

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS						
	Foundation/Piles	32	✓	Lapse and cancellation after 12mths of consent	23	Installation of solid fuel appliance (wood burner) comply and secured
	Block	2	✓	Engineer design specific components	23A	Second hand wood burner certified
	Pre-Slab (Plumbing)	3		Foundations to solid bearing of 200mm	25	✓ Contractor to leave site clean and clear
✓	Pre-Slab (Building)	4		NZS3604 as acceptable solution in terms of NZ Building Code	30	To comply with Food Hygiene Regulations 1974
	Sub-Floor	6		Not approved as Habitable Room	31	As in CCZ, all fixings need to be stainless steel
	Drainage	9	✓	Note and comply with all endorsements on approved plans	33	Approval only given for relocation purposes
✓	Pre-Clad	10		Names and Registration of plumber and drain-layer required	34	If cladding to have pre-finished colour coating, to be appropriate for coastal conditions
	Weathertightness	11		Concealed soil and TV pipes and gas flues only allowed in ducts or minimum framed	38	Window sashes on upper levels less than 760mm above floor to have stays fixed
	Pre-lining (Building)	12		Hot & Cold water pipes tested to 1500kPa	39	Construction of playground to comply with NZS5828
	Pre-lining (Plumbing)	13		Roof stormwater to be connected to existing	40	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
	Wet areas - membrane	14		Copper water pipes not permitted	43	✓ Textured systems should be applied by licensed, trained applicators – supply warranty
	Post Lining	15		Owner/builder to ensure prop foundation height will allow satisfactory connection	44	Exterior cladding system to be completed and inspected prior to internal lining
	Brick Veneer	21	✓	Minimum FFL to comply with NZS3604		
	Retaining Wall					
✓	Final (Dwelling)					
	Final (Commercial & Multi-resd)					

STANDARD CONSENT CONDITIONS	
37	
72	
80	

NON-STANDARD ADDENDA

Form 123 ver. 2 – Doc #124146

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....	
Building Fee	\$1398.00	\$1438.00	
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$.....	24053	5/7/11
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$.....	381184	5/7/11
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$.....	Alan Craig Design Ltd.	
Compliance Schedule	\$.....		
Digital Storage Fee	\$40.00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$.....	110390	5/7/11
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$.....	Deposit held =	\$.....
Less Fee Paid	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$1438.00	Total Balance to be Refunded	
GST INCLUDED	\$.....	Authority Number:	
		Authorised:	DATE:

GST 51-860-608

Received with thanks by 50/01
KAPITI COAST DISTRICT COUNCIL

5-07-11 12:34 Receipt no.381184

COPY *COPY* *COPY*

DR BC110390 1,438.00-
ALAN CRAIG DESIGN LT
Alan Craig Design Ltd.:34 Country Road:
CQ N
Alan Craig Design Lt 1,438.00

Form 123 ver. 2 – Doc #124146



Kāpiti Coast District Council

Private Bag 60 601
Paraparaumu 5254
New Zealand

Tel (04) 296 4700
or 0800 486 486

Fax (04) 296 4830 ■
kapiti.council@kapiticoast.govt.nz ■
www.kapiticoast.govt.nz ■

Building consent 110390

Section 51, Building Act 2004

The building

Street address of building: 114 Paetawa Road, Peka Peka

Legal description of land where building is located: LOT 1 DP 83749-INT IN ROW

Valuation number: 1489009806

Building name:

Location of building within site/block number:

Level/unit number:

The owner

Name of owner: C Ashley-Jones, J Harkness, & J Rogers,

Contact person: John Rogers

Mailing address: 142a Upland road, Northland, Wellington

Street address/registered office:

Phone number: Landline: 04 472 9354

Mobile: 021 448 149

Daytime:

After hours:

Facsimile number:

Email address: john.rogers@ccm.co.nz

Website:

First point of contact for communications with the council/building consent authority:

Full Name: Alan Craig Design Ltd

Mailing Address: 34 Country Road, Otaki 5512

Phones:: 06 364 7488; 027 6844217; 06 364 7488

Fax: 06 364 7487

Email: alan@alancraigdesign.co.nz

Building work

The following building work is authorised by this building consent:

Remove lounge door, reinstall on face of building. New overlay garage concrete floor. Plaster coating to blockwork.

Residential dwelling

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

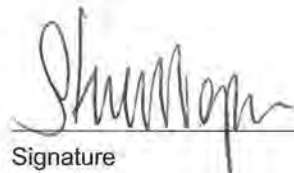
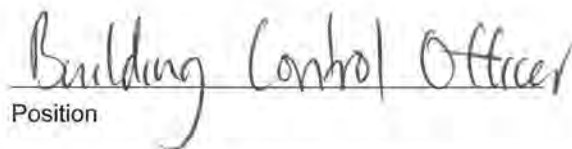
This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:


Signature
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 25/07/11

26 July 2011

C Ashley-Jones, J Harkness, & J Rogers.
142a Upland road
Northland
Wellington

Dear Sir/Madam

Approval of Building Consent: 110390

Description: Remove lounge door, reinstall on face of building. New overlay garage concrete floor.
Plaster coating to blockwork.
Location: 114 Paetawa Road, Peka Peka
Legal Description: LOT 1 DP 83749-INT IN ROW

I am pleased to inform you that the above building consent application has been approved. The building consent documents have been issued and are enclosed.

Before starting any work please read ALL the building consent documents carefully and in full so that you as the owner understand the conditions under which the consent has been issued.

As the owner you are also responsible for the following:

- ensuring that building work starts within 12 months of the approval of the building consent and that work progresses at a reasonable pace.
- ensuring that all required inspections are completed and that a Code Compliance Certificate is obtained once the work has been completed – please be aware that before a Code Compliance Certificate is issued, the building work must comply with the Building Act 2004 and the Building Code as at the date of final inspection.
- that no work with noisy equipment is to be carried out before 7.30 a.m. or after 6 p.m. Monday to Saturday. During the week there may be workers on site from 6.30 a.m. quietly preparing for work. Work with noisy equipment is not permitted on Sundays and public holidays.
- ensuring that no damage occurs to public property, for example footpaths or retaining structures. Should damage occur you will be required to pay for any repairs.
- ensuring that if you wish to make any changes to the approved building consent, then an amendment to the building consent will need to be lodged with us.

If you have any questions regarding your building consent or your responsibilities, please contact Kapiti Coast District Council on (04) 9045 617.

Addenda to Application

Application

Alan Craig Design Ltd
34 Country Road
Otaki 5512

No.

110390

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Remove lounge door, reinstall on face of building. New overlay garage concrete floor. Plaster coating to blockwork.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential dwelling
Estimated Value	\$18,000
Location	114 Paetawa Road, Peka Peka
Legal Description	LOT 1 DP 83749-INT IN ROW
Valuation No.	1489009806

Designer: Alan Craig Design Ltd - Alan Craig 34 Country Road, Otaki
5512 : 06 364 7488 / 027 6844217

Contractor: Hamish Wells - Structural Engineer PO Box 188, Otaki : 06 364
6728 / 0274 459 757

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Pre-slab
 2. Pre Wrap
 3. Pre Clad
 4. Final Inspection
- b) To arrange for any of the above required inspections by Building Control Team, please contact the Call Centre on (04) 296 4700 between the hours of 8am and 5pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 12 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. The inspection of all specific design components of the building is the responsibility of the Design Engineer who is also required to supply a written report to Council.
3. Note and comply with endorsements on approved plans.
4. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
5. Contractor to leave site clear of all demolition materials and in a tidy state.
6. Textured Systems should be applied by licensed, trained applicators only. Supply copy of warranty to Certifier.
7. All work shall be carried out in accordance with attached Section 221 Consent Notice.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date:

BC 110390

APPROVED BY
BUILDING
jaimes
OFFICER
25/07/2011

ENGINEERS DESIGN

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

Textured systems to be applied by licenced, trained applicators only.
Supply copy of warranty to council.

ACD



GARAGE ALTERATIONS
For
J. & C. ROGERS
at 114 PAETAWA ROAD ,
PEKA PEKA

DRAWING REGISTER - Rev 0 - 30 June 2011

A1.01	Rev 0	Locality Plan, Site / Drainage Plan
A1.02	Rev 0	Existing Floor Plan
A2.01	Rev 0	Revised Ground Floor Plan
A3.01	Rev 0	Revised South Elevation, Existing Cross Section A-A
A4.01	Rev 0	Revised Cross Section B-B, Revised Long Section C-C
A5.01	Rev 0	Rafter Splice and Bulkhead Details
A5.02	Rev 0	Overlay Concrete Floor Details
A5.03	Rev 0	Laundry Door Details

Prepared By

Alan Craig Design Ltd.

34 County Road, Otaki

P 06 364 7488

F 06 364 7487

M 027 68 44 217

E alan@alancraigdesign.co.nz

All work shall be carried out in accordance with Section 221 Consent Notice

APPROVED BY
PLANNING
Janice Lee
14/07/2011

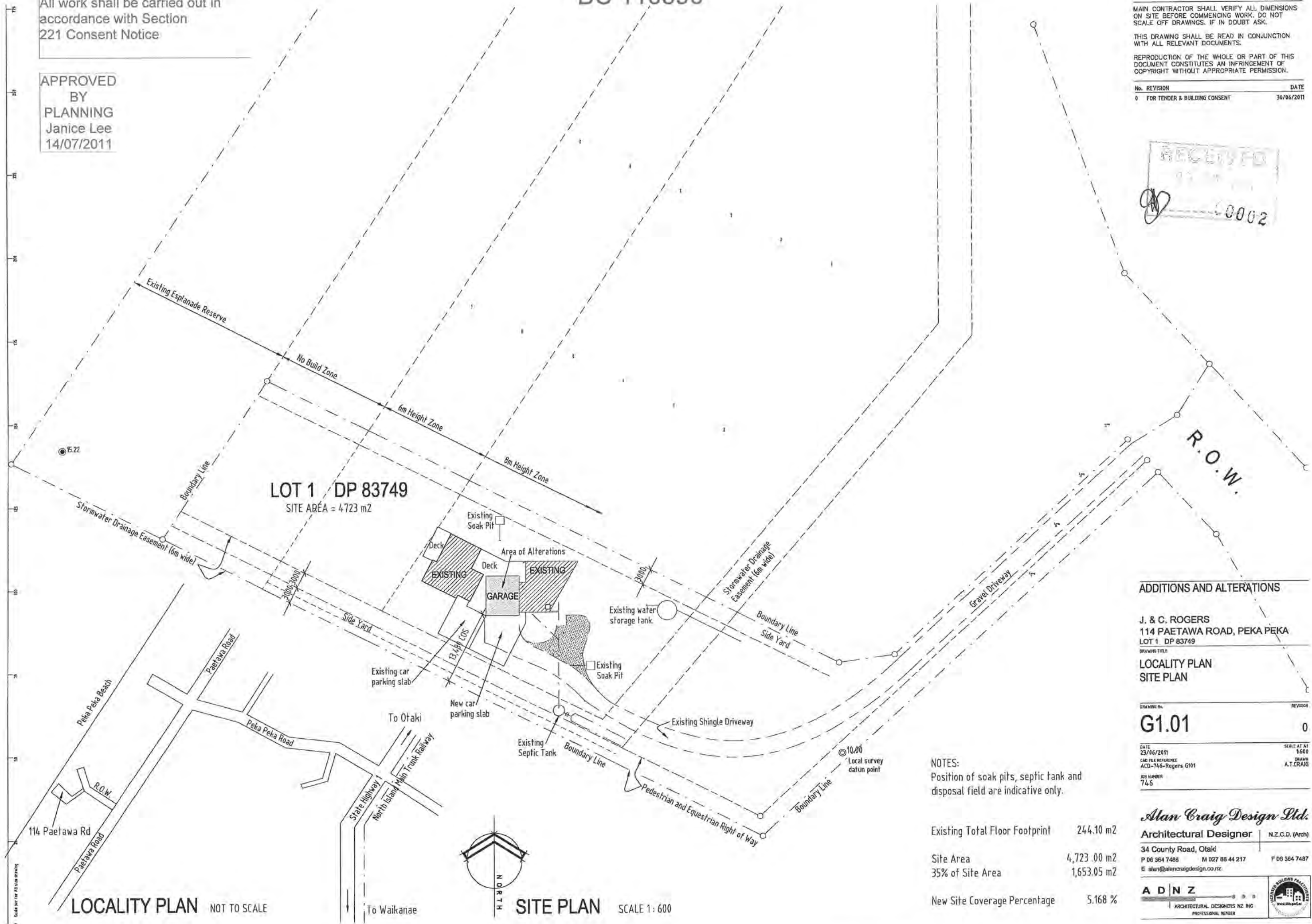
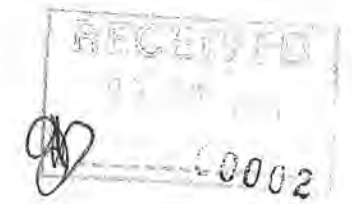
BC 110390

MAIN CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.

