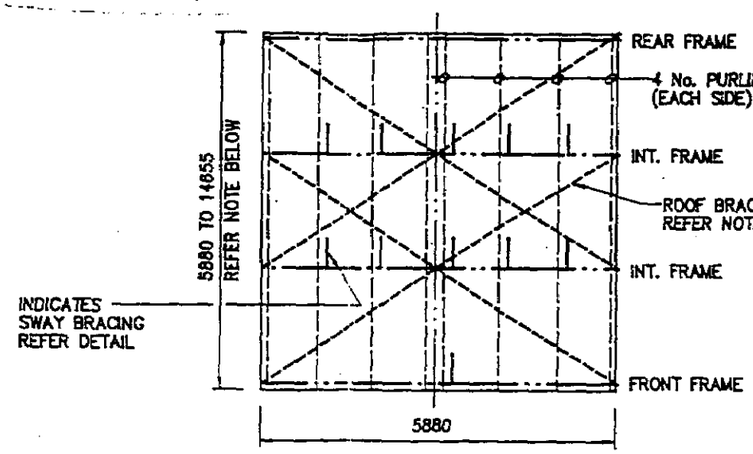
WALL BRACING REFER SIDE 'A' ELEVATION





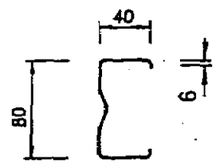
FRAMING PLAN – S42

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

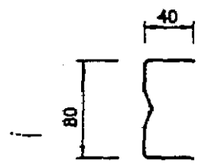


FRAMING PLAN – S50

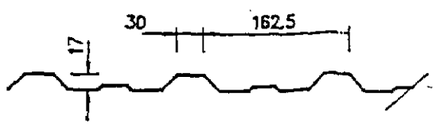
1 S50, 6m WIDE GARAGE MAY BE EXTENDED TO MAXIMUM 15m LONG BY INSERTING INTERNAL FRAMES AT 2000 CTS. MAXIMUM. BRACING LAYOUT SIMILAR.
2 ROOF BRACING EX. G550 STRAPS:–
6–9m L. GARAGE – 50x0.8 STRAPS 4 SCREWS/CONN.
12–15m L. GARAGE – 50x0.8 STRAPS 5 SCREWS/CONN.



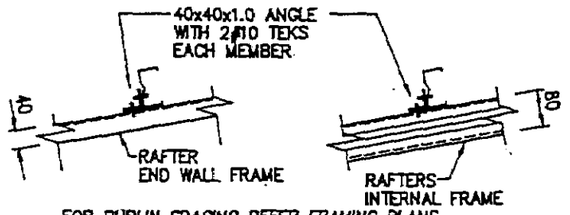
TYPICAL SECTION INT. & REAR FRAMES



TYPICAL SECTION FRONT FRAME ONLY

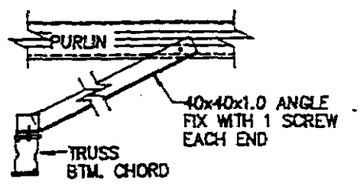


SHEETING PROFILE 0.35 T.C.T.



FOR PURLIN SPACING REFER FRAMING PLANS

PURLIN FIXING



TYPICAL SWAY BRACING DETAIL

NOT APPROVED AS A HABITABLE BUILDING

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
		DATE

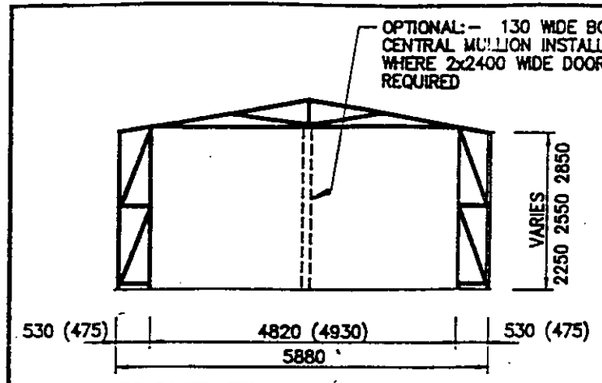
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

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

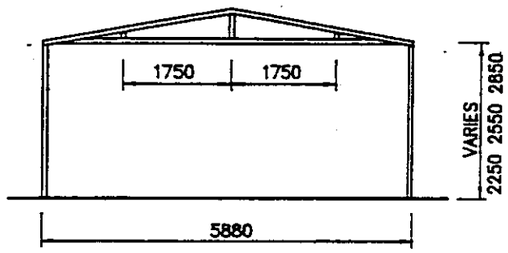
SUBJECT
ELEVATIONS, FRAMING PLANS, CONNECTION DETAILS

JOB No. 91099NZ
DWG No. 1
REVISION SUFFIX A



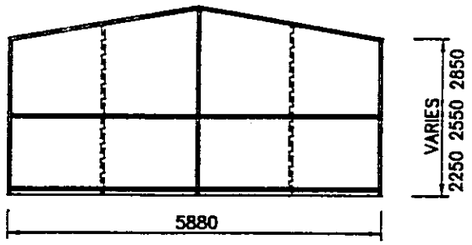
FRONT FRAME

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



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

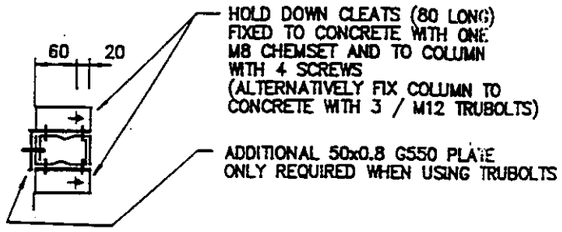
1 ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
2 SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEAVTION.

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:-

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

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



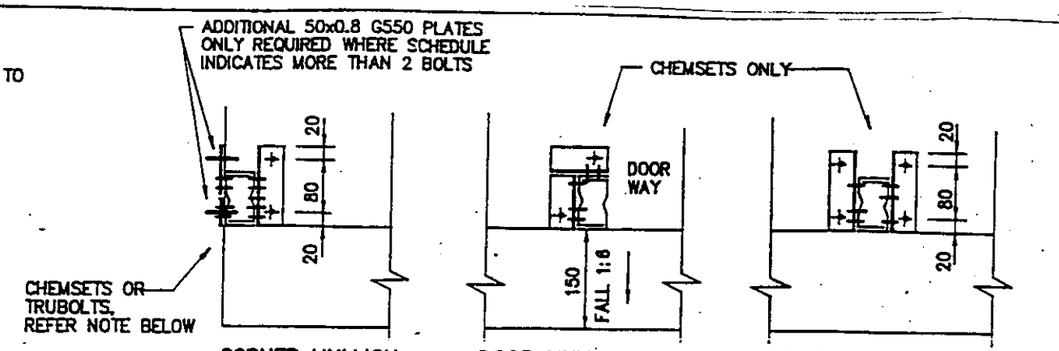
INTERNAL FRAME – HOLD DOWN

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

2400 H. GARAGE	1 TYPE B – S42 1 TYPE B – S50	TYPE A
2700 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50	
3000 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50	TYPE B



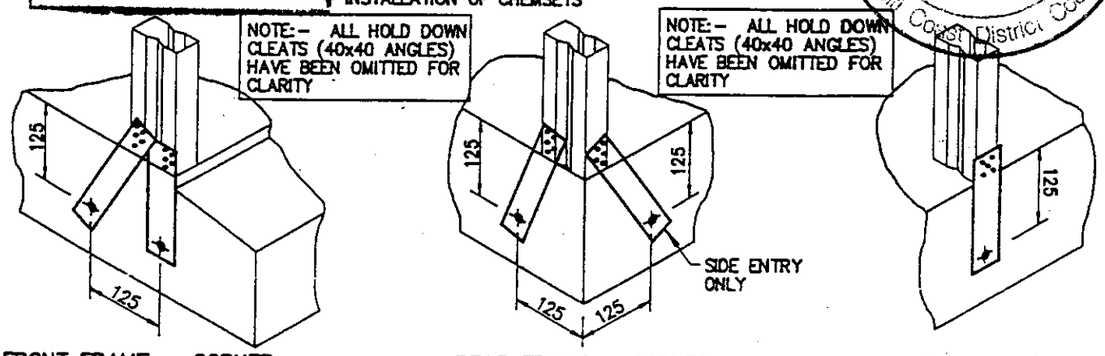
FRONT FRAME – HOLD DOWN

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
  S50, 6–9m L. GARAGE; USE 3 TRUBOLTS
  12–15m L. GARAGE; USE 4 TRUBOLTS
- 2.7–3.0m H. GAGARE; S42, 6m L. GARAGE; USE 3 TRUBOLTS
  9–12m L. GARAGE; USE 4 TRUBOLTS
  S50, 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

NOT APPROVED AS A HABITABLE BUILDING

Consent may be issued DATE 8-10-97 Officer Kapiti Coast District Council



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

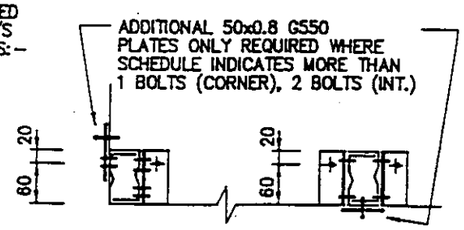
HOLD DOWN CLEAT/PLATE FIXED TO CONCRETE WITH CHEMSET/S AND TO COLUMN WITH SCREWS:-

6m LONG GARAGE:
S42 – 1/CH10 (2 SCREWS)
S50 – 1/CH10 (2 SCREWS)

9m LONG GARAGE:
S42 – 1/CH10 (3 SCREWS)
S50 – 2/CH8 (3 SCREWS)

12m LONG GARAGE:
S42 – 2/CH8 (3 SCREWS)
S50 – 2/CH10 (3 SCREWS)

15m LONG GARAGE:
S42 – 2/CH10 (4 SCREWS)
S50 – 2/CH10 (4 SCREWS)