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No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	30/06/2011



ADDITIONS AND ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

LOCALITY PLAN
SITE PLAN

DRAWING No. **G1.01** REVISION 0

DATE 23/06/2011 SCALE AT A1 1:600
CAD FILE REFERENCE ACD-746-Rogers G101 DRAWN A.T.CRAIG
JOB NUMBER 746

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 364 7408 M 027 88 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz

ADNZ
ARCHITECTURAL DESIGNERS NZ INC.
PROFESSIONAL MEMBER

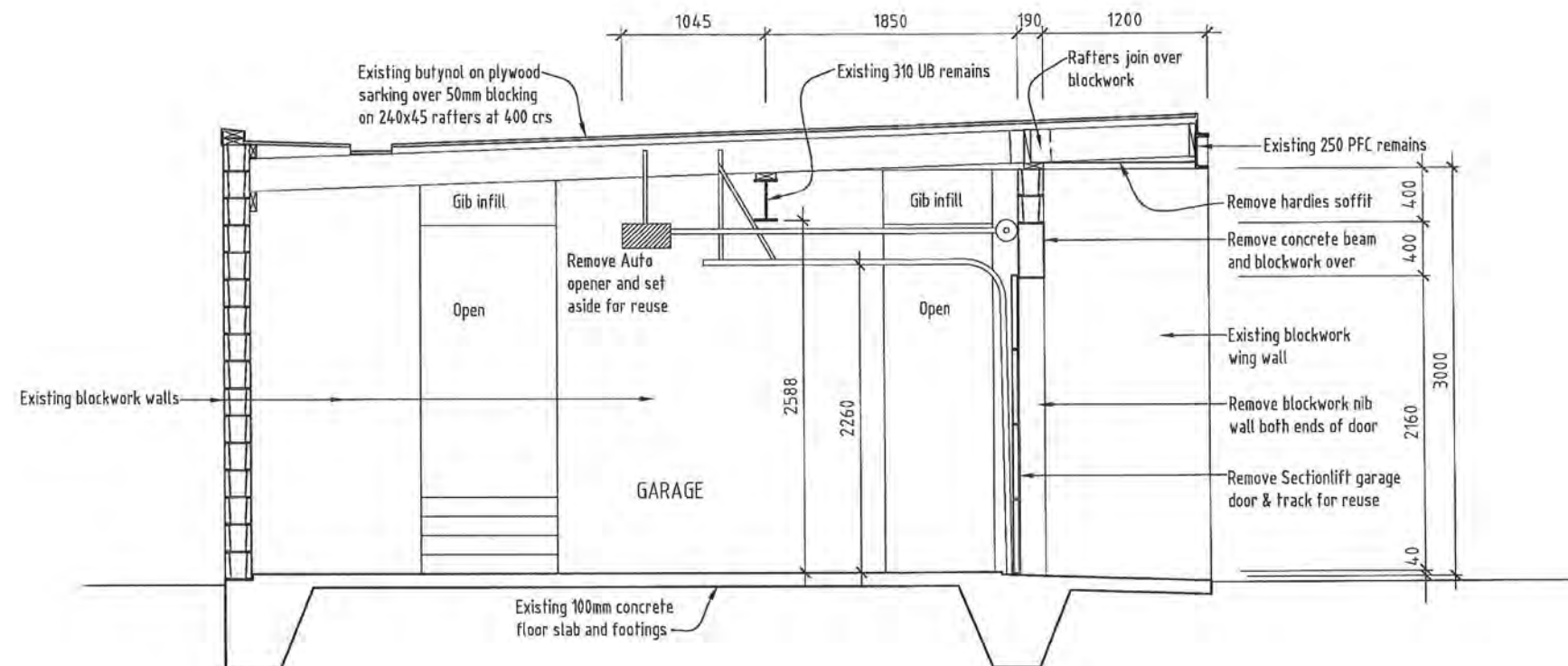
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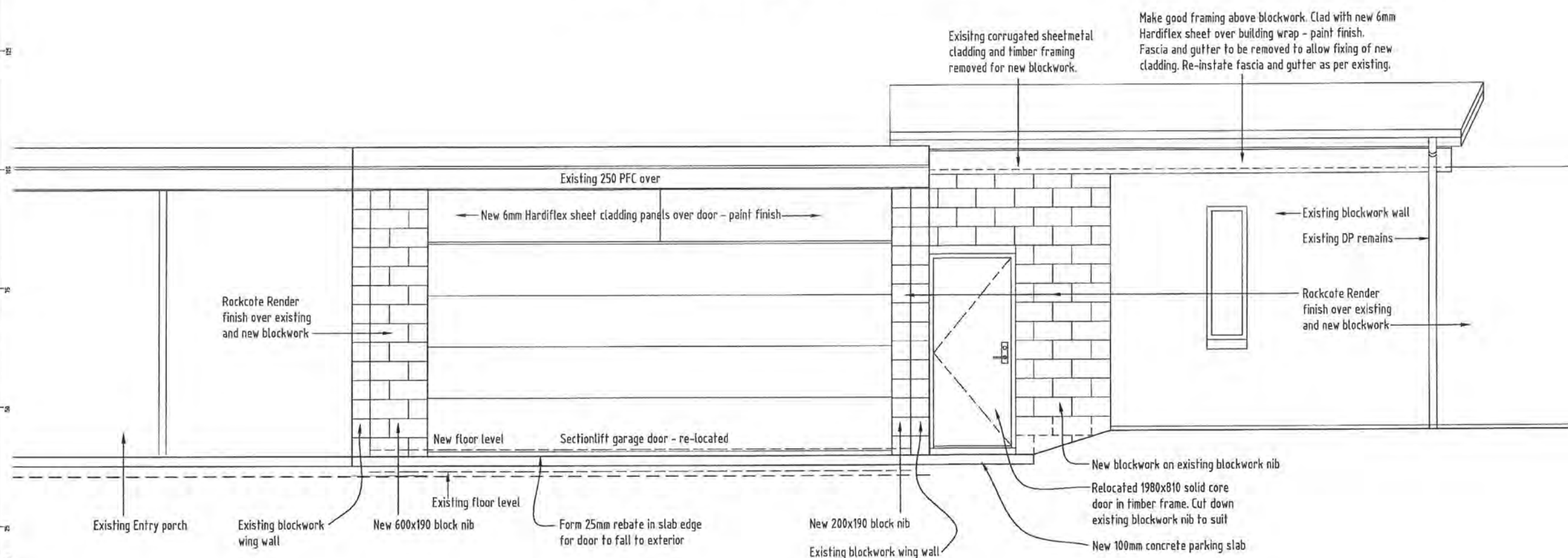
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0	FOR TENDER & BUILDING CONSENT	30/06/2011



EXISTING CROSS SECTION A-A SCALE 1:50



REVISED SOUTH ELEVATION SCALE 1:50

GARAGE ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

REVISION
0

DATE	SCALE AT A3
24/05/2011	1:50
CAO FILE REFERENCE	DRAWN
ACD-746-Rogers Garage Source	A.T.CRAIG
JOB NUMBER	
746	

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
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E alan@alancraigdesign.co.nz