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
S50 – CH8 BOLT, 3 SCREWS

15m LONG GARAGE:
S42 – CH10 BOLT, 3 SCREWS
S50 – CH10 BOLT, 3 SCREWS

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

SUFF	REVISION	DATE
A	RELEASED FOR BUILDING APPROVAL	JULY 1996

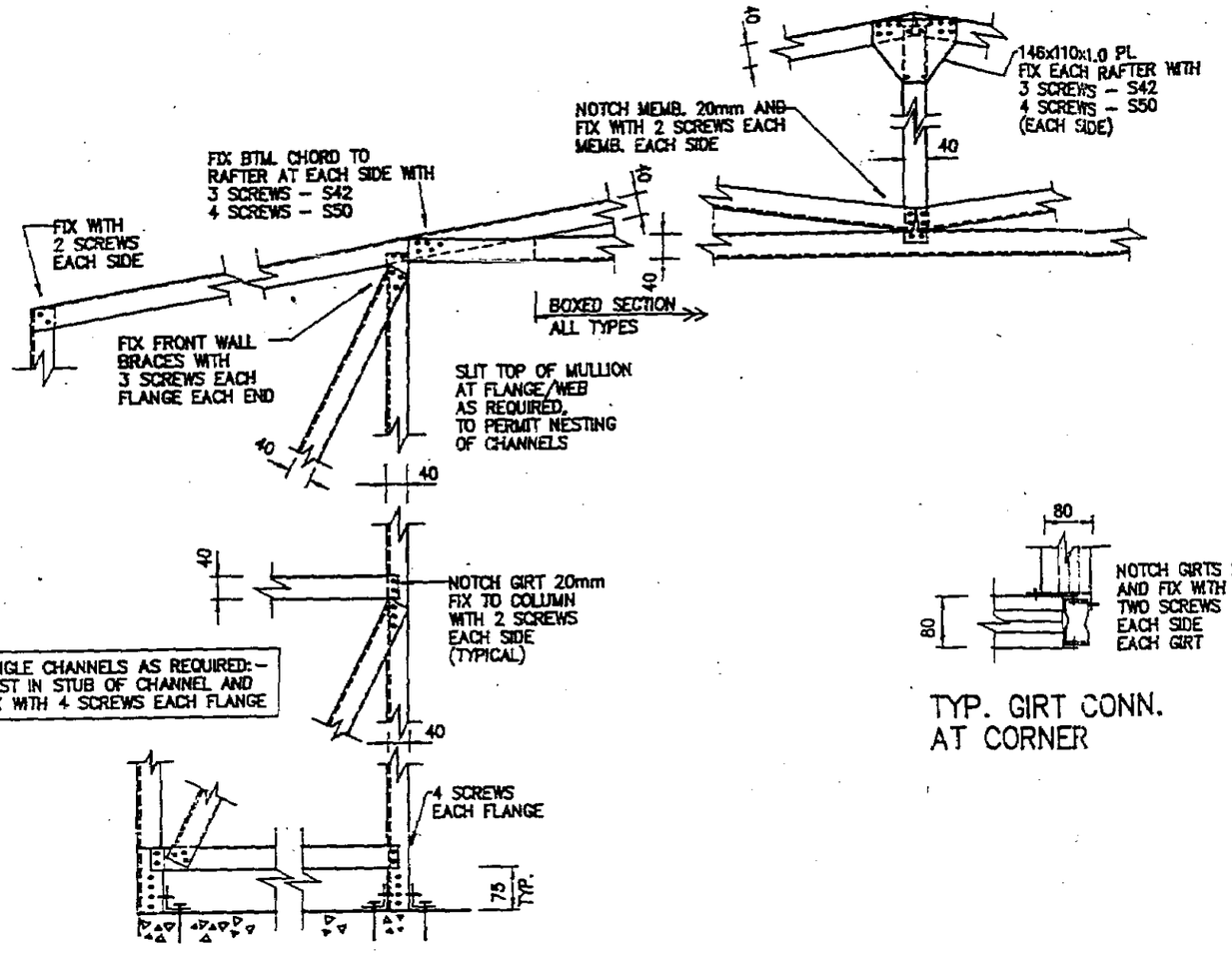
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET GARAGES Ltd.
5a RYAN PLACE, MANUKAU CITY, AUCKLAND
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

PROJECT
2.4m, ~~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 A

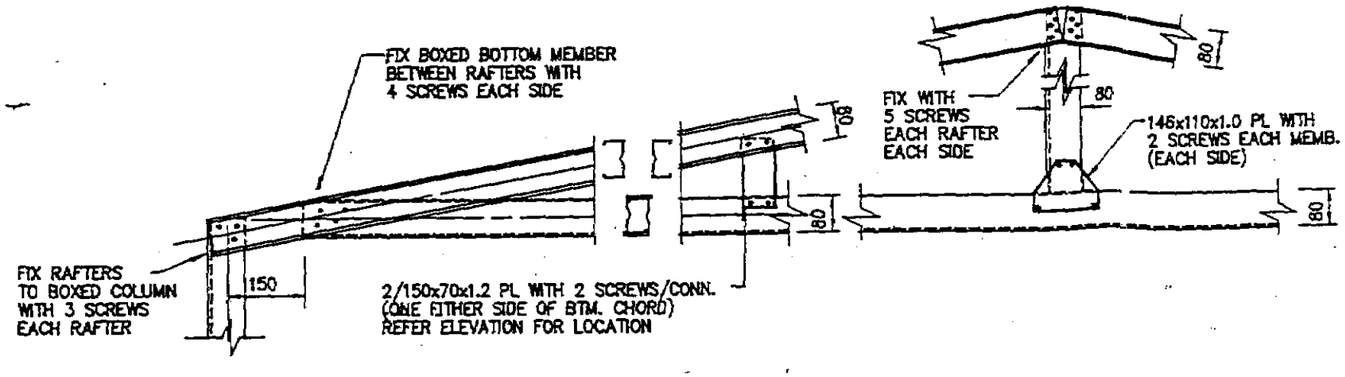


FRONT FRAME – CONNECTION DETAILS

TYP. GIRT CONN.
AT CORNER

NOT APPROVED
AS A
HABITABLE BUILDING

APPROVED
Coast District Council
DATE 8.10.97
OFFICER



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.B.3 OF AS 1170.1.
2 WIND LOAD IN ACCORDANCE WITH NZS 4203–1992
D.W.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 25µm 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 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 6mm 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/M10 DYNABOLT. –FLANGE 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 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 3566 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION INDS

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.

D.B. NEWPORT
M.I.E. (Aust.)
R.P.E.Q. (1155)
N.E.E.P. 3080 (N.T.)
EC–1779 (VIC.)

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
SUFFIX	REVISION	DATE

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PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006 AUSTRALIA
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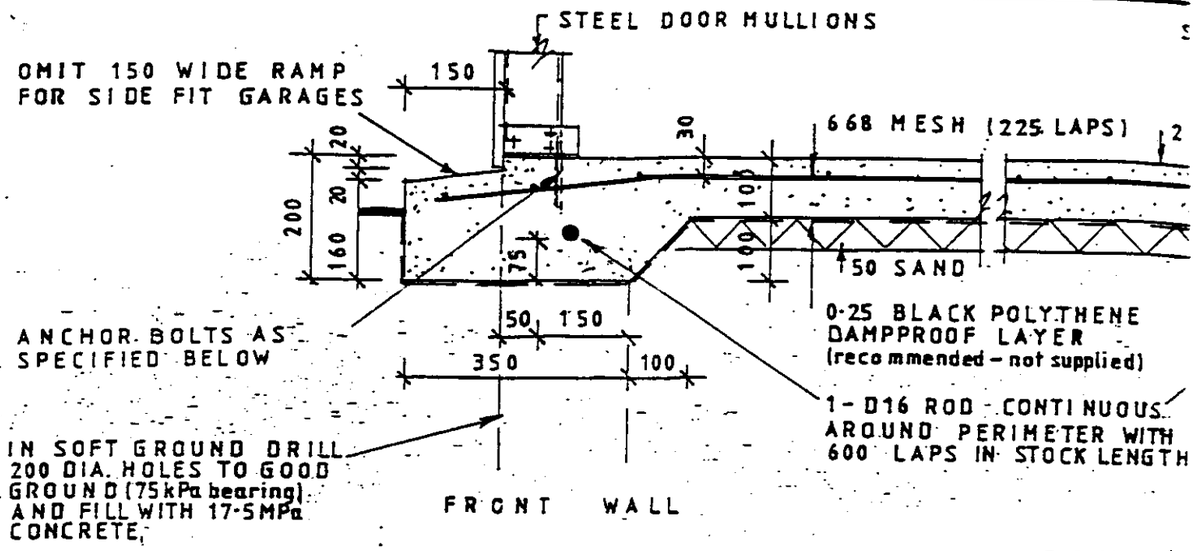
Phone (09) 262 2803 Fax (09) 262 2798
Freephone 0800 10 35 45

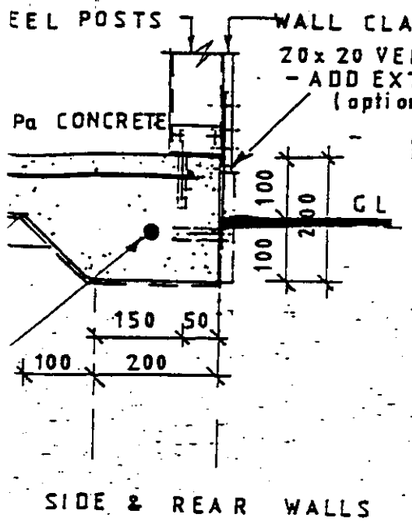
PROJECT
2.4m, 2.7m ~~3~~ Height
RANGE OF GARAGES
6m WIDE
SITE WIND SPEED
42m/s A~~U~~ ~~50m/s~~