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PROFESSIONAL MEMBER

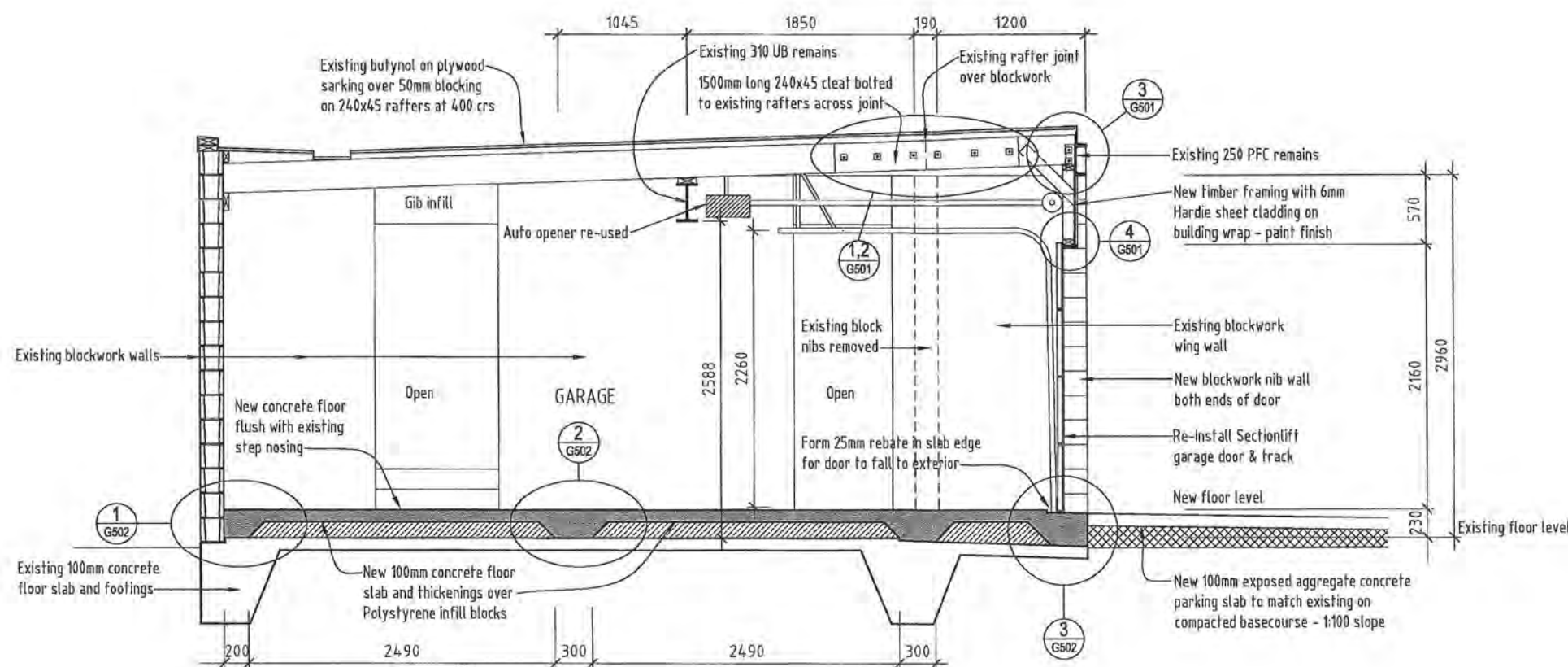
BC 110390

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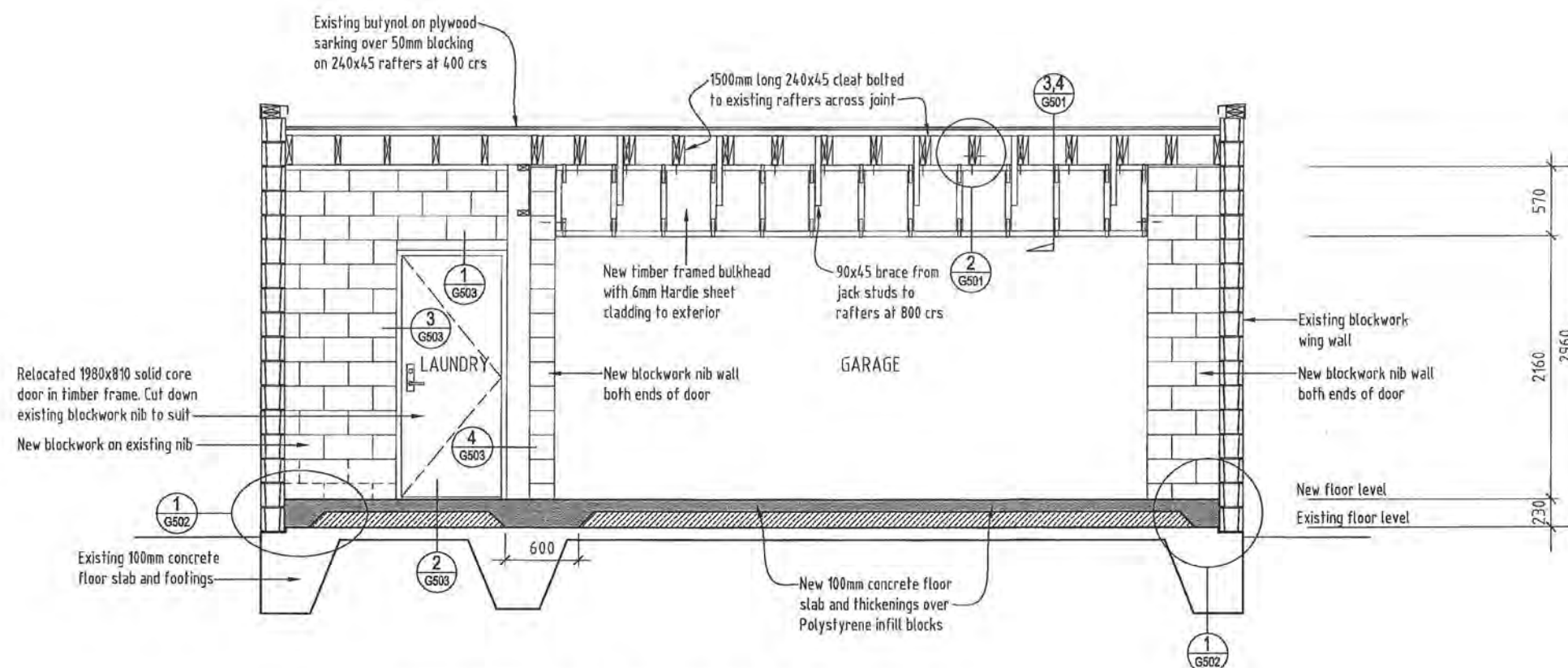
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No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	30/06/2011



REVISED CROSS SECTION B-B SCALE 1:50



REVISED LONG SECTION C-C SCALE 1:50

GARAGE ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83748

REVISION
G4.01
0

DATE: 24/05/2011
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EAD FILE REFERENCE: ACD-746-Rogers Garage Source
JOB NUMBER: 746
DRAWN: A.T.CRAIG

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 384 7488 M 027 66 44 217 F 06 384 7487
E alan@alancraigdesign.co.nz

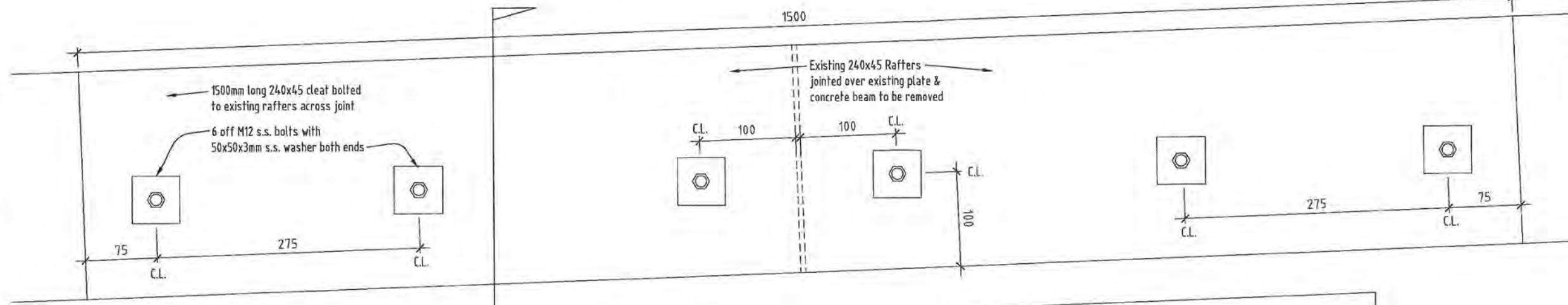
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ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

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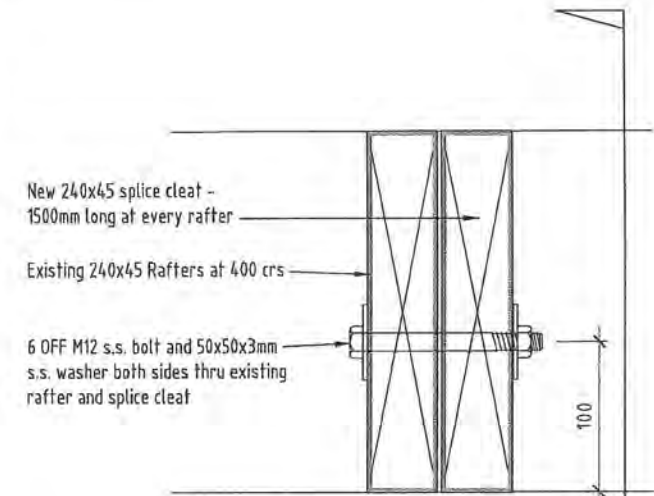
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No. REVISION DATE
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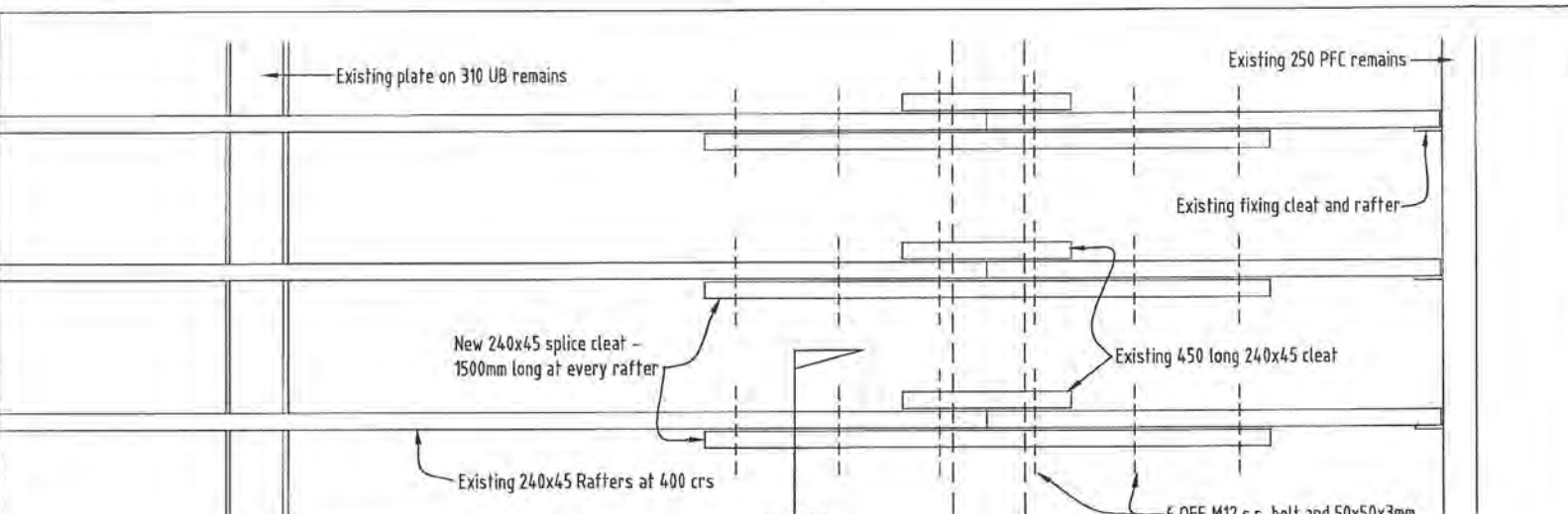
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G401 NEW SPLICE CLEAT 1:5

2 G501



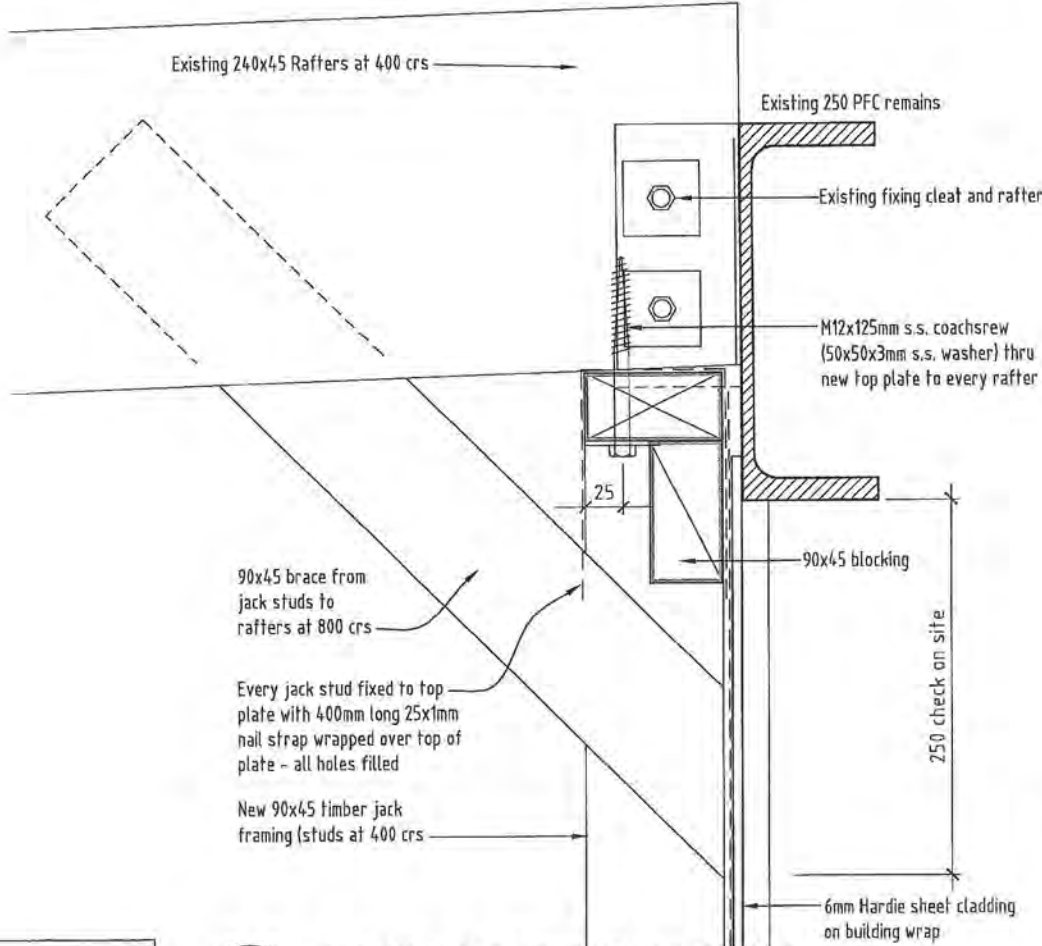
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G401 SPLICE CLEAT 1:5

1 G501

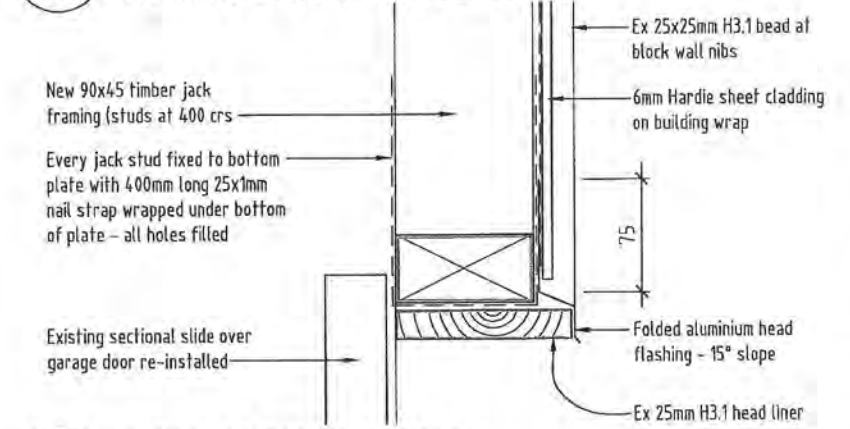


5 NEW RAFTER JOINT
G401 SPLICE CLEAT PLAN 1:20

2 G501



3 EXISTING PFC FASCIA BEAM
G401 NEW PFC END & JACK FRAMING 1:5



4 NEW JACK FRAMING
G401 GARAGE DOOR HEAD DETAIL 1:5

GARAGE ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

NEW ROOF BEAM DETAILS

DRAWING NO.	REVISION
G5.01	0
DATE 24/05/2011	SCALE AT A3 1:5, 1:20
CAD FILE REFERENCE ACD-746-Rogers Garage Source	DRAWN A.T.CRAIG
JOB NUMBER 746	