SUBJECT
CONNECTION DETAILS
AND NOTES

JOB No. 91099NZ
DWG No. 3
REVISION SUFFIX A



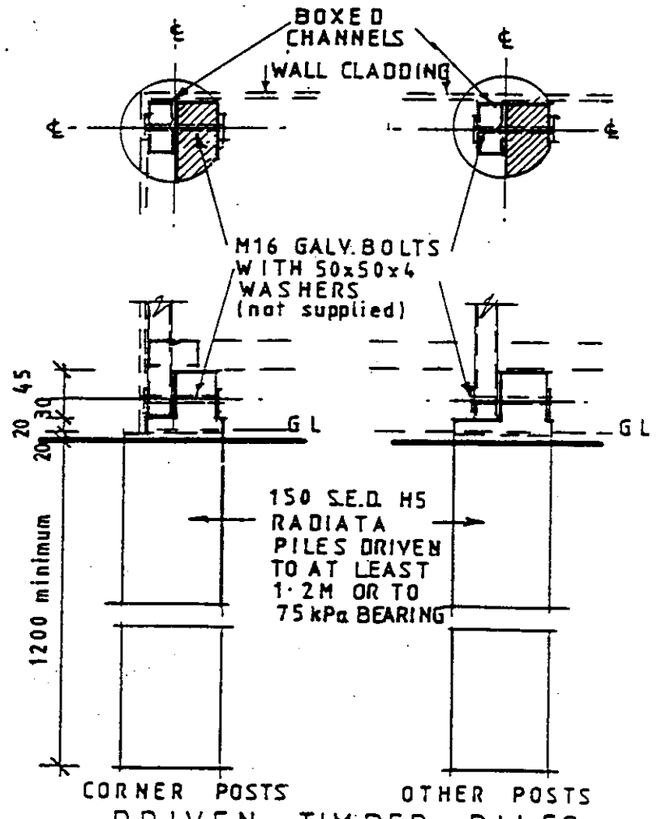
CONCR



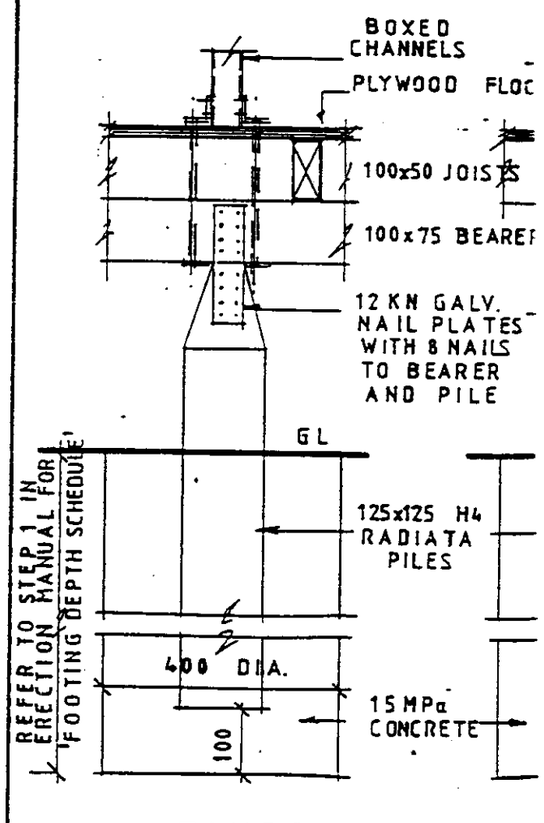
TE SLAB

SLAB AND FOUNDATION SCHEDULE

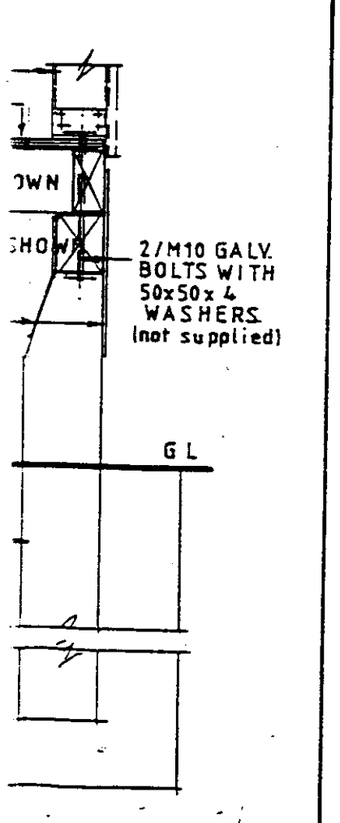
DELETE OPTIONS NOT APPLICABLE



DRIVEN TIMBER PILES

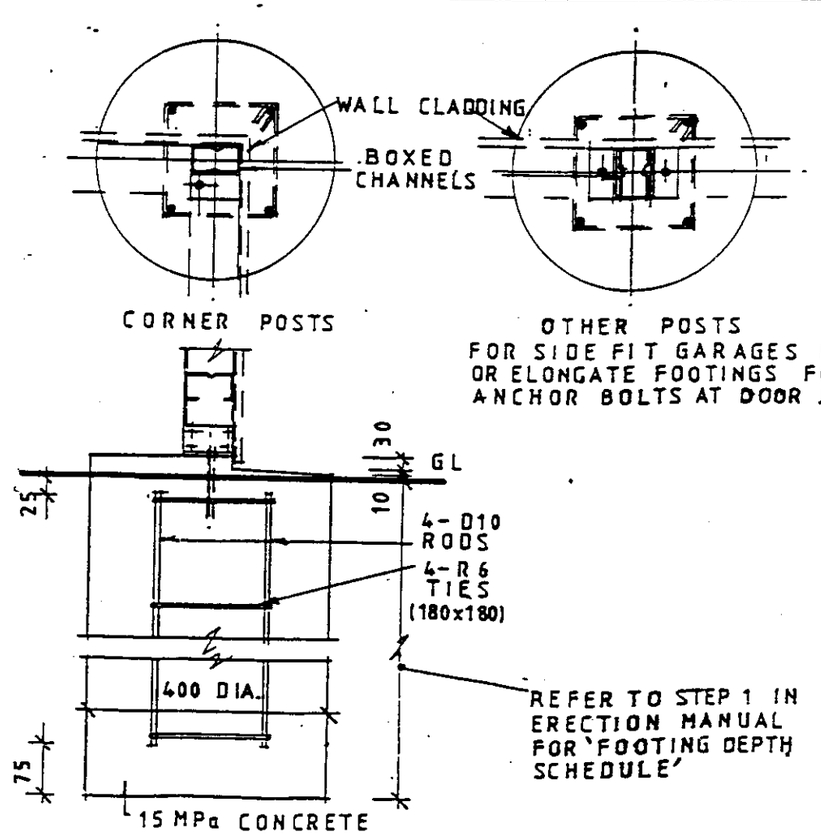


TIMBER PILES



CONCRETE

nended



CONCRETE FOOTINGS

ANCHOR BOLTS TO CONCRETE SHALL BE RAWLPLUG M10 x 75 ZINC PLATED HEX HEADED EXCALIBUR SCREWBOLTS

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

25·7·96
28·8·96

Designer: Des Newport, Consulting Engineer Brisbane, Australia

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

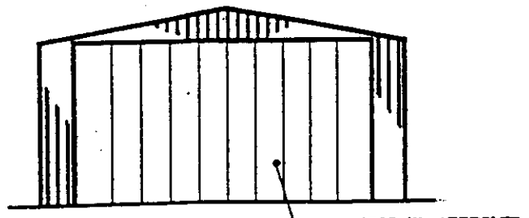
Manufacturer: Spic - N- Span, Brisbane, Australia Distributors: BUDGE

BUDGET GARAGES LTD

SHEET 4

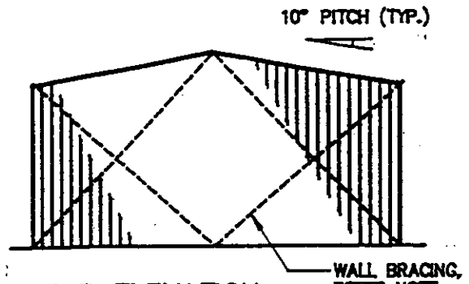
STEEL FRAMED GARAGES

CONCRETE FLOOR SLAB - FOOTINGS OR TIMBER PILES



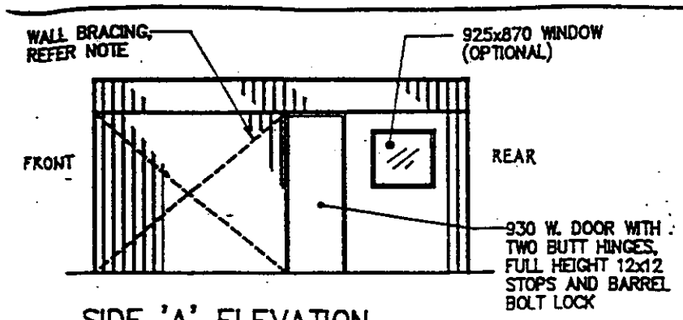
FRONT ELEVATION

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



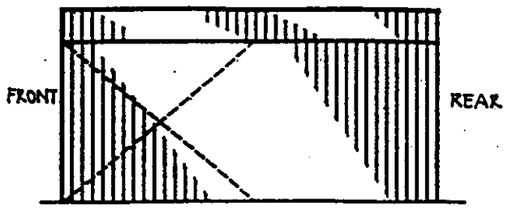
REAR ELEVATION

1 PERSONELL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
2 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.



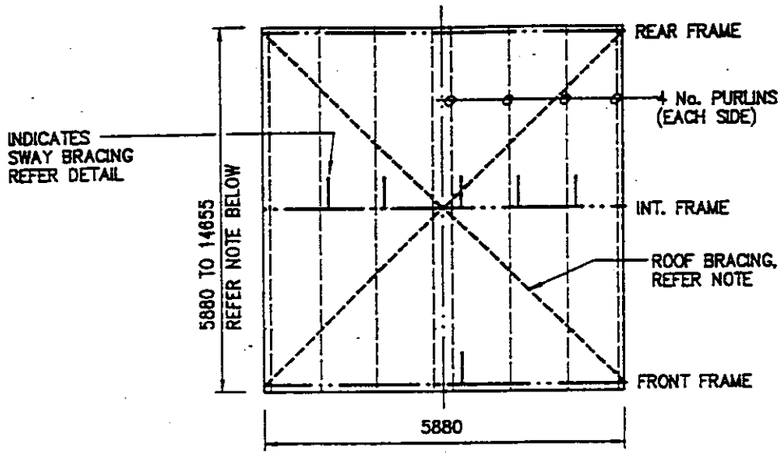
SIDE 'A' ELEVATION

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.



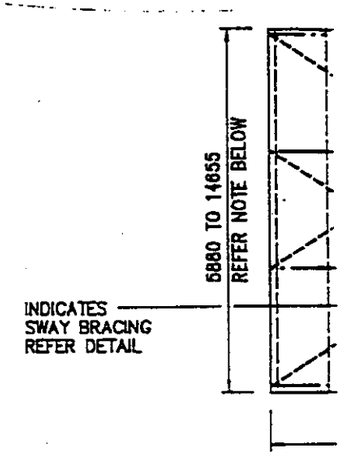
SIDE 'B' ELEVATION

WALL BRACING REFER SIDE 'A' ELEVATION



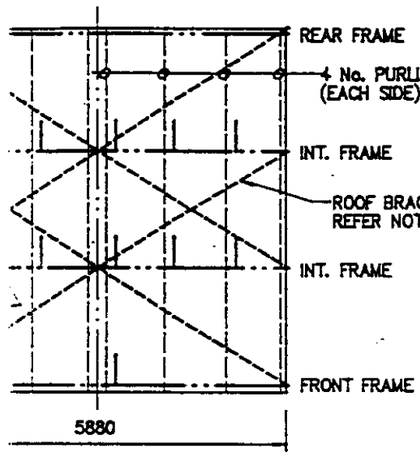
FRAMING PLAN – S42

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



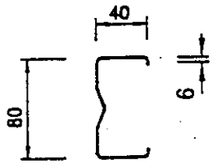
FRAM

1 S50, 6
MAXIM
FRAME
BRACI
2 ROOF
6–9m
12–15

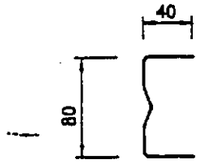


G PLAN – S50

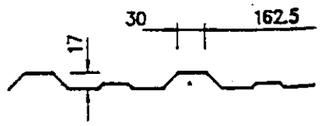
WIDE GARAGE MAY BE EXTENDED TO 15m LONG BY INSERTING INTERNAL T 2000 CTS. MAXIMUM. LAYOUT SIMILAR.
ACING EX. G550 STRAPS:–
GARAGE – 50x0.8 STRAPS 4 SCREWS/CONN.
L. GARAGE – 50x0.8 STRAPS 5 SCREWS/CONN.



TYPICAL SECTION INT. & REAR FRAMES

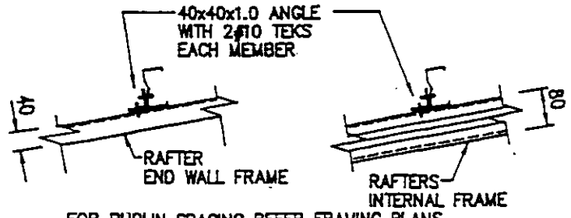


TYPICAL SECTION FRONT FRAME ONLY



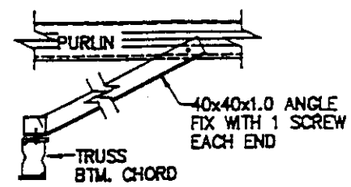
SHEETING PROFILE

T.C.T.