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 364 7488 M 027 68 44 217 F 06 364 7487
E. alan@alancraigdesign.co.nz

BC 110390

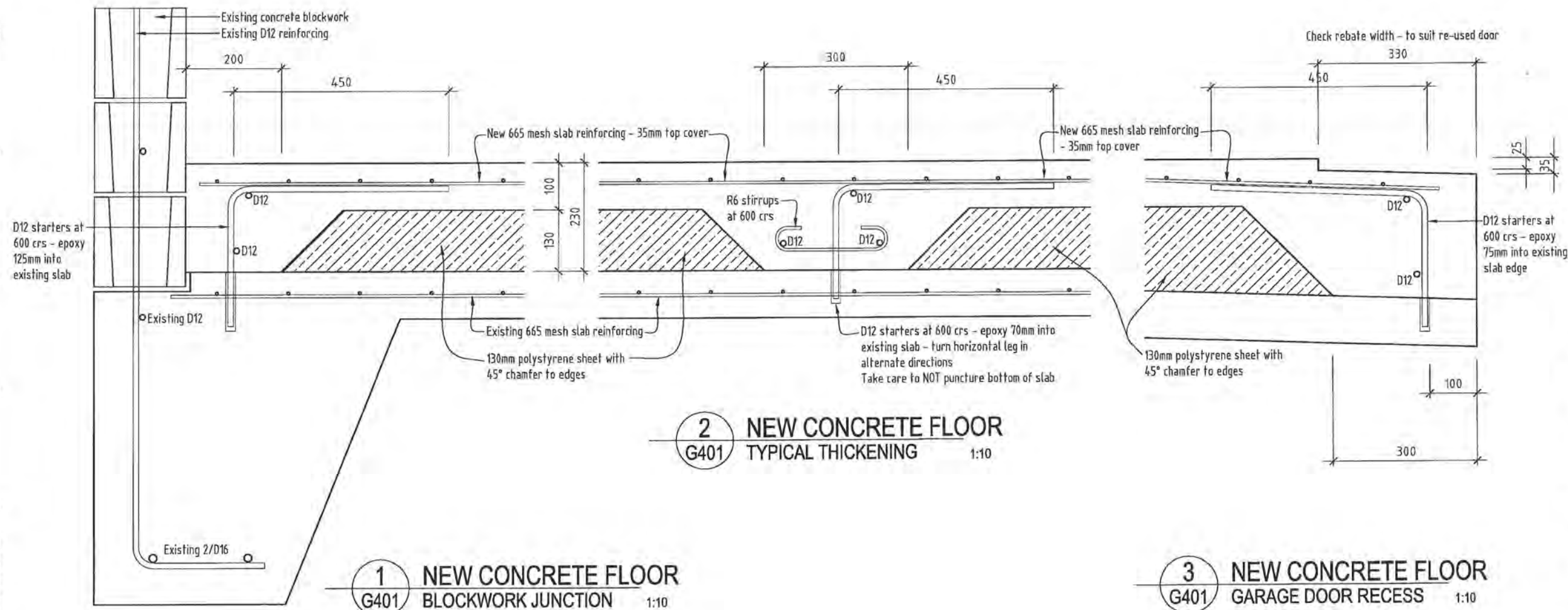
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No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	30/06/2011

110390
0008



GARAGE ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

NEW OVERLAY FLOOR SLAB DETAILS

DRAWING NO.	REVISION
G5.02	0

DATE: 24/05/2011
CAG FILE REFERENCE: ACD-746-Rogers Garage Source
JOB NUMBER: 746

SCALE AT A3: 1:10
DRAWN: A.T.CRAIG

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E alan@alancraigdesign.co.nz

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PROFESSIONAL MEMBER

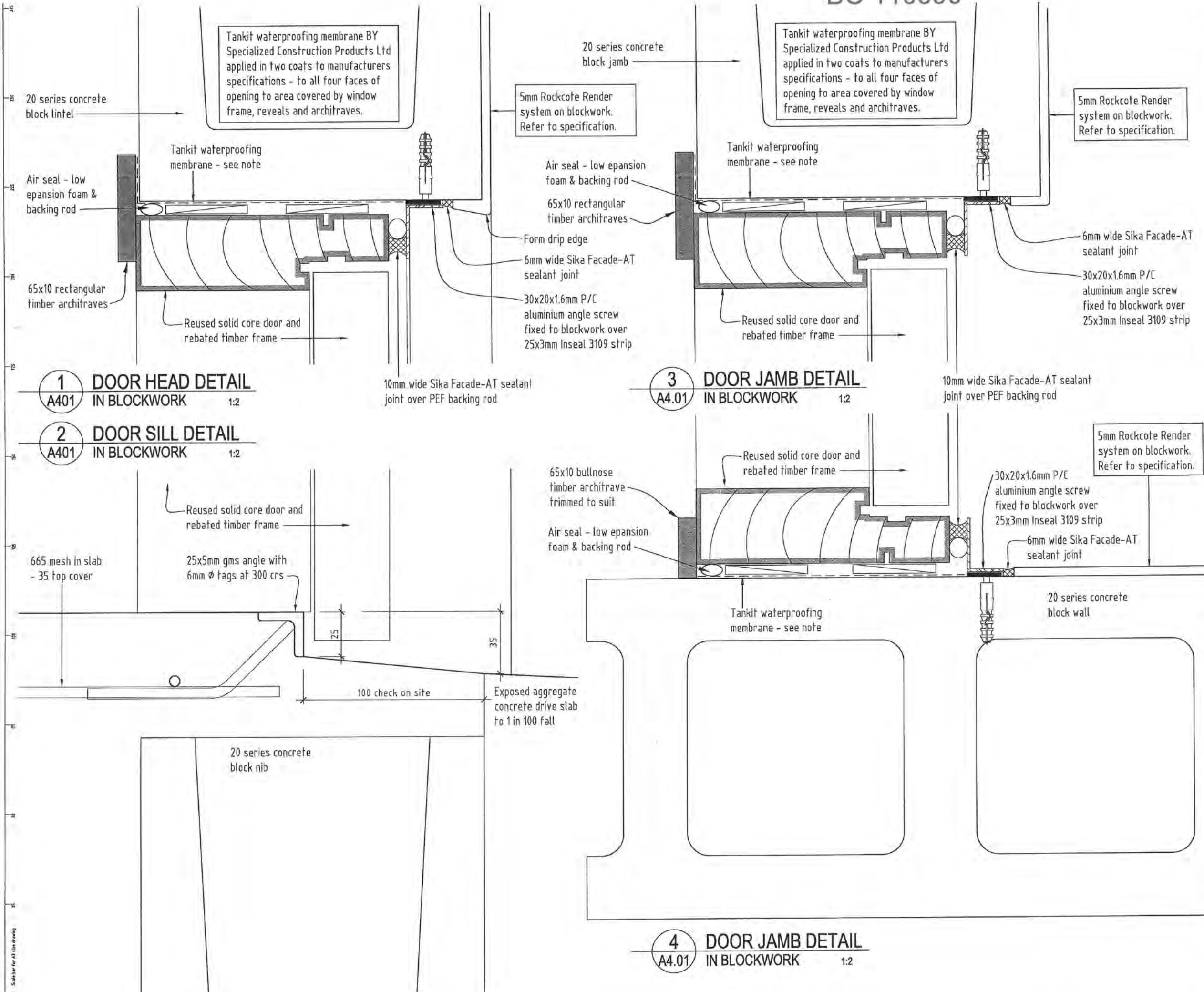
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GARAGE ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

LAUNDRY DOOR DETAILS

DRAWING No. G5.03
DATE 28/06/2011
EAG FILE REFERENCE ACD-746-Rogers Garage Source
JOB NUMBER 746
REVISION 0
SCALE AT A3 1:2
DRAWN A.T.CRAIG

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
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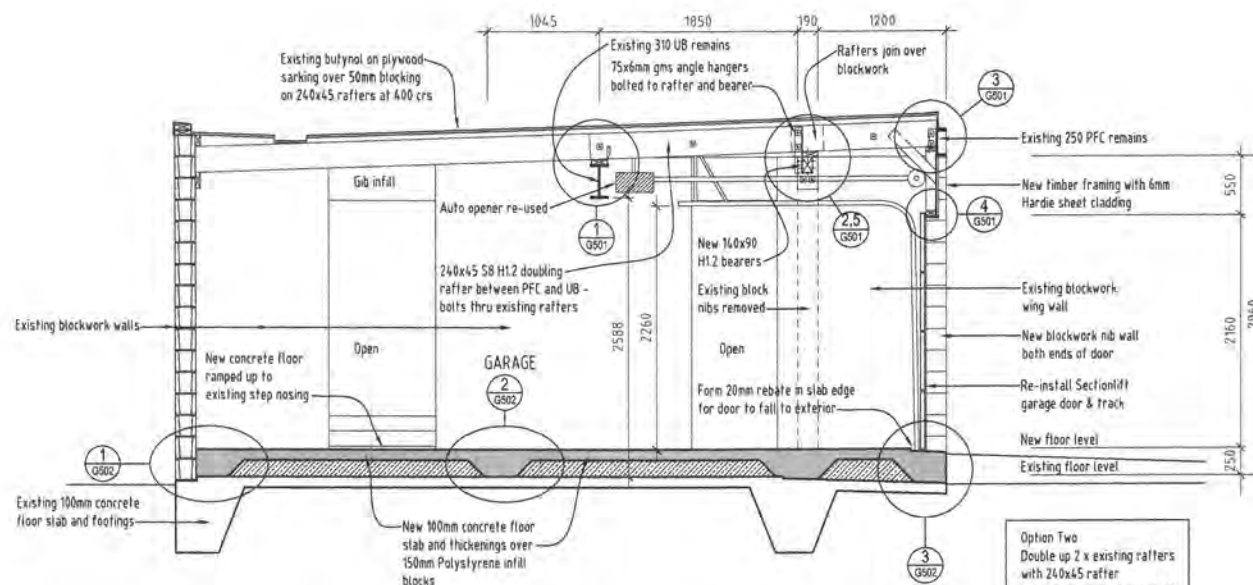
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PROFESSIONAL MEMBER

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NO. REVISION DATE
A WORKING DRAWINGS 25/04/2011



REVISED CROSS SECTION B-B SCALE 1:50

Option Two
Double up 2 x existing rafters with 240x45 rafter
75x6mm gms angle hangers to support 160x90 bearer under existing rafters

Design reviewed by Hamish Wells
MIPENZ (Civil & Structural)
CPEng # 186323 and is:

- ☒ OK as designed
- ☐ OK with changes as noted
- ☐ design NOT acceptable as noted