FOR PURLIN SPACING REFER FRAMING PLANS

PURLIN FIXING



TYPICAL SWAY BRACING DETAIL

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
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

CLIENT

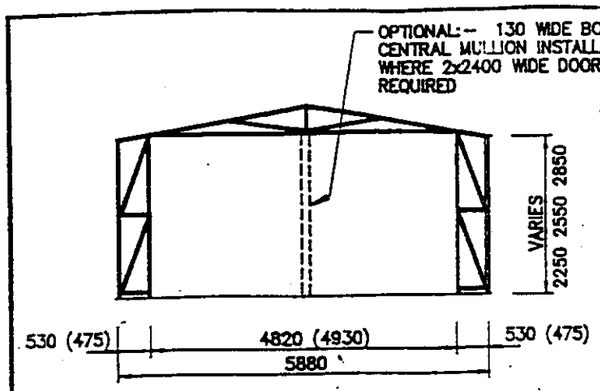
BUDGET GA
5a RYAN PLACE, MA
Phone (09) 262 2803 Fa
Freephone 0800 10 35 45

RAGES Ltd.
JKAU CITY, AUCKLAND
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~~

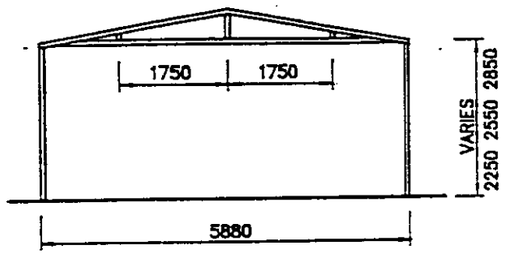
SUBJECT
ELEVATIONS,
FRAMING PLANS,
CONNECTION DETAILS

JOB No. 91099NZ
DWG No. 1
REVISION SUFFIX A



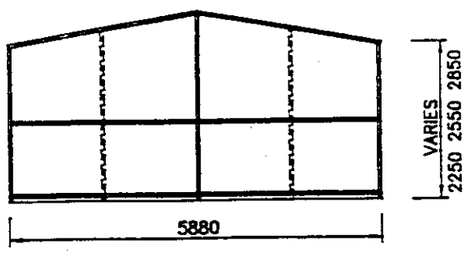
FRONT FRAME

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



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

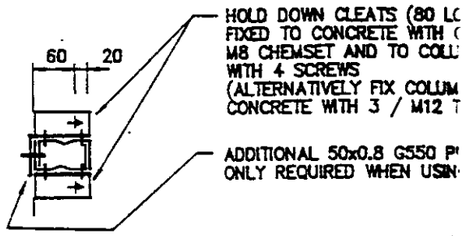
1 ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
2 SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEAVTION.

FRONT FRAME – HOLD DOWN

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

2.4m HIGH GARAGE	2.7m AND 3.0m
6m LONG; S42 – 2/CH8 (4 SCREWS) S50 – 2/CH10 (5 SCREWS)	6m LONG; S42 – 2/CH1 S50 – 2/CH1
9m LONG; S42 – 2/CH10 (5 SCREWS) S50 – 2/CH12 (7 SCREWS)	9m LONG; S42 – 2/CH1 S50 – 4/CH1
12m LONG; S42 – 2/CH10 (6 SCREWS) S50C – 2/CH12 (9 SCREWS)	12m LONG; S42 – 4/CH1 S50 – 4/CH1
15m LONG; S42 – 2/CH12 (6 SCREWS) S50 – 4/CH10 (12 SCREWS)	15m LONG; S42 – 4/CH1 S50 – 4/CH1

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



INTERNAL FRAME – HOLD DOWN

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

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 1 TYPE B – S50
2700 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50
3000 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50

A	RELEASED FOR BUILDING APPROVAL	JULY 199
SUFF	REVISION	DATE

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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

CLIENT
BUDGET
5a RYAN PLAC
Phone (09) 262 280
Freephone 0800 10

SCHEDULE

OWN CLEAT/S FIXED TO SCREWS:–

IGH GARAGE

6 SCREWS)
8 SCREWS)

8 SCREWS)
10 SCREWS)

10 SCREWS)
14 SCREWS)

14 SCREWS)
18 SCREWS)

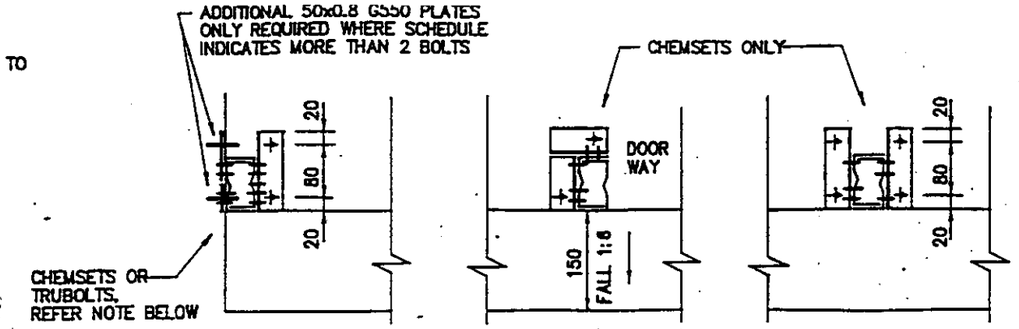
OTAL NUMBER PER COLUMN
F CLEATS REQUIRED)

O
BOLTS)

RUBOLTS

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

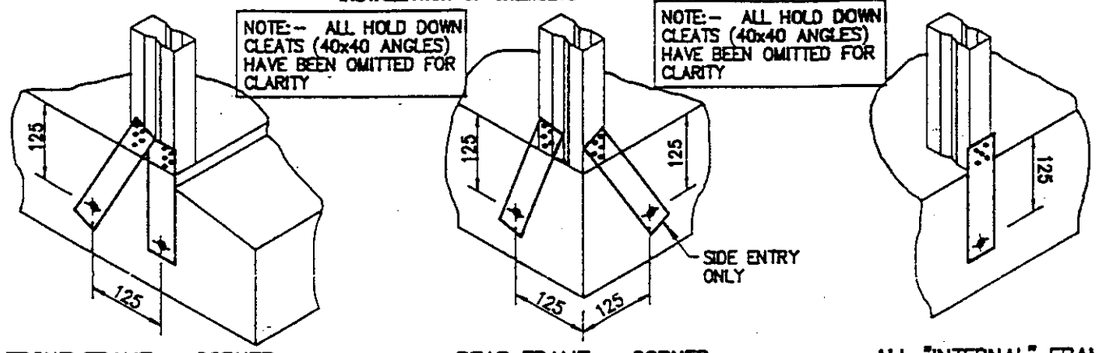
CHEMSETS ONLY



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
S50, 6–9m L. GARAGE; USE 3 TRUBOLTS
12–15m L. GARAGE; USE 4 TRUBOLTS
– 2.7–3.0m H. GAGARE; S42, 6m L. GARAGE; USE 3 TRUBOLTS
9–12m L. GARAGE; USE 4 TRUBOLTS
S50, 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



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

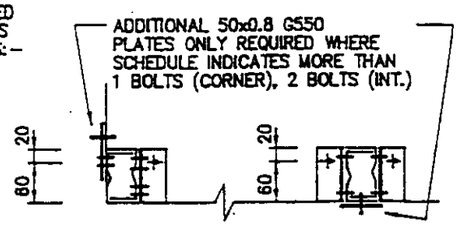
HOLD DOWN CLEAT/PLATE FIXED TO CONCRETE WITH CHEMSET/S AND TO COLUMN WITH SCREWS:–

6m LONG GARAGE:
S42 – 1/CH10 (2 SCREWS)
S50 – 1/CH10 (2 SCREWS)

9m LONG GARAGE:
S42 – 1/CH10 (3 SCREWS)
S50 – 2/CH8 (3 SCREWS)

12m LONG GARAGE:
S42 – 2/CH8 (3 SCREWS)
S50 – 2/CH10 (3 SCREWS)

15m LONG GARAGE:
S42 – 2/CH10 (4 SCREWS)
S50 – 2/CH10 (4 SCREWS)



CORNER MULLION | "INTERNAL" MULLION/S

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
S50 – CH8 BOLT, 3 SCREWS

15m LONG GARAGE:
S42 – CH10 BOLT, 3 SCREWS
S50 – CH10 BOLT, 3 SCREWS

REAR FRAME – HOLD DOWN

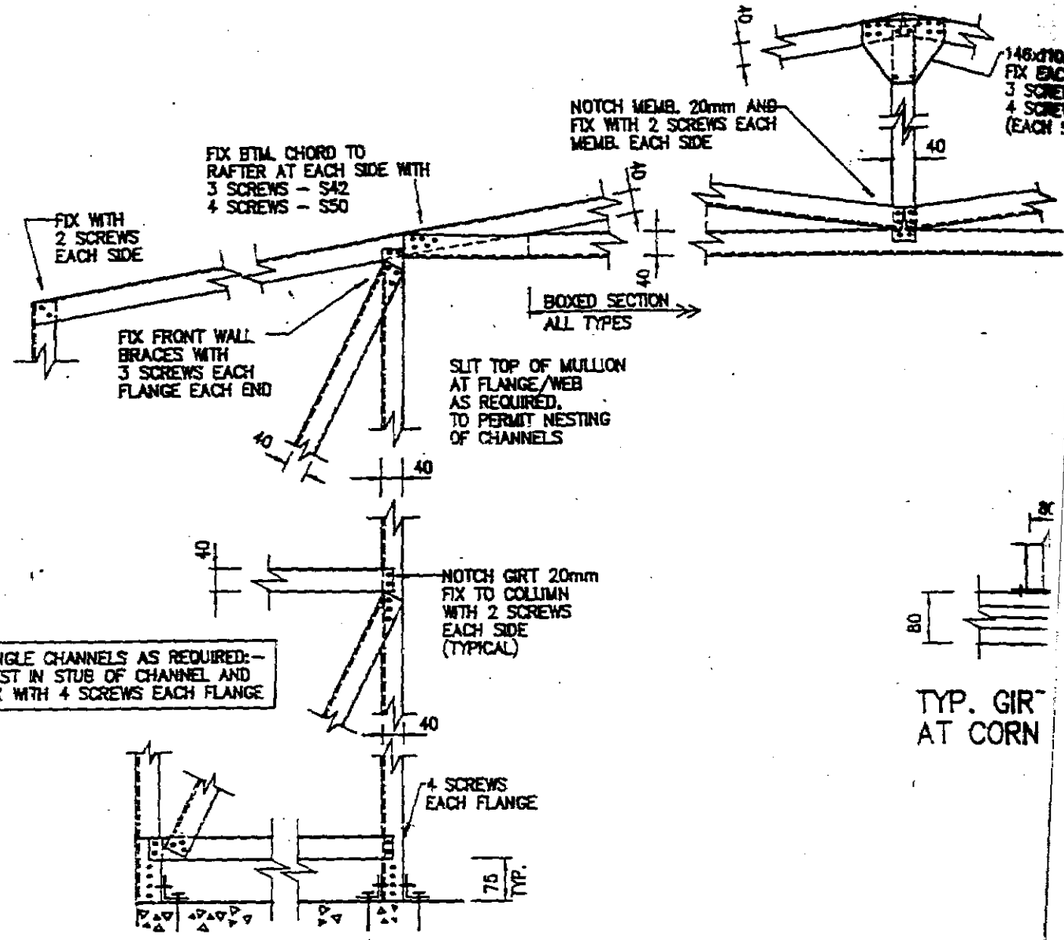
1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN REFER FOLLOWING; –CORNER MULLIONS; USE 2 TRUBOLTS
–"INTERNAL MULLIONS"; USE 3 TRUBOLTS
2 REFER "INTERNAL FRAME – HOLD DOWN" FOR NOTES REGARDING;
– SCREWBOLTS AND CAST–IN BOLTS USED IN LIEU OF CHEMSETS
– INSTALLATION OF CHEMSETS