GARAGE ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

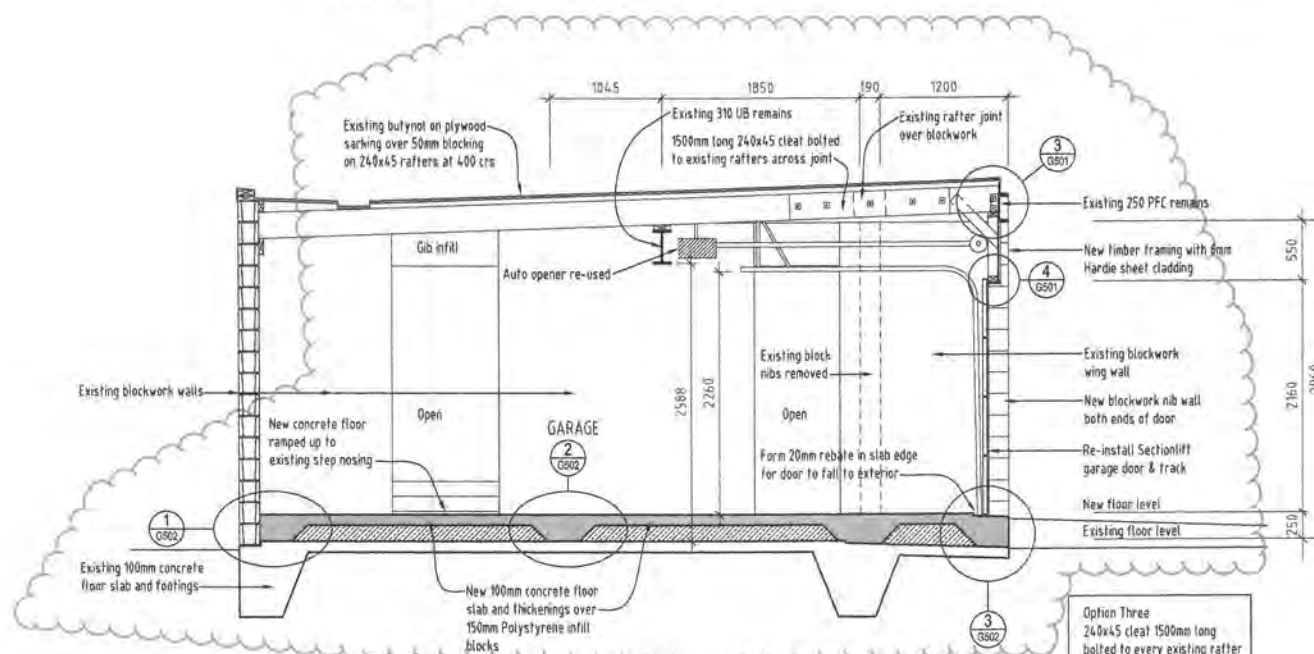
REVISED SECTION B-B
OPTION 2 AND 3

DATE: 25/05/2011 SCALE AT A1: 1:50
LIVE FILE REFERENCE: ACD-114-Rogers Garage Source: A.T. CRAG
JOB NUMBER: 746

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)

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P 06 354 7458 M 027 86 44 217 F 06 354 7467
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC
REGISTERED MEMBERS



REVISED CROSS SECTION B-B SCALE 1:50

Option Three
240x45 cleat 1500mm long bolted to every existing rafter across joint where blockwork removed.

BC 110390

NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED

Building Code Clause(s)

PRODUCER STATEMENT – PS2 – DESIGN REVIEW

(Guidance notes on the use of this form are printed on the reverse side*)

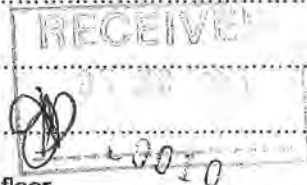
ISSUED BY: Hamish Wells
(Design Review Firm)

TO: John Rogers
(Owner/Developer)

TO BE SUPPLIED TO: KCDC
(Building Consent Authority)

IN RESPECT OF: roof framing alterations to existing garage and topping slab to floor
(Description of Building Work)

AT: 114 Paetawa Road PekaPeka
(Address)



LOT 1 DP 83749 SO

We Hamish Wells Consulting Civil Engineer have been engaged by Allan Craig
(Design Review Firm)

to review the design documents for this project in respect of the requirements of Clause(s) B1&2
of the Building Code.

The Review is for ☐ All ☒ Part only of the design work prepared by Allan Craig
(Design Firm)

as described in drawings titled as attached and numbered
the specification, and other documents set out in the
schedule attached to this statement according to which the building is proposed to be constructed.

The Review is in respect of design or per attached schedule.
(aspects of design)

The Review confirms that these aspects of the design are in accordance with:

- ☒ Compliance Documents issued by Dept of Building & Housing OR
(verification method / acceptable solution)
- ☐ Alternative Solution as per attached schedule

On behalf of the firm undertaking this review, on the basis of the review undertaken, and subject to:

- (i) site verification of the following design assumptions NA
- (ii) all proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, Hamish Wells am: ☐ CPEng 1863223 #
(Name of Design Professional)

☐ Reg Arch #

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications:

The Design Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*. The Design Review Firm is a member of ACENZ ☐ YES ☒ NO

SIGNED BY Hamish Wells ON BEHALF OF Hamish Wells
(Name of Design Review Firm)

Date 21/06/2011 (signature) Hamish Wells
Digitally signed by Hamish Wells
DN: cn=Hamish Wells, o=Hamish Wells Consulting
Civil Engineer, ou=engineers@hamishwells.co.nz, c=NZ
Date: 2011.06.22 08:45:07 +1200 *

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany Form 2 of the Building (Forms) Regulations 2004 for the application of a Building Consent.

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Hamish Wells

 TO: John Rogers (Construction Review Firm)

 TO BE SUPPLIED TO: KDOC (Owner/Developer)

 IN RESPECT OF: Hamish Wells Consulting (Building Consent Authority)

 AT: 114 Palmwa Road (Description of Building Work)

(Address)

LOT DP SO

Hamish Wells Consulting Civil Engineer

(Construction Review Firm)

has been engaged by

 to provide ☐ CM1 ☐ CM2 ☐ CM3 ☒ CM4 ☐ CM5 (Engineering Categories) or ☐ OL1 ☐ OL2 ☐ OL3 ☐ OL4 (Architectural Categories)

 observation ☐ or other services

(Extent of Engagement)

 in respect of clause(s) B1 & 2 of the Building Code for the building work described in

 documents relating to Building Consent No. 110390 and those relating to

 Building Consent Amendment(s) Nos. NA issued during the

course of the works. We have sighted these Building Consents and the conditions of attached to them.

 Authorised instructions / variation(s) No. NA (copies attached)

 or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works, I believe on reasonable grounds that ☐ All ☒ Part only of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1 & 2 of the Building Regulations.

 I, Hamish Wells am: ☒ CPEng No. 186323

(Name of Construction Review Professional)

☐ Reg Arch No.

 I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: NZCE Civil REA

The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

 The Construction Review Firm is a member of ACENZ: ☐ YES ☒ NO

SIGNED BY Hamish Wells ON BEHALF OF Hamish Wells

 Date: 4/10/2011 Signature: Hamish Wells

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form to accompany Forms 6 or 8 of the Building (Form) Regulations 2004 for the issue of a Code Compliance Certificate.



Electrical Certificate of Compliance

For a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing or repositioning conductors or fittings attached to conductors.

ME 82670



No. of attachments:

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: *Matt Dixon Building*

Contact Ph No:

Address of installation: *114 Paetawa Road - Peka Peka*

Postal address of customer if different from above:

DECLARATION OF CONFORMITY (Please tick appropriate boxes or attach the Declaration of Conformity from the installation designer)

I declare that the design of the installation or part-installation described below complies with:

- (a) either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS 3000:2007 and Regulation 59 ☐
(b) and is compatible with the following supply system: 230V/400V MEN ☒ or other system (attached) ☐

This declaration is issued by:

Name:

Date:

Validity authenticated in accordance with KCDC Policy 002

WORK DETAILS

Please tick as appropriate where work includes:

- No. of lighting circuits ☒ Mains ☐ Electrical Lines ☐
No. of socket outlets ☐ Main earthing system ☐
No. of fixed appliances ☒ MEN switchboard closest to the point of supply ☐

25 NOV 2011

Description of work carried out by the installer (or if multiple installers or homeowner please attach details of work done)

*Work done in 20A SUPPLY TO NEW HOT WATER PUMP, BOMBER AS US FOR 20-0000 & 20-0000 & 20-0000
In line with the above, in new ds of the system as above.*

CERTIFICATION OF WORK (Please tick appropriate boxes)

I am satisfied, and certify, that the work described was done in accordance with the Electricity Act 1992; and that the completed installation or part-installation on which the work was done is electrically safe.

- ☐ The work has been installed in accordance with the design detailed in the Declaration of Conformity described above
☒ The tests as required by the Electricity (Safety) Regulations 2010 have been satisfactorily completed (Results attached ☐)
☐ The installation has an earthing system that is correctly rated
☒ The fittings on which work has been done are safe to connect to a power supply (Supplier declaration of conformity attached ☐)
☐ The installation or part-installation is safe to connect to a power supply

Certifier details (This section must be completed)

Name: *A Kemp*

Registration No: *6243874*

Company: *James & Sons*

Contact Ph No: *0275875531*

Date: *9/10/11*

Signature: *[Signature]*

Electrical Worker details (If not certifier)

Name:

Registration No:

Company:

Contact Ph No:

Date:

Signature:

Inspection details

Electrical work requiring inspection by a registered electrical inspector

- ☐ Mains work (Mains, MEN switchboards closest to the point of supply or main earthing systems)
☐ Medical ☐ High Voltage Work
☐ Mains parallel generation systems ☐ Hazardous ☐ Animal Stunning/Meat Conditioning
☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I have inspected as per the Electricity (Safety) Regulations 2010 the work described above, and certify it electrically safe.

Name:

Registration No:

Contact Ph No:

Date:

Signature:

ECANZ COC June 2010

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED

Matthew Dixon Building

27 Horopito Rd, Waikanae
Ph. 0274 728271
Fax & A/H 904 7318
Email: m.sdixon@paradise.net.nz

22 NOV 2011

BCA/03/19: 243123

20 November 2011

Russell Brooke
Kapiti Coast District Council
175 Rimu Rd
Paraparaumu

Dear Russell

Re: Concrete Block reinforcing steel at 114 Paetawa Rd, Peka Peka Beach. Permit number 110370

~~BC11040~~
BC110390

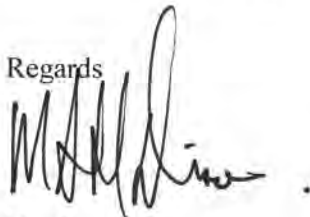
The block work was carried out by Coastal Brick & Block (Colin Brooks) and overseen by myself.

I can confirm that all reinforcing steel, vertical, horizontal and starter bars are in place where required and filled with 20pma block fill.

I can also confirm that Hardie Board facade on front of garage has now been painted.

Should you require any further information please don't hesitate to contact me.

Regards



Matthew Dixon



P & J Plastering Contractors Ltd

Joe Tousoon
P O Box 312
Waikanae
Kapiti Coast
p: 04 293 1466
f: 04 293 1471
m: 021 548 536
pandjplastering@inspire.net.nz

LICENSED PLASTERER WARRANTY

Job Number : 27001
Site Address : 114 Paetawa Road, Pekapeka, Waikanae
Consent No :
Building Owner : Rogers Residence
Builder : Matthew Dixon
Licensed Plasterer : P & J Plastering Contractors Ltd
Systems Used : Masonry Render System,
Substrates Used : Brick,
Textures Used : Classico Swirl,
Colours Used : DOUBLE STONEHENGE (R)
Start Date : 20-Sep-2011
End Date : 06-Oct-2011
Clauses and Further Information :

The Licensed Plasterer warrants that defects in the work carried out by the Licensed Plasterer arising within five years of the Completion Date recorded above and caused by faulty workmanship in the application of the Rockcote Resene Products ("RRP") or as a result of RRP being applied other than in accordance with the manufacturer's or supplier's specifications will be made good by the Licensed Plasterer and without cost to the Purchaser.

- The warranty will only apply if the Purchaser has made full payment for the supply and application of the RRP and thereafter will extend to subsequent owners of the property.
- The warranty will only apply where the defect is a direct result of faulty workmanship in the application of the RRP.
- The liability of the licensed plasterer is limited to remedying the defect in the workmanship and the licensed plasterer will not by virtue of this warranty be liable for any other damage, loss, liability, expense or any other loss of any kind whatsoever.
- The warranty will not apply to any repair or maintenance work if any such repair or maintenance work is done other than under the supervision of and subject to the inspection and approval of the Licensed Plasterer or Rockcote Resene Limited.
- Any remedial work carried out under this warranty will not extend the term of this warranty.

Signed by P & J Plastering Contractors Ltd

**P&J PLASTERING
CONTRACTORS LTD
PO BOX 312
WAIKANAЕ**



**P & J Plastering
Contractors Ltd**

Joe Tousoon
P O Box 312
Waikanae
Kapiti Coast
p: 04 293 1466
f: 04 293 1471
m: 021 548 536
pandjplastering@inspire.net.nz

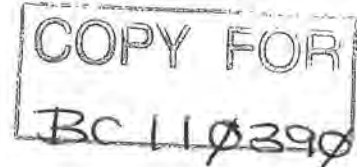
**PRODUCER / CONSTRUCTION STATEMENT
EXTERNAL CLADDING**

Job Number : 27001
Site Address : 114 Paetawa Road, Pekapeka, Waikanae
Consent No :
Building Owner : Rogers Residence
Builder : Matthew Dixon
Licensed Plasterer : P & J Plastering Contractors Ltd
Systems Used : Masonry Render System,
Substrates Used : Brick,
Textures Used : Classico Swirl,
Colours Used : DOUBLE STONEHENGE (R)
Start Date : 20-Sep-2011
End Date : 06-Oct-2011
Clauses and Further Information :

We the above firm have completed the above work in accordance with NZBC E2/AS1, B2/AS1 and the Rockcote Resene Limited Specifications.