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

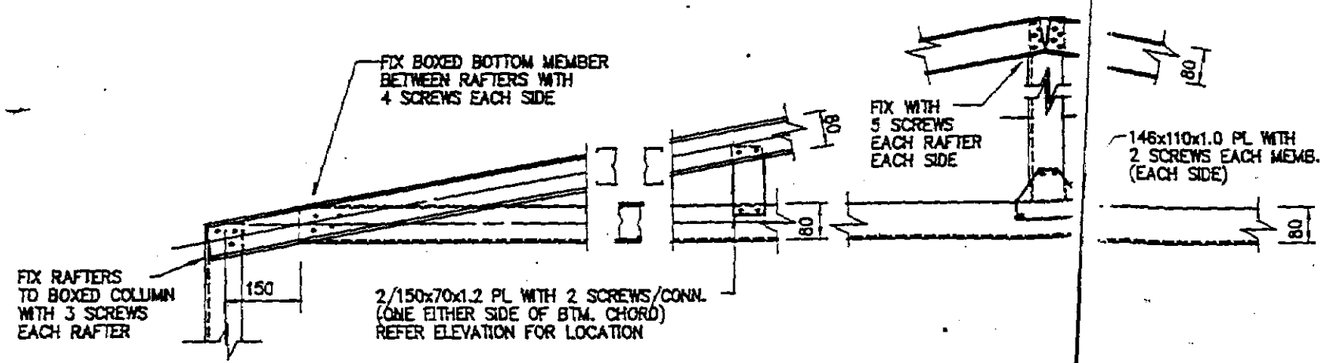
PROJECT
2.4m, ~~3.0m~~ Height
RANGE OF GARAGES
6m WIDE FRONT ENTRY
SITE WIND SPEED
42m/s ~~AND 50m/s~~

SUBJECT
DETAILS OF FRAMES, HOLD DOWN DETAILS

JOB No. 91099NZ
DWG No. 2
REVISION SUFFIX A



FRONT FRAME – CONNECTION DETAILS



INTERNAL FRAME – CONNECTION DETAILS

GENERAL

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'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 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 PAN. AT OTHER PURLINS, GIRTS ETC. FIX WITH ONE 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 6mm 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 LIPPED CHANNELS. FIX MULLIONS TO FLOOR WITH 40x40x0.8 CLEAT AND 1/D10 DYNABOLT. FLANGE 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 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 3566 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION WDS

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.

D.B. NEWPORT
M.I.E. (Aust.)
R.P.E.Q. (7155)
N.E.E.P. 3080 (N.T.).
EC-1779 (VIC.)

SUFF	REVISION	DATE
A	RELEASED FOR BUILDING APPROVAL	JULY 1996

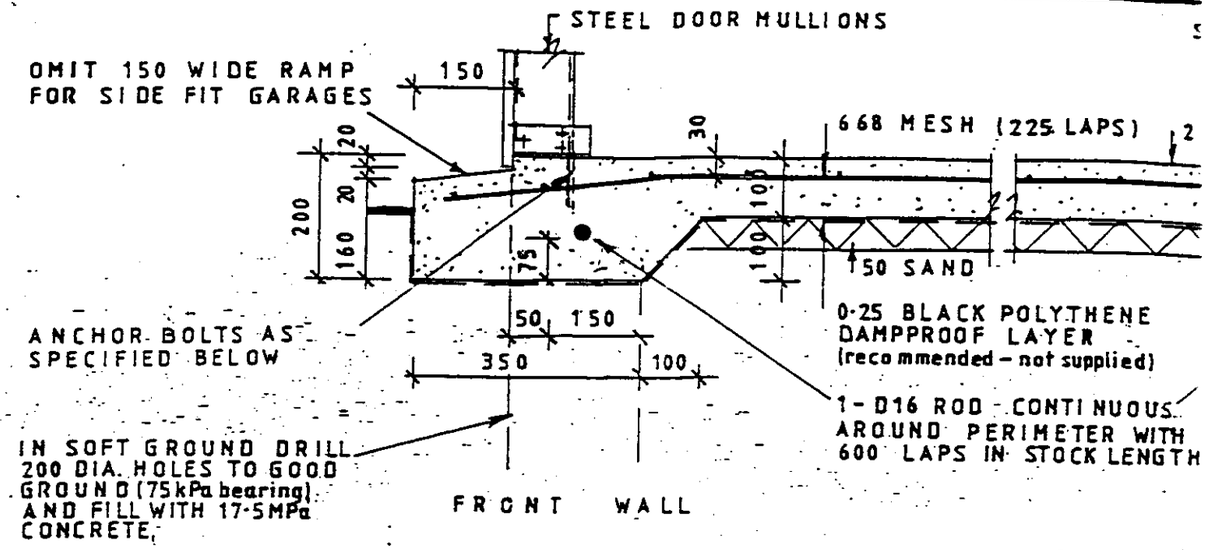
DES NEWPORT
CONSULTING ENGINEERS Pty. Ltd.
PO Box 76318, MANUKAU CITY, AUCKLAND
208 CONSTANCE STREET, FORTITUDE VALLEY
BRISBANE QLD. 4006 AUSTRALIA
Phone +61 7 3252 9822 Fax +61 7 3252 9844

CLIENT
BUDGET G RAGES Ltd.
5a RYAN PLACE, UKAU CITY, AUCKLAND
Phone (09) 262 2803 (09) 262 2798
Freephone 0800 10 35 4

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

SUBJECT
CONNECTION DETAILS
AND NOTES

JOB No. 91099NZ
DWG No. 3
REVISION SUFFIX A



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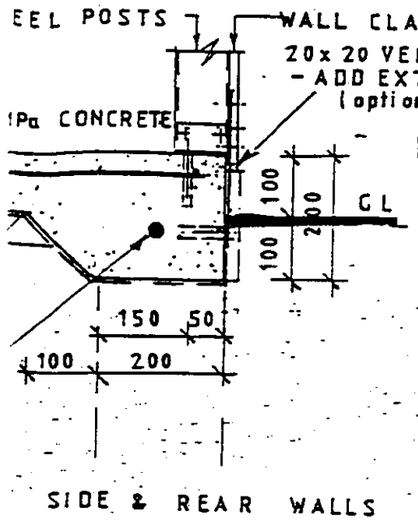
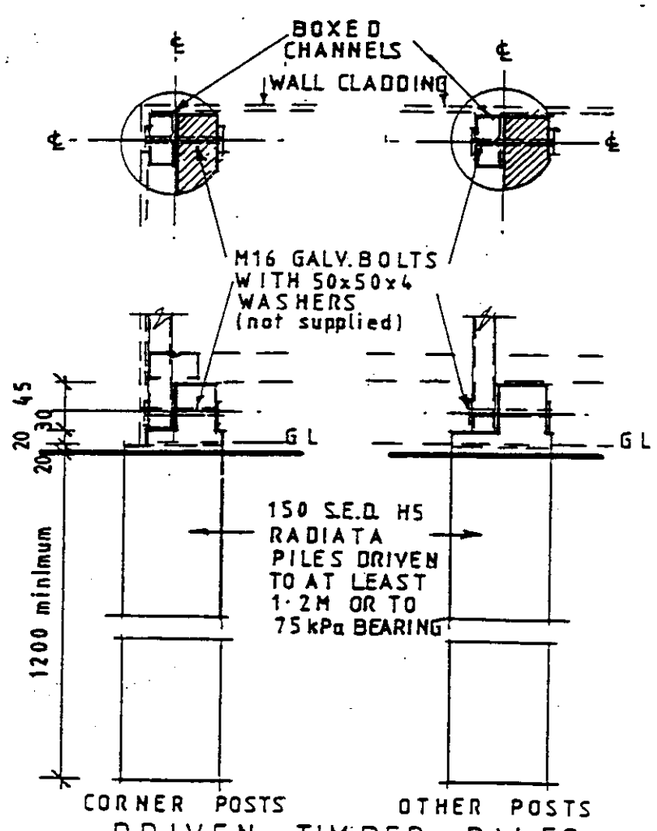