Signed by P & J Plastering Contractors Ltd
Date: 27/10/2011

**P&J PLASTERING
CONTRACTORS LTD
PO BOX 312
WAIKANAЕ**



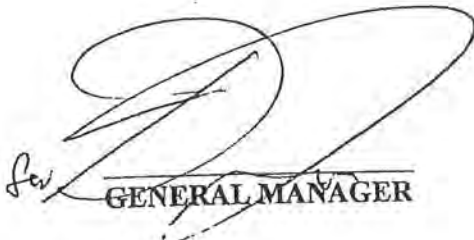
**KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 83749
THE SUBDIVISION OF LOT 3 DP 77725,
PAETAWA ROAD, PEKA PEKA
FOR SLOAN FARM PARTNERSHIP**

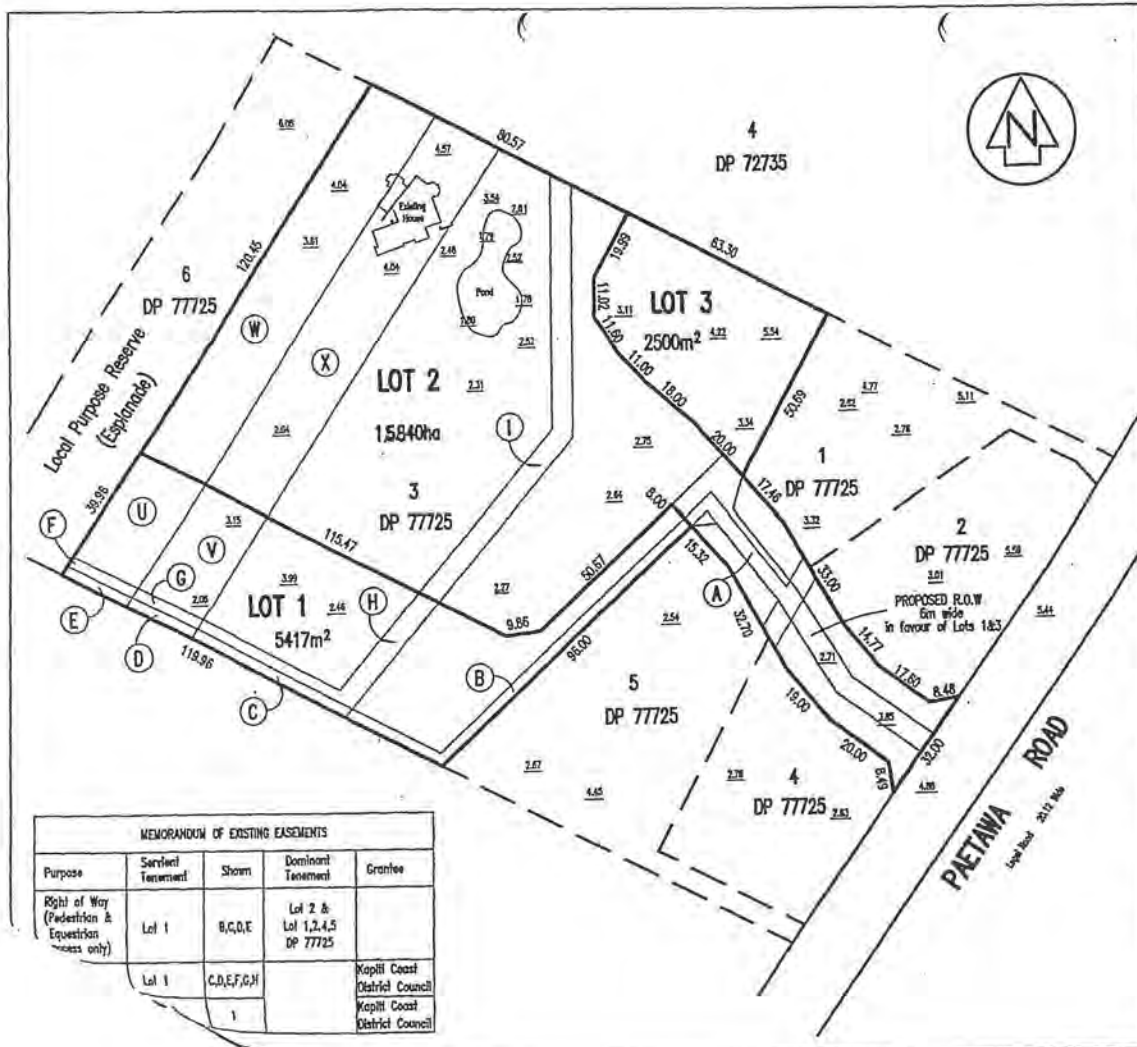
The District Land Registrar at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision on the following conditions to be complied with on a continuing basis:

1. That specific foundation design by a registered engineer will be required for any new dwelling on lots 1 and 3 in accordance with the recommendations of the Soil Report prepared by Cuttriss McKenzie Martin dated June 1997 and available in Councils Planning office.

Dated at Paraparaumu this 12th day of June 1997.


GENERAL MANAGER



MEMORANDUM OF EXISTING EASEMENTS				
Purpose	Survient Tenement	Shown	Dominant Tenement	Grantee
Right of Way (Pedestrian & Equestrian access only)	Lot 1	B,C,D,E	Lot 2 & Lot 1,2,4,5 DP 77725	
	Lot 1	C,D,E,F,G,H		Kapiti Coast District Council
	1			Kapiti Coast District Council

No.		REVISION	
Note: This plan is to be used for Resource Consent purposes only and is not to be relied upon for any other purposes without the consent of Cuttriss, McKenzie, Martin Ltd. Dimensions and area of lots shown on this Scheme Plan may be subject to final Land Transfer Survey. 2.22 Spot Level in terms of Mean Sea Level. Areas labelled 'UNCL' are to be subject to restrictive covenant.			
Total Area = 16.6317ha			
Cuttriss, McKenzie, Martin Ltd RESOURCE MANAGEMENT CONSULTANTS OM REGISTERED SUBSIDIARY CONSULTING ENGINEERS			
☐ NATIONAL OFFICE, BUILDING 34 CLEGG WAY, LOWER HUTT P.O. Box 28 422, Telephone (04) 298 8827, Fax (04) 298 1293 ☐ STATE INSURANCE BUILDING, 2ND FLOOR, PARNAPARAHI P.O. Box 1465, Telephone (04) 298 3794, Fax (04) 298 2423 MEMBERSHIP OF THE INSTITUTE OF ENGINEERS, NEW ZEALAND			
CLIENT SLOAN FARM PARTNERSHIP			
JOB PROPOSED SUBDIVISION OF LOT 3 DP 77725 PAETAWA ROAD PEKA PEKA			
SCALE 1 : 750			
	NAME	DATE	DRAWING NUMBER
FIELDWORK			16934 SC
DESIGNED			
DRAWN	LMD	7/96	
CHECKED			
			SHEET OF SHEET

Alan Craig Design Ltd.

ACD

34 County Road, Otaki

P 06 364 7488

F 06 364 7487

M 027 68 44 217

alan@alancraigdesign.co.nz

A D N Z Architectural Designers NZ Inc

Professional Member

Regional Award Winner 2007

Memorandum

Project Garage Alterations
114 Paetawa Road, Peka Peka
To Kapiti Coast District Council
Attention
From Alan Craig
Re Inspections and Monitoring
Copies To

746G ACD Job No
29 June 2010 Date
746G-MS-1 Our ref

Inspections and Monitoring

Kapiti Coast District Council

As per Building Consent Inspection List
Building Inspections
Plumbing Inspections



Final Inspections – Code Compliance (Building & Plumbing)

Structural

Hamish Wells Ltd
Civil Engineering Consultants
06 364 6728 027 445 9757

PS2 supplied with Building Consent Application
PS4 to be supplied at completion of Contract

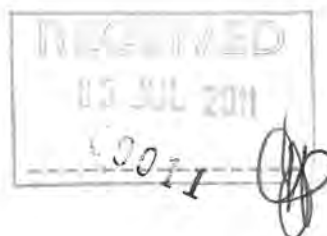
Architectural

Alan Craig Design Ltd
34 County Road, Otaki 5512
06 364 7488 027 68 44 217

As required or requested by Owner or Builder.

ARCHITECTURAL SPECIFICATION

ROGERS HOUSE GARAGE ALTERATIONS



for
Mr J. & Mrs C. ROGERS
114 PAETAWA ROAD
PEKA PEKA

June 2011

Prepared by

Alan Craig Design Ltd.

N.Z.C.D. (Arch) **Architectural Designer**
34 County Road, Otaki
P 06 364 7488 F 06 364 7487 M 027 68 44 217
alan@alancraigdesign.co.nz

A D N Z Architectural Designers NZ Inc Professional Member
Licensed Building Practitioner – Design 2 – BP 106237

J. & C. Rogers
114 Paetawa Road, Peka Peka

SPECIFICATION INDEX

- 1 Preliminary & General**
- 2 Demolition**
- 3 Carpentry**
- 4 Concrete**
- 5 Blockwork**

- 6 Rockcote Render System**
- 7 Plumbing**
- 8 Electrician**
- 9 Painter – General**
- 10 Monetary Allowances**
- 11 Owner Supply / To Be Advised**

PRELIMINARY AND GENERAL

1.01 GENERAL

This Specification shall be read in conjunction with the attached drawings and any other instructions that may be issued during the contract. Any item in this specification and not shown on the drawings or visa versa shall be equally binding as though included in both.

The contractor and his/her sub-contractors and all trades people employed on this contract shall be deemed to be familiar with all standards of workmanship and regulations and shall apply them to all phases of the work.

1.02 SCOPE

Work comprises the supply of all plant, materials and labour necessary for the construction, completion and maintenance of the whole of the works specified here/in and/or shown on the drawings attached.

1.03 REGULATIONS

All work shall comply with the requirements of the following:

- a) The New Zealand Building Code : 1992 (NZBC),
- b) The Health & Safety in Employment Act : 1992,
- c) NZS 3604 : 1999 - The Light Timber Framing Code and Amendments.

1.04 DRAWINGS AND SPECIFICATION

This Specification shall be read in conjunction with the attached drawings and any figured dimensions shall be taken in preference to those scaled.

The Contractor shall check all dimensions on site before ordering any materials or commencing any cutting and/or fabrication.

1.05 AMENDMENT TO BUILDING CONSENT

The Contractor is reminded that Variations, other than for minor changes, and particularly where changes involve structural components, weathering envelope, waterproofing systems, plumbing, sanitary drainage, accessibility, egress and the like, will require an application for amendment to the building consent to be lodged with the Building Consent Authority, and an Amendment to the Building Consent must be approved before the work is carried out.

Similarly where it is proposed to substitute product or methods from those detailed in the documents, these will, particularly in those situations described above, also require an application for Amendment to the Building Consent.

Where variations or changes are required, either at the request of the client, or where prevailing building conditions or site conditions necessitate a change to the work from that documented, the Contractor shall seek a ruling from the Building Consent Authority to clarify if a Variation to the Consent is required.

If required it shall be the Contractor's responsibility to prepare all necessary documentation and pay associated fees to obtain the required Amendment to the Building Consent. Such costs will be reimbursable by the client as a part of the approved variation cost.

1.06 INSURANCE'S

Refer to the Contract Conditions.

1.07 VARIATIONS

No variations shall be considered unless the Contractor prepares a separate estimate for such extra work. The Contractor shall not be obliged to undertake any variation until the Owner has given approval by signing and returning the variation order to the Contractor.

All the Designers fees and costs incurred due to variations requiring alterations and / or additions to the drawings / specifications and any associated Secondary Consultant and / or Territorial Authority fees shall be paid by the Owner.

1.08 FIXED QUOTE

The contract shall be priced on a fixed quote basis as described in the drawings, this specification and any attached tender schedule with no variations considered except as described in clause 1.06 above.

PRELIMINARY AND GENERAL

The quote shall be valid for 60 days from submission and thereafter may be subject to amendment before acceptance following written proof of increases of any labour and/or materials costs as agreed between the Owner and the Contractor.

1.09 SITE

The contract is based on the site conforming with the levels and contours shown on the drawings together with specified foundations details as drawn.

Where the sub-soil is not of sufficient strength to meet the requirements of minimum foundations, all additional work, labour and materials to provide adequate foundations or bearing capacity shall become a variation to the contract.

1.10 BY LAWS AND PERMITS

The whole of the works shall be carried out in accordance with and shall comply with the New Zealand Building Code : 1992 and all By Laws and Regulations of the Territorial Authority.

The Owner or his agent shall obtain all permits and pay all inspection and other fees necessary for the carrying out of the Contract.

The Contractor shall provide a Producer Statement to the Territorial Authority at practical completion advising that the contract works have been completed in accordance with the contract documents so that the Territorial Authority may issue a Code Compliance Certificate.

1.11 TEMPORARY SERVICES

The Contractor may use water and power services on site for construction work only. All such services shall be maintained at all times. Services required to be cut temporarily shall be advised to the Owner for approval at least 24 hours prior to cutting. Any cut services shall be reinstated at the end of each working day.

1.12 SETTING OUT

The Contractor or his employees shall be responsible for setting out the works as shown on the drawings and to maintain set out level pegs and control pegs during the currency of the contract. Site boundary pegs are the Owners responsibility.

1.13 SECURITY AND WEATHERPROOFING

The site, existing and new work shall be maintained secure and weatherproof at all times.

All parts of the works liable to injury and all adjoining property, trees etc. shall be protected by the contractor until completion of the contract. Any damage to such property, new or existing work shall be made good by the contractor at no cost to the owner.

1.14 CONTRACTOR – SUBCONTRACTOR COOPERATION

The main contractor i.e. the Carpenter, the Window manufacturer / installer and the wall cladding supplier / installer shall liaise and cooperate to ensure that the detailing and the installation of the windows / external doors and the wall cladding are carried out in a manner that will provide a weather tight and waterproof building.

1.15 MATERIALS SUBSTITUTION

Where brand names are used, substitution may be made provided the substitute materials are of same or better quality to those being substituted and to the Owners approval as per Clause 1.07 above.

1.16 COMPLETION

On completion the Contractor shall remove all trade debris from the site and leave the works clean and ready for occupancy with all services and mechanical parts in good working order.
Account for and hand over all keys to the Owner.

1.17 WARRANTIES AND GUARANTEES

Provide written Warranties and Guarantees in favour of the Owner for the work itemized and for the period of time stated below.

PRELIMINARY AND GENERAL

Such time shall commence from the date of the Certificate of Practical Completion.

Plumbing	2 years
Electrical	2 years
STOTHERM Classic Plaster System	15 years
STO Applicator workmanship warranty	5 years

All Warranties and Guarantees provided by the manufacturers of materials and equipment incorporated in the works shall be provided to the Owner.

NOTE:

Warranties shall be provided to the Owner before payments are made for the relevant trade works.

DEMOLITION

ABD

2.01 GENERAL

Refer to the Preliminary and General Section of this Specification that shall apply to this trade section. This Specification shall be read in conjunction with the attached drawings.

2.02 SCOPE

Comprises removing the existing garage door (for reuse) concrete beam and blockwork nib walls etc as noted or required.

2.03 SAFETY

Take all care to provide safety barriers and carry out all safety procedures as required to comply with the "Health and Safety in Employment Act : 1992".

Erect temporary hoardings to exclude unauthorized entry into the demolition site.

Allow to cut, seal, cap off or remove and make safe all electrical, plumbing (including gas) and drainage services as required by suitably certified resources.

2.04 SALVAGE ITEMS

Where noted on the drawings allow to remove carefully and set aside for reuse the following items:

- a) Sectionlift Garage door and automatic door opener for reuse.
- b) Laundry Tub for reuse.
- c) Hot water cylinder and valve work in garage for reuse.

2.05 SUPPORT EXISTING STRUCTURE

When demolishing existing structure, ensure the garage roof is properly supported and braced.

2.06 DEBRIS

Remove all unwanted demolition materials from the site by suitable means to be dumped at a recognized waste facility.

CARPENTRY

3.01 GENERAL

Refer to the Preliminary and General Section of this Specification that shall apply to this trade section. This Specification shall be read in conjunction with the attached drawings.

3.02 SCOPE

Comprises the supply and fixing of all timberwork, linings, fittings, finishes and hardware as detailed. All work shall comply with the requirements of the following:

The New Zealand Building Code : 1992 (NZBC),

The Health & Safety in Employment Act : 1992,

AS/NZS 1748	Mechanically stress-graded timber
AS/NZS 1860	Particleboard flooring, 1860.1: Specifications
AS/NZS 2269	Plywood - Structural
NZS 2295	Building Papers
NZS 3602	Timber and wood-based products for use in building
NZS 3603	Timber structures standard
NZS 3604 : 2011	The Light Timber Framing Code.
NZS 3606	Manufacturer of glue-laminated timber
NZS 3631	New Zealand national timber grading rules
NZS 3640	Chemical preservation of round and sawn timber

BRANZ Bulletin 453: Fasteners selection

BRANZ Bulletin 368: Preventing moisture problems in timber framed skillion roofs

Gib-Bracing Systems Hand Book – March 2006.

Cut away for, attend on and make good after all other trades.

3.03 MATERIALS

All materials shall be new unless stated otherwise and the best of their respective kinds.

Timber Schedule

All timber treatments to comply with Table 1 and Table 2 of NZS 3602 : 2003.

Refer to the drawings where treatment and/or grading of individual members will be stated.

Exterior Finishes	- NGTR No.1 Timber DA Standard - TPA H3.1 - NGTR Group IV Pine Finishing Standard - TPA H3.1
Interior Finishes	- As above but TPA H1.1
Non-Loadbearing Interior Framing	- NGTR Group IV Pine No.1 Framing - TPA H1.2
External Wall Framing	- MSG8 or VSG8 - TPA H1.2

Timber species, grade and in service moisture content to NZS 3602 and treatment to NZS 3640. Either mechanically stress graded to AS/NZS 1748, or visual grading to NZS 3631.

Machine dressed timber shall be kiln dried or air seasoned in accordance with the requirements of NZBC clause B2 Durability and NZS 3602 to a moisture content of +/- 2% of 16% for exterior work and +/- 2% of 10% for interior work.

Exposed exterior and interior finishing timber unless otherwise stated are to be machine dressed on four faces to a constant thickness and width.

Remove accessible arises, all rough and uneven patches and other surface defects.

Framing timbers to which linings are to be fixed shall be gauged to eliminate variations in size.

All timbers shall be as specified and graded according to NZS:3631 and shall be straight and in as long lengths as possible. All treated timber shall be in accordance with the Timber Preservation Authority Regulations.

All proprietary materials, fittings, linings etc. shall be of approved manufacture and design.

All nails shall be used in adequate numbers to securely fix all timbers in accordance with the best trade practice and the requirements of NZS 3604:2006 Section 4 Table 4.1 for protection against corrosion.

All screws shall be of proper gauge and length and shall match the metal of the fitting.

CARPENTRY

All externally used framing hardware and fixings for sub-floor and / or fixings exposed to the weather shall be hot dip galvanized plus epoxy coating, stainless steel or other approved non ferrous metal.

Steel fixings and fastenings including bolts within 600mm of the ground in Corrosion Zone 1 shall be Type 304 stainless steel where in contact with treated timber piles (NZS 3604:1999 Table 4.1).

All timber bolted connections shall have washers that are not less than 50mm square or 55mm diameter x 3mm thick installed. All components shall be protected against corrosion as per NZS 3604:1999; Section 4: Table 4.1.

3.04 WORKMANSHIP

Workmanship of the best shall be employed in thoroughly securing the framing together, spiking or bolting down as may be required. All nails in exposed work shall be punched below the surface.

3.05 PAINT PRIMING

All exposed timber work to the exterior including laps, rebates, mitred joints etc. shall be paint primed.

3.06 DAMP PROOF COURSE

Lay **Thermacraft Supercourse** (thickness 500 microns minimum) hi-impact polyethylene film D.P.C. to AS/NZS 2904 (embossed both sides) under all timber that is in direct contact with concrete in a single layer with 50mm overlaps at joints to provide a waterproof barrier.

3.07 FRAMING GENERALLY

The whole of the framing work shall be spiked together and properly braced.

All plates and bearers shall be halved together at joints and half dovetailed at all intersections and partitions OR alternatively the use of metal connectors is permitted.

3.08 WALL FRAMING

Generally unless otherwise detailed studs to external walls shall be 90x45mm SG8 H1.2.
Studs to internal walls shall be 90x45mm.

For single or upper of two stories wall plates shall be H1.2 treated 45mm x width to match studs.

Dwangs shall be the same width as studs at 800 crs maximum set out to suit wall linings.
Fix two rows as required and dwang for all joinery and plumbing fittings etc.

Refer to the Drawings especially the framing plans and sections for individual lintel sizes and grades.
For all other lintels use the tables below or refer to NZS 3604 Table 8.9, 8.10 & 8.11 as applicable.

Lintels to Openings – Single Story or Upper of Two
SG8 H1.2 – from Table 8.9 NZS 3604:2011

Openings up to 1100mm	2 - 90x45mm
Openings 1101mm up to 1800mm	2 - 140x45mm
Openings 1801mm up to 2500mm	2 - 190x45mm
Openings 2501mm up to 3100mm	2 - 240x45mm
Openings 3101mm up to 3800mm	2 - 290x45mm

Check lintels 13.5mm into studs each side of the opening for spans up to 1200mm.
Spans over 1500mm to have a 90x45mm jack stud at each end of the lintel.

3.09 ROOF FRAMING

The existing garage roof shall be strengthened as detailed where the existing garage door and concrete beam is removed using 240x45 H1.2 SG8 joint cleats bolted to the existing rafters with 6 x M12 s.s. bolts with 50x50x3mm s.s. washers to each and every rafter (at 400 crs).

3.10 EXTERIOR SHEATHING

Remove existing profiled sheetmetal cladding to existing framing on south wall.
Make good framing after new blockwork installed.

Thermocraft Cover-Up high tensile coated polyolefin woven into sheet with micro sized pores that allow the membrane to breathe with a fire retardant flammability index of 1, tested to AS 1530.

CARPENTRY

To comply with BRANZ appraisal certificate No. 356.

Cover the framing with the above type building wrap fixed to the horizontally to the outside of the studs with laps of not less than 150mm at all joints and edges in accordance with the wrap manufacturers printed specifications. Tape all penetrations.

Keep clean, undamaged and without visible weather deterioration until closed in.

Over the garage door and above existing blockwork on the south wall supply and install 6mm Hardiflex sheet to wall framing after covering with specified building wrap.

Vertical joints in sheet shall be made with proprietary PVC jointers.

3.11 FINISHING TIMBERS

Fix 60x10mm radiused architraves to all rooms.

Scribe internal corners and mitre external corners.

3.12 HARDWARE

Allow to install door hardware etc. as listed below, Owner supplied or as directed on site.

External door knobs and standard lockset 1 only Laundry Door

3.13 JOINERY

Take delivery of and install all Joinery as shown on the drawings or specified.

Fit all doors and joinery fittings into openings true, square, well wedged and packed from framing.

3.14 GARAGE DOOR

Existing garage door and automatic door opener removed and stored by demolition contractor.

Install complete with all fixtures, fittings and ancillary items reused Sectionlift garage door complete with reused automatic door opener.

CONCRETE

Rev 1 - 4/08/2010

4.01 GENERAL

Refer to the Preliminary and General Section of this Specification that shall apply to this trade section. This Specification shall be read in conjunction with the attached drawings.

4.02 SCOPE

Comprises the construction of new concrete floor and paving etc.

4.03 CONCRETE QUALITY AND MATERIALS

All concrete shall comply with the requirements of NZS 3104 "Concrete Production – High Grade" and NZS 3109 "Specification for Concrete Construction". This applies to General Requirements, Quality of Concrete, Mixing and Placing, Formwork and Details of Reinforcement.

Concrete shall be 25 MPa "High Grade" maximum aggregate size to be 19mm to NZS 3104.