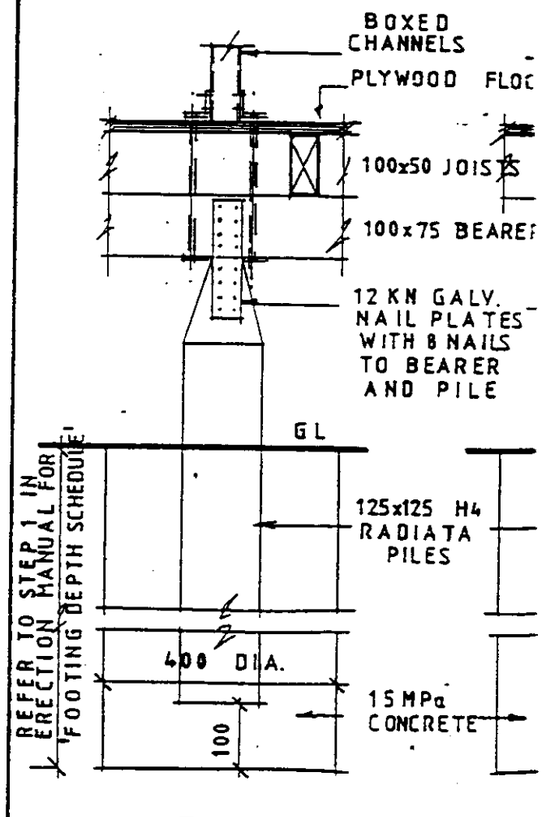
TE SLAB

SLAB AND FOUNDATION SCHEDULE

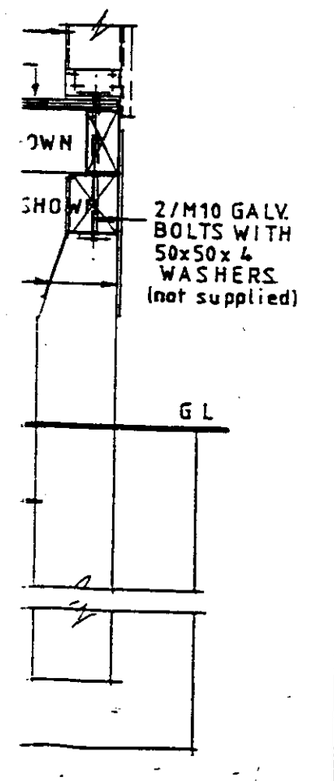
DELETE OPTIONS NOT APPLICABLE



DRIVEN TIMBER PILES

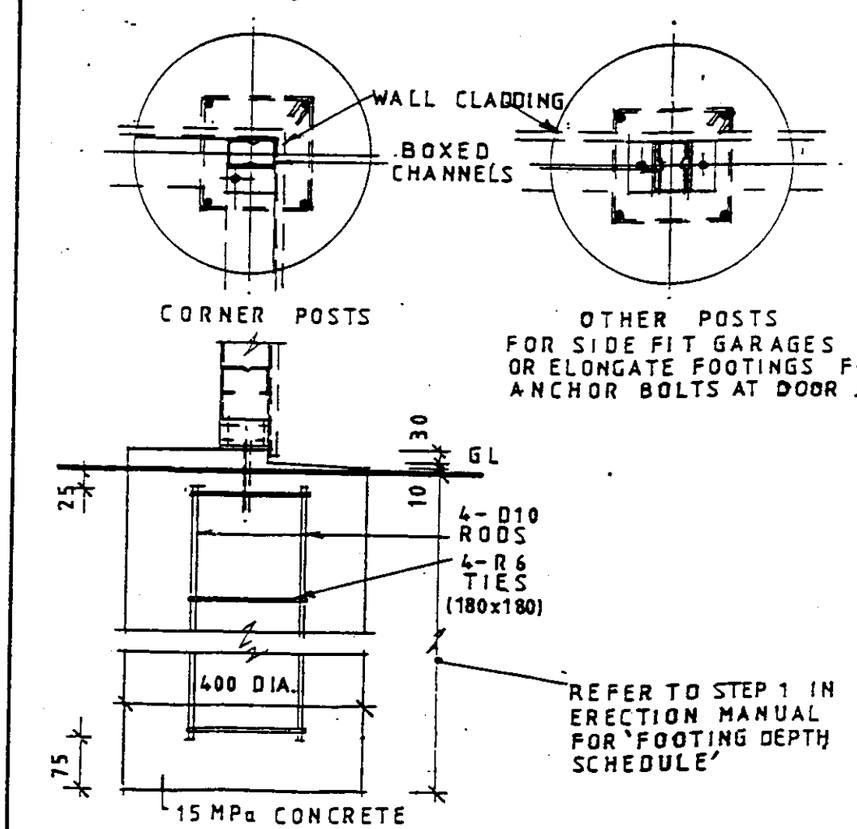


TIMBER PILES



I CONCRETE

nended



CONCRETE FOOTINGS

ANCHOR BOLTS TO CONCRETE SHALL BE RAWLPLUG M10 x 75 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

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

25·7·96
28·8·96

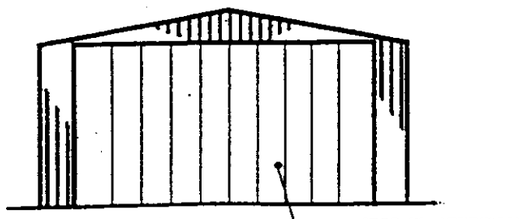
Manufacturer: Spic - N- Span, Brisbane, Australia Distributors: BUDGE

BUDGET GARAGES LTD

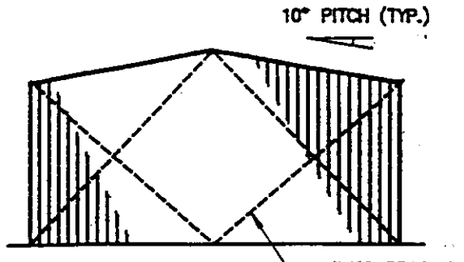
SHEET 4

STEEL FRAMED GARAGES

CONCRETE FLOOR SLAB - FOOTINGS OR TIMBER PILES

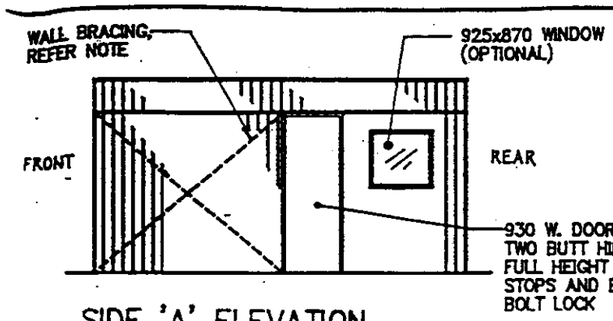


FRONT ELEVATION



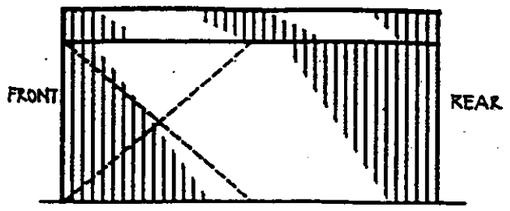
REAR ELEVATION

1 PERSONELL DOOR MAY BE INSTALLED IN THIS WALL PROVIDED THE NUMBER OF BRACING SETS IS MAINTAINED AS SCHEDULED
2 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.



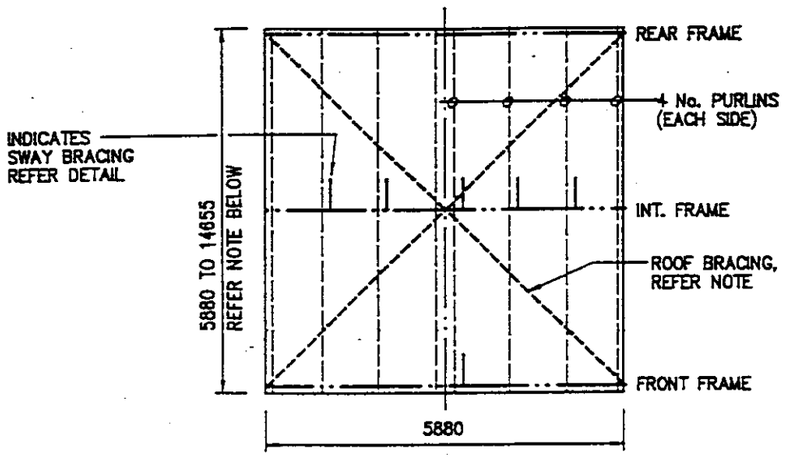
SIDE 'A' ELEVATION

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.



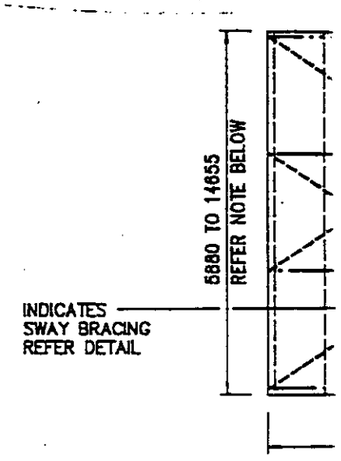
SIDE 'B' ELEVATION

WALL BRACING REFER SIDE 'A' ELEVATION



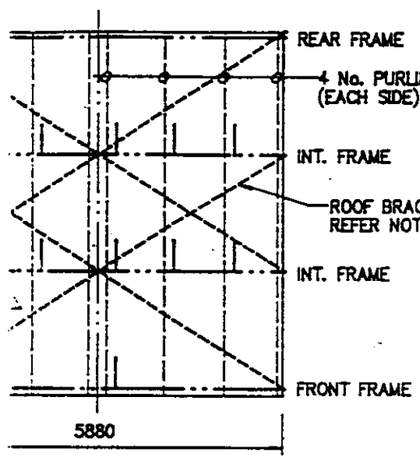
FRAMING PLAN – S42

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



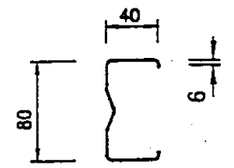
FRAM

1 S50, 6
MAXIM
FRAME
BRACI
2 ROOF
6–9m
12–15

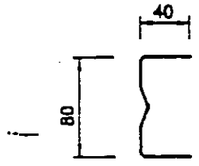


G PLAN – S50

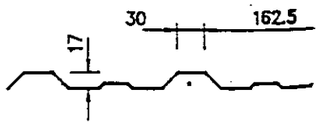
WIDE GARAGE MAY BE EXTENDED TO 15m LONG BY INSERTING INTERNAL T 2000 CTS. MAXIMUM. LAYOUT SIMILAR.
ACING EX. G550 STRAPS:–
GARAGE – 50x0.8 STRAPS 4 SCREWS/CONN.
L. GARAGE – 50x0.8 STRAPS 5 SCREWS/CONN.



TYPICAL SECTION INT. & REAR FRAMES

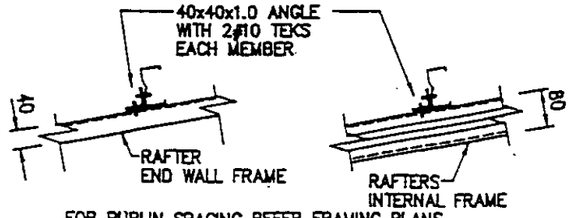


TYPICAL SECTION FRONT FRAME ONLY



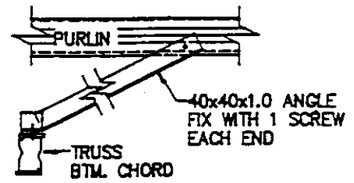
SHEETING PROFILE

T.C.T.



FOR PURLIN SPACING REFER FRAMING PLANS

PURLIN FIXING



TYPICAL SWAY BRACING DETAIL

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
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

CLIENT

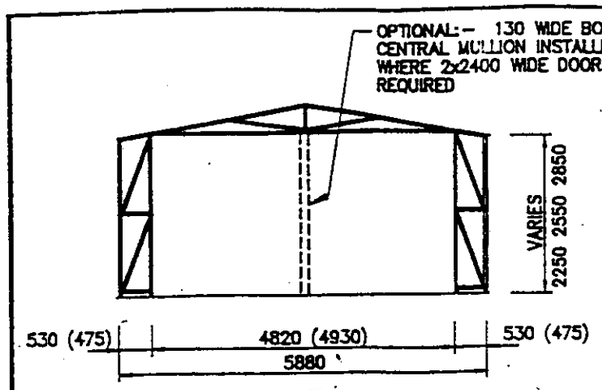
BUDGET GA
5a RYAN PLACE, MA
Phone (09) 262 2803 Fax
Freephone 0800 10 35 45

RAGES Ltd.
JKAU CITY, AUCKLAND
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~~

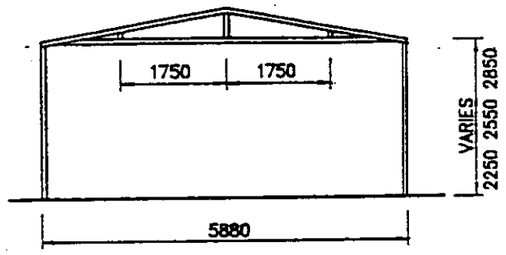
SUBJECT
ELEVATIONS, FRAMING PLANS, CONNECTION DETAILS

JOB No. 91099NZ
DWG No. 1
REVISION SUFFIX



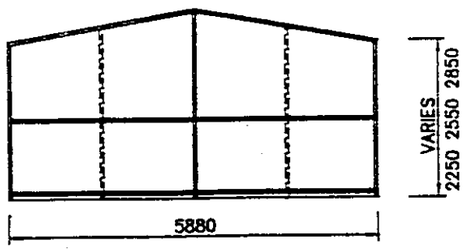
FRONT FRAME

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



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

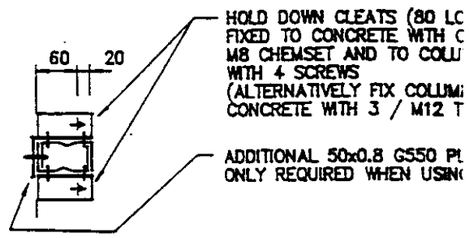
1 ALL SIDE WALL GIRTS TO BE SINGLE 80x40 CHANNELS, 0.8 B.M.T.
2 SPACING OF SIDE WALL GIRTS AS PER REAR WALL ELEAVTION.

FRONT FRAME – HOLD DOWN

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

2.4m HIGH GARAGE	2.7m AND 3.0m
6m LONG: S42 – 2/CH8 (4 SCREWS) S50 – 2/CH10 (5 SCREWS)	6m LONG: S42 – 2/CH1(S50 – 2/CH1:
9m LONG: S42 – 2/CH10 (5 SCREWS) S50 – 2/CH12 (7 SCREWS)	9m LONG: S42 – 2/CH1: S50 – 4/CH1(
12m LONG: S42 – 2/CH10 (6 SCREWS) S50C – 2/CH12 (9 SCREWS)	12m LONG: S42 – 4/CH1 S50 – 4/CH1
15m LONG: S42 – 2/CH12 (6 SCREWS) S50 – 4/CH10 (12 SCREWS)	15m LONG: S42 – 4/CH1 S50 – 4/CH1

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



INTERNAL FRAME – HOLD DOWN

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

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 FOLLOWI

2400 H. GARAGE	1 TYPE B – S42 1 TYPE B – S50
2700 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50
3000 H. GARAGE	1 TYPE B – S42 3 TYPE B – S50

A	RELEASED FOR BUILDING APPROVAL	JULY 199
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

CLIENT
BUDGET
5d RYAN PLACE
Phone (09) 262 280
Freephone 0800 10

SCHEDULE

WN CLEAT/S FIXED TO SCREWS:-

IGH GARAGE

6 SCREWS)
8 SCREWS)

8 SCREWS)
10 SCREWS)

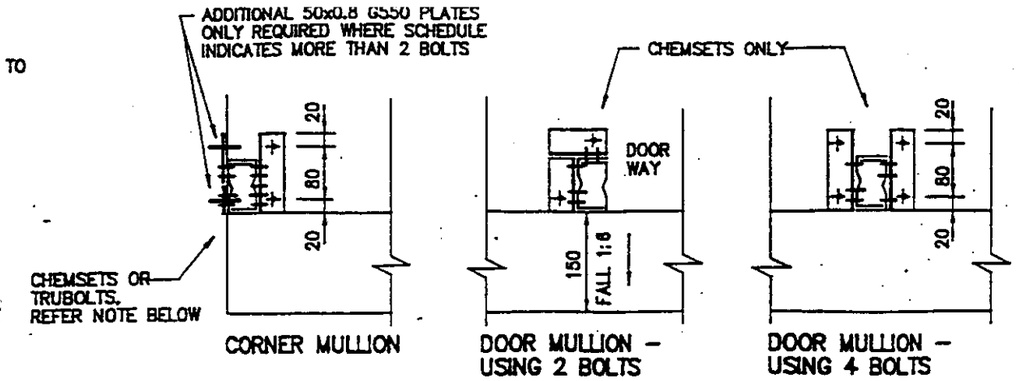
10 SCREWS)
14 SCREWS)

14 SCREWS)
16 SCREWS)

TAL NUMBER PER COLUMN F CLEATS REQUIRED)

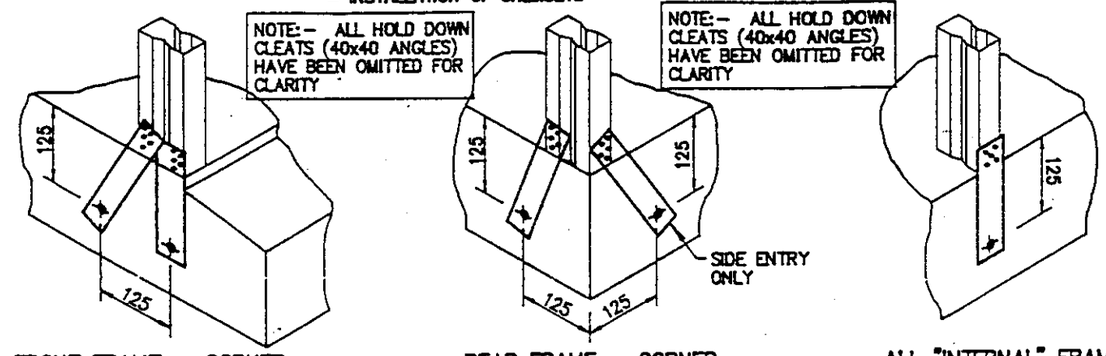
OLTS)

RUBOLTS



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
S50, 6–9m L GARAGE; USE 3 TRUBOLTS
12–15m L GARAGE; USE 4 TRUBOLTS
– 2.7–3.0m H. GAGARE; S42, 6m L GARAGE; USE 3 TRUBOLTS
9–12m L GARAGE; USE 4 TRUBOLTS
S50, 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

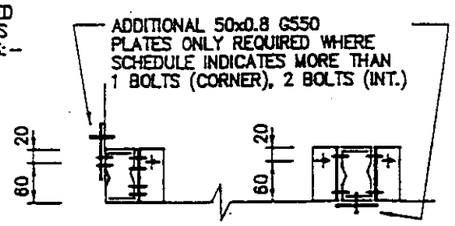


HOLD DOWN – WHERE ADDITIONAL 50x0.8 G550 PLATES ARE REQUIRED

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) S50 – 1/CH10 (2 SCREWS)
9m LONG GARAGE: S42 – 1/CH10 (3 SCREWS) S50 – 2/CH8 (3 SCREWS)
12m LONG GARAGE: S42 – 2/CH8 (3 SCREWS) S50 – 2/CH10 (3 SCREWS)
15m LONG GARAGE: S42 – 2/CH10 (4 SCREWS) S50 – 2/CH10 (4 SCREWS)



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 S50 – CH8 BOLT, 3 SCREWS
15m LONG GARAGE: S42 – CH10 BOLT, 3 SCREWS S50 – CH10 BOLT, 3 SCREWS

REAR FRAME – HOLD DOWN

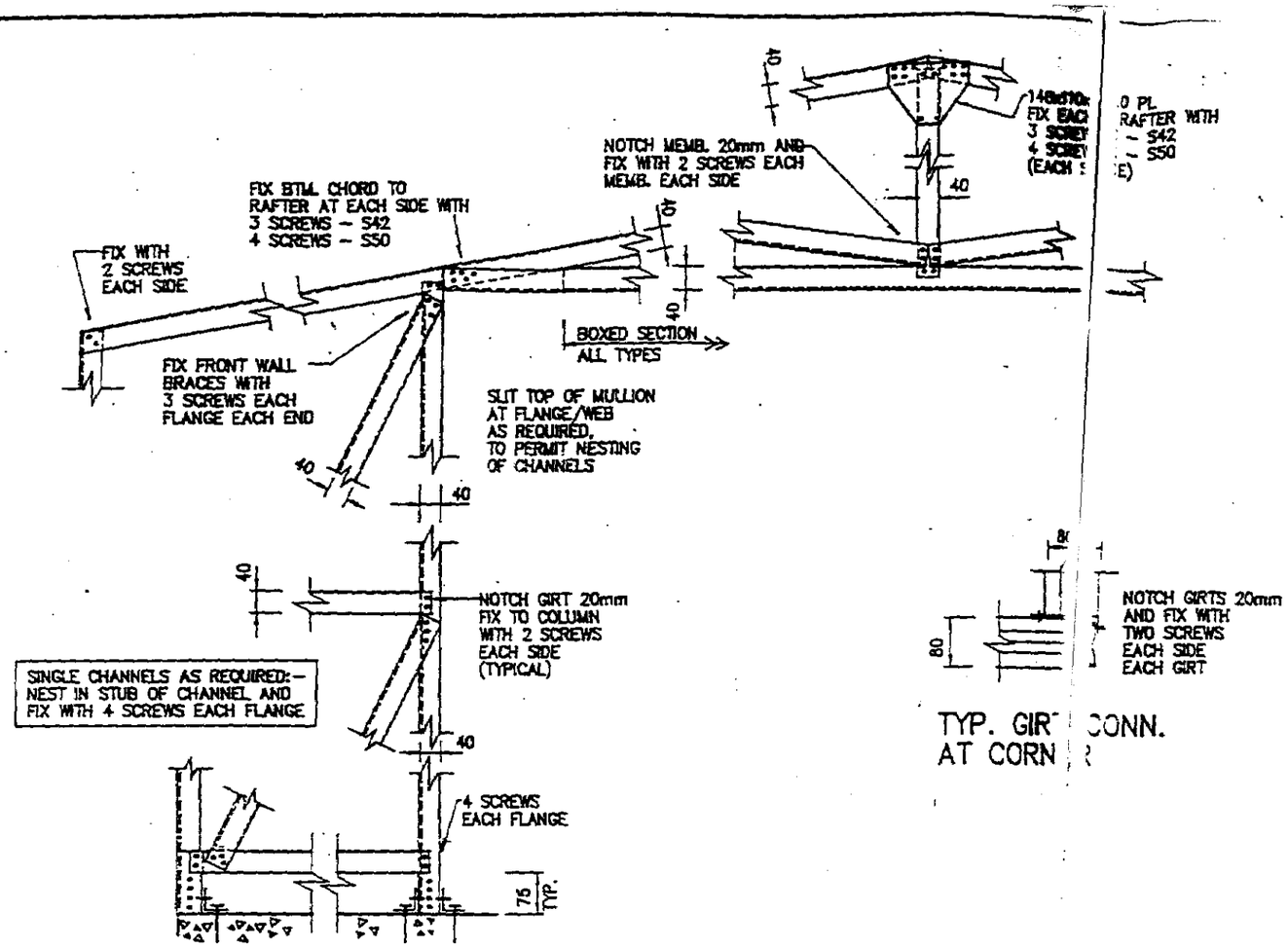
1 M12 TRUBOLTS MAY BE USED IN LIEU OF CHEMSETS FOR HOLD DOWN REFER FOLLOWING; –CORNER MULLIONS; USE 2 TRUBOLTS
–"INTERNAL MULLIONS"; USE 3 TRUBOLTS
2 REFER "INTERNAL FRAME – HOLD DOWN" FOR NOTES REGARDING;
– SCREWBOLTS AND CAST-IN BOLTS USED IN LIEU OF CHEMSETS
– INSTALLATION OF CHEMSETS

ARAGES Ltd.
ANUKAU CITY, AUCKLAND
Fax (09) 262 2798

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

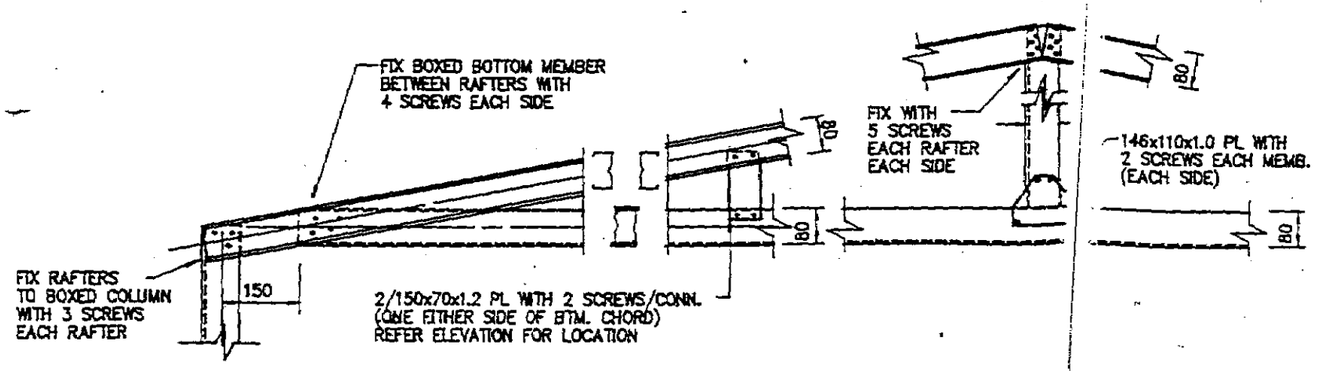
SUBJECT
DETAILS OF FRAMES, HOLD DOWN DETAILS

JOB No. 91099NZ
DWG No. 2
REVISION SUFFIX A



TYP. GIR CONN. AT CORN R

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 3.8.3 OF AS 1170.1.
2 WIND LOAD IN ACCORDANCE WITH NZS 4203–1992
D.W.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 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 PAN, AT OTHER PURLINS, GIRTS ETC. FIX WITH ONE 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 6mm 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.
MULLIONS TO FLOOR WITH 40x40x0.8 CLEAT AND 1/#10 DYNABOLT.
FLANGE 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 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 2312 GUIDE TO THE PROTECTION OF IRON AND STEEL
AS 3566 SELF DRILLING SCREWS FOR BUILDING & CONSTRUCTION INDS

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

D.B. NEWPORT
M.I.E. (Aust.)
R.P.E.Q. (1155)
N.E.E.P. 3080 (N.Z.).
EC–1779 (VIC.)

A	RELEASED FOR BUILDING APPROVAL	JULY 1996
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

CLIENT
BUDGET G RAGES Ltd.
5a RYAN PLACE, M UKAU CITY, AUCKLAND
Phone (09) 262 2803 09) 262 2798
Freephone 0800 10 35

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

SUBJECT
CONNECTION DETAILS AND NOTES

JOB No. 91099NZ
DWG No. 3
REVISION SUFFIX A

32-PE-9/91
FB 311

0.4K
0.3K

9
7
5
97
95
89
87
85
83
81
79
77
75
73
69
64
66
68
70
72
8
6
4
10
78
80
76
LOT9

10-PE-10/89
FB 402/70

50-PE-10/89
FB 297/80

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

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

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

50-PE-9/91
FB 311

32-PE-9/91
FB 311

50-PE-9/91
FB 311

0.3K
0.6K
1.6K
2.0K-
(32-PE

0.2K

ROAD

QUEENS

KAPITI VIEW

ALL DUCTS ARE 90 PVC

ALL DUCTS ARE 65 PVC

11.2
2.9
2.4K
1.5K
10.5
0.6K
0.7K
0.8K
3.0
2.5K
4.8
0.2
2.5
2.1
1.6
1.1
1.9
4.9
1.2
1.0
0.9K
2.6
4.0K
0.6
4.3
1.7K
Bdy

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS	Yes	No	COMMENTS	CHECKED/DATE STAMP
Town Planning					
	Zoning Confirms				
	Dispensation				
	Planning Consent				
	Special Floor Level				
Plumbing					
Drainage					
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	
GOOD V/E - FOOTPATH + KERB.				GOOD SAND.	30.9.97

NOTES:

Kapiti Coast District Council — Issued — DATE — MANAGER PLANNING

CONSENT MAY BE ISSUED

Kapiti Coast District Council — APPROVED Consent — DATE — Officer

Form 3

KAPITICOAST DISTRICT COUNCIL — there's a future here

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

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

CONSENT NO
971115

PART A : GENERAL

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

APPLICANT (OWNER*)

Name: E. Wimperis

Mailing address: 14 Beginning Rise
Coast - Paraparaumu

Contact *[Print Name and position]*:
Mark Wilson - designer

Phone: 2973319 mobile 021 515161

*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.

FOR COUNCIL USE

Received: 10/9/97

Application Deposit: $ 240.00

Receipt No:

Paid By: E D & H Wimperis
Nelson CA

NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL

PROJECT

Garage

Cross One

- [x] New or ~~relocated Building~~
- [ ] Alterations or additions
- [ ] Accessory Building or Fire
- [ ] Building Demolition or Removal

Being stage 1 of an intended 1 stages.

Estimated value (inclusive of GST) : $ 6200 =

Intended use, eg ~~Dwelling~~, ~~Carport~~, Garage, ~~etc~~

Intended life:
- [x] Indefinite but not less than 50 years
- [ ] Specified as _____ years

PROJECT LOCATION

Street address (if any) 83 Queens Rd Waikanae Beach

Legal description (*as shown on certificate of title or rates notice, if any*): Lot 5

DP 65770

Valuation No. 1492072300

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

1. [x] I/We **require that** my//our:
2. [x] plans
3. [ ] specifications

be treated as confidential in order to protect:

4. [x] the security of the building
5. [ ] copyright

Signed: [signature]

SIZE OF BUILDING	
Floor area m²	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 oth
- ☐ Mechanical ventilation or air condit
- ☐ Any other mechanical, electrical, hy compliance with the building code
- ☐ Building maintenance units for pro
- ☐ Such signs as are required by the b
- ☐ None of the above

E2: Other Systems

(Complete Part E2 only if

The building will contain the follow *maintenance and reporting procedure*

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for of the Disabled Persons Commun...
- ☐ 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 an on behalf of the Applicant:

Name: Mark R. Wilson

Position: Designer Date: 19/9/97

FOR OFFICE USE ONLY

FEES	
Building	$ 378
Sewer Connection	$
Water Connection	$
Vehicle Crossing	$
Damage Deposit	$ 400
Structural Checking	$
Building Research Levy	$
Development Levy	$
BIA Levy	$
Compliance Schedule	$
Town Planning Bond	$
Photocopying	$
SUBTOTAL	$ 778
Less Deposit Paid	$ 240
TOTAL	$ 538
GST INCLUDED	$

APPLICATION DEPOSIT	$ 240
RECEIPT NO 661671	DATE 19.9.97
INVOICE NO 18045	DATE 14/10/97
RECEIPT NO 669151	DATE 15/10/97
FEES PAID BY: E.M & H.I. Wimpory (Westpac Chq)	
BUILDING CONSENT NUMBER 971115	DATE ISSUED 16/10/97

AUTHORISATION FOR REFUND OF DEPOSITS

Deposit held = $ 400

Cost to Repair Damage Caused During Construction = $ –

Total Balance to be Refunded 400

Authority Number: 3916

Authorised: [signature] DATE: 10/3/98

TYPE OF BUILDING	Dwelling		Retail		Additions		Accessory	
	New		Industrial		Alterations		Other	

DEPARTMENT	REQUIREMENTS	Yes	No	COMMENTS	CHECKED/DATE STAMP
Town Planning					
	Zoning Conforms				
	Dispensation				
	Planning Consent				
	Special Floor Level				
Plumbing					
Drainage					
Stormwater	To Channel ✓				
	To Drain				
	Confined to Lot				
Building					
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
Subdivisional Engineer					
	Earthworks Bylaw Conditions				
Environmental Health					
Site					

KAPITI COAST DISTRICT COUNCIL

Form 3

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To : Kapiti Coast District Council

[*Cross each applicable box and attach relevant documents in triplicate*]

930691

PART A : GENERAL

(Complete Part A in all cases)

APPLICANT* Caldwell

Name: Horizon Homes Ltd

Mailing address: Box 31002

Lower Hutt

Contact [*Print name and position*]: T. Bushby

Construction Manager

Phone: 04 5666607 Fax: _____

*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

FOR COUNCIL USE

Received: 25/6/93

Application fee: $562-

Receipt No.: 36483

PROJECT

New or relocated building ☑

Alteration ☐

Intended use(s) [*In detail*]:

Dwelling

Intended life:

Indefinite but not less than 50 years ☑

Specified as _____ years

Demolition ☐

Being stage ___ of an intended ___ stages.

Estimated value (inclusive of GST) : $67,000

PROJECT LOCATION

Street address [*If any*]: 83 Queens Rd

Waikanae

Legal description [*as shown on certificate of title or rates notice, if any*]: Lot 5

DP 65770

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 m² 84 No. of storeys 1	
				No. of dwelling 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): 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*]:

- ☐ 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 o
- ☐ Mechanical ventilation or air condi
- ☐ Any other mechanical, electrical, h — or
  compliance with the building code.
- ☐ Building maintenance units for pro
- ☐ Such signs as are required by the b
- ☐ Non of the above.

E2 : Other Systems an

(Complete Part E2 only if bu

The building will contain the following — *nd 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 S Harris
Position: BUILDING SUPERVISOR Date: 22/6/93

FOR OFFICE USE ONLY

FEES		APPLICATION FEE $ 560
Building	$ 796	
Sewer Connection	$	RECEIPT NO 364683 DATE 23-6-93
Water Connection	$	
Vehicle Crossing	$	
Damage Deposit	$ 500	INVOICE NO 567 DATE 13-7-93
Structural Checking	$	
Building Research Levy	$ 1.65	
Development Levy	$	RECEIPT NO 368547 DATE 16-7-93
	$	
	$	
	$	BUILDING CONSENT NO 936691 DATE ISSUED
	$	
SUBTOTAL	$ 805	
Less Deposit Paid	$ 560	AUTHORISATION FOR REFUND OF DEPOSITS
TOTAL	$ 303	Deposit held = $
GST INCLUDED	$ 33.61	Cost to Repair Damage Caused During Construction = $
		Total Balance to be Refunded = $
		Authority Number :
		Authorised ..... DATE .....