4.04 FORMWORK

All formwork shall be set out and constructed to form concrete profiles as shown on the drawings.

4.05 REINFORCING

All reinforcing and welded mesh shall comply with AS/NZS 4671 Steel reinforcing materials. Minimum cover to reinforcing in footings shall be 50mm to formed faces and 75mm where cast directly against soil. Top reinforcing in slabs shall have 40mm cover. All reinforcing shall be grade 300E or 500E for bars denoted 'D' and HD' respectively.

Reinforcement shall be as detailed, cut, bent and laps provided in accordance with NZS 3109. Fix chairs for top reinforcement in slabs at 1.0 metre centers to ensure adequate support. Cover tolerances to NZS 3109, clause 3.9.

Welded reinforcing mesh shall be to NZS 3422.

4.06 FOUNDATIONS

Footings shall be founded on firm bearing on a level base below ground level as detailed. Remove any unsuitable material to the Engineer's satisfaction, and replace with granular hardfill. Include starter bars in footings as required for slab thickenings and block work walls.

4.07 CONCRETE FLOOR CONSTRUCTION

New built-up slab and thickening shall be constructed over 130mm XPS Polystyrene sheet shaped as detailed and tack bonded to existing slab prior to placing new floor slab.

Slabs and perimeter foundations shall be thoroughly compacted by immersion vibrators and shall be screeded off to a true and even line. The floor shall be finished with a rotary power float to give a smooth dense finish. There shall be no abrupt deviations in the finished surface and the maximum gradual deviation measured under a 3 metre straight edge shall not be more than 6mm.

Construct floor slabs in accordance with NZS 3604, section 7.5.

Do not place concrete until all boxing and reinforcing have been inspected and passed by the territorial authority inspector.

4.08 CURING

All floor slabs shall be cured by the application of an approved spray or membrane within 24 hours of pouring concrete or wet cured for 7 days.

4.09 SAW CUTS

Cut slabs where indicated on the drawings and as required to control shrinkage cracking. Provide one saw cut central in each direction.

Carry out cutting as soon as possible, without causing tear-out of aggregate and before shrinkage cracking has occurred, generally within 24 hours of pouring.

CONCRETE

Rev 1 - 4/08/2010

Where saw cuts are made, cut out 100mm of every second wire of the mesh for a length of 50mm each side of the saw cut position.

Saw cuts : 1/3rd slab depth or 30mm minimum.

4.10 CONCRETE SURFACE FINISHES

Finish all concrete surfaces in accordance with NZS 3114 ; 1987 as follows:

Foundations below ground level	F1
Formed concrete surfaces exposed to view	F3
Unformed surfaces visible in final structure	U3
Unformed surfaces of external paths and steps	U3

BLOCKWORK

5.01 GENERAL

Refer to the Preliminary and General Section of this Specification that shall apply to this trade section. This Specification shall be read in conjunction with the attached drawings.

5.02 SCOPE

Comprises the supply and installation of all block work and accessories as detailed

5.03 MATERIALS

- a) Blocks shall comply with NZS 4210 Masonry Construction Materials and Workmanship.
- b) Blocks shall manufactured to AS/NZ 4455 Masonry units and segmented pavers and with clean sharp edges precise to form and dimension without fractures, honeycombing, stains and arises chipped, of approved texture and finish.
Use open ended bond beam blocks for all walls - Type 20.16.
- c) Mortar shall be composed of sand, cement and Admixtures to NZS 4210.
All materials in mortar mix shall be accurately measured by volume in suitable calibrated devices. Shovel measures shall not be permitted.
Mortar for laying blocks shall comply with NZS 4210 having a minimum compressive strength of 12.5 MPa when tested in accordance with Appendix 2A of NZS 4210.
- d) Concrete shall be poured into all the cells and bond beams.
- e) Concrete for "All cells filled" block work shall comply with NZS 4210 having a minimum compressive strength of 17.5 MPa and a maximum slump of 150mm and a maximum spread of 520mm when tested in accordance with the test requirements of NZS 3112.
Course grout shall have a maximum aggregate size of 13.2mm
- f) Reinforcing steel shall be grade 300 complying with AS/NZS 4671. Reinforcing details shall comply with the requirements of NZS 3109 and NZS 4210. Lap vertical bars only where shown on the drawings. Horizontal bars shall be lapped 40 diameters. Reinforcing at the time concrete is placed shall be free from loose flaking rust, mud, oil or other coatings.
Provide hooks and laps as detailed. Rigidly tie all reinforcing in place.

5.04 BLOCKLAYING

All work shall be carried out by approved tradesmen skilled in concrete block construction and in accordance with NZS 4210 and the best trade practice.

Set out all concrete masonry walls as shown on the drawings. Walls shall be erected true to line and plumb in even and level stretcher bond courses properly bonded, bedded and jointed in mortar. Reinforce the walls as detailed. Check all start positions prior to commencing block laying. Where misplacement exceeds the placement tolerance, obtain written direction before proceeding. Fill all cells in one continuous operation using 1200mm maximum lifts, build in bolts etc. required for work by other trades, lay bond beams, reinforce and fill with concrete.

Blocks shall not be wetted prior to laying. Purpose made blocks shall be used for all window and door openings and corners etc. unless otherwise detailed. Mortar beds shall be laid on face shells only and not on ends.

Thoroughly clean the base joint prior to grouting, providing cleanouts at 800 crs. and as required.

Minimum cover as required for reinforced concrete, grout and block work treated as a homogeneous material. Maintain reinforcing bars for retaining walls a minimum of 15mm and for other block work a minimum of 6mm from the block work face, with the space filled with grout.

Construct within the tolerances in NZS 4210, clauses 2.6.5 and 2.7.1.
Lay blocks with bedding of consistent thickness throughout.

5.05 POINTING

All mortar joints shall be fitted tight and neatly and expertly pointed with 10mm diameter concave joints.

BLOCKWORK

5.06 PRE-GROUTING INSPECTION

Inspect walls prior to grouting. Ensure cells are clean and reinforcement is correctly placed. Where "high lift" (to NZS 4210) grouting is used, seal the clean out holes and brace to prevent blow outs.

5.06 QUALITY RECORDS

Keep accurate records relating to strength and quality of materials used in the construction and make the information available to the territorial authority inspector on request.

5.08 CLEANING DOWN AND MAKING GOOD

On completion clean down all exposed faces of block work with a stiff brush removing all mortar projections and irregularities. Make good any damaged corners, arises or surfaces of block work to an even texture.

ROCKCOTE RENDER SYSTEM

6.1. General

6.1.1 Rockcote Render System Information

Substrate : Masonry Block - Concrete Block
Coating System : Standard Render (6-8mm Meshed)
Finish : Rockcote Acrylic Based Texture - Classico Swirl
Paint System : 2 Coats of Resene X200 or Rockcote Armour

6.1.2. Description

This specification deals with Rockcote Standard Render System applied over Concrete Blockwork substrate. The system incorporates the application of Rockcote pre-coloured acrylic texture finish.

6.2. Building Code Compliance

If the project has a building consent then the following clauses apply.

6.2.1. Durability

The work covered by this part of the specification has been designed and constructed to achieve a minimum durability of 15 years.

6.2.2. On Going Maintenance Instructions

Provide ongoing maintenance instructions required to meet the performance requirements of the NZBC B2 Durability.

6.2.3. Substrate

The substrate for this Rockcote RenderSpec™ has had all the appropriate inspections carried out by a BCA representative and that it complies with the NZBC requirements. If the substrate is existing, all tests and checks have been carried out by a BCA representative or Independent assessor and that the substrate is found to be sound and stable.

6.3. Documents

6.3.1. Abbreviations

The following abbreviations are used throughout this work section:

- PPCS Proprietary Plaster Cladding System
- LRV Light Reflectance Value
- MSDS Material safety data sheet(s)
- BCA Building Control Authority
- NZBC New Zealand Building Code
- NZS New Zealand Standards
- AS/NZ Australia New Zealand Standard
- WANZ Windows Association of New Zealand

6.3.2. Documents Referred to

- NZBC B2 Durability
- NZBC E2/AS1 External moisture
- NZBC E3/AS1 Internal moisture, 1.0 Prevention of fungal growth
- BRANZ Bulletin 353 Ground clearances
- BRANZ Bulletin 418 Weathertightness do's and don'ts
- BRANZ Bulletin 439 Condensation risk in walls
- WANZ WIS

6.3.3. Manufacturers Documents

- Rockcote Technical Resources September 2010
- Rockcote Systems Project Guide

ROCKCOTE RENDER SYSTEM

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- Resene: Total Colour System
- Rockcote TradeSpec Version 3

Copies of the above literature are available at;

Rockcote Systems
Web: www.rockcote.co.nz
Telephone: 0800 50 70 40

Resene Paints
Web: www.resene.co.nz
Telephone: 0800 RESENE (0800 737 363)

6.3.4. No Substitutions

Substitutions are not permitted to any specified Rockcote Systems wall cladding system. Materials and execution to Rockcote Systems specification except where varied by this specification and supported by architectural detailing.

6.3.5. Qualifications

Use only PPCS registered plasterers licensed to apply the Rockcote Systems exterior render systems.

9.4. Documentation

6.4.1. Finish Sample

Submit one 300 mm x 300 mm sample of the selected texture finish and colour for approval. Obtain signature of acceptance on sample and return to the Registered Plasterer.

6.4.2. Maintenance Instructions

Provide Rockcote Systems Maintenance Guide on or before practical completion of the contract for issuing to the building owner. Rockcote Systems Maintenance Guide to be provided on request.

6.4.3. Producer Statement

If the project has a building consent then a producer statement shall be compiled by the Registered Plasterer in the form as required by the BCA.

6.4.4. Health and Safety

Refer to the requirements of the Health and Safety in Employment Act and OSH:Guidelines for the provision of facilities and general safety in the construction industry. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put into place procedures for dealing with emergencies. Obtain from Rockcote Systems the MSDS for each product. Keep sheets on site and comply with the required safety procedures.

6.4.5. Warranty

Warrant this system under normal environmental and use conditions against failure. Rockcote Systems system warranty.
Materials: 15 years by Rockcote Systems - Materials
Execution: 5 years by Registered Plasterer - Workmanship

6.4.6. Performance

Accept responsibility for the structural and weather-tight performance of the cladding installation.

6.4.7. OnSite Assistance

Allow to inspect the whole of the work at each stage. Determine a programme for onsite assistance including notification when each part and stage of the work is ready for inspection prior to the work commencing. Permit representatives of Rockcote Systems to inspect the work in progress and to take samples of their products from site if requested refer Rockcote Systems Project Guide.

6.5. Components

6.5.1 Reinforcing Mesh

ROCKCOTE RENDER SYSTEM

- Rockcote brand - alkali resistant - red (160gsm), weave (mesh) size 5 mm x 4 mm
- Rockcote brand - alkali resistant - blue (170gsm), weave (mesh) size 8 mm x 9 mm
- Rockcote Sticky Mesh - Soft Mesh 150mm Wide

6.5.2 Rockcote PM100 Quick Render

- Polymer-modified cement-based dry plaster mix. Supplied in 20 kg bags

6.5.3 Rockcote Render Prime or Resene Limelock

- Rockcote Render Prime - Water based acrylic polymer dispersion tinted (optional) to the colour of Rockcote finishing coats. Supplied in 15 litre pails.
- Resene Limelock - Water based acrylic polymer dispersion. Supplied in 10 litre pails.

6.5.4 Rockcote Acrylic Texture

- 100% acrylic, high-build texture coating. Supplied in 15 Litre pails

6.5.5 Resene X200

- Resene X200 - Acrylic reinforced waterproof membrane. Supplied in 4 and 10 litre pails. Tinted to the selected colour.

6.5.6 Rockcote Armour

- Rockcote Armour - Acrylic-based protective finish. Supplied in 4 and 15 litre pails. Tinted to the selected colour.

6.5.7 Sealant

- Silaflex MS or equivalent BRANZ Appraised Sealant
- Sealant must comply with WNZ requirements for adhesion to powder coated aluminium

6.5.8 UPVC Flashing Primer

- Rockcote MultiStop Bedding Compound mixed with diluted acrylbond resin. MultiStop Bedding Compound supplied in 15 kg bags.

6.6. Installation

6.1. General

- Design Information - Refer to Rockcote TradeSpec™ document 1.2
- Check Joinery - Refer to Rockcote TradeSpec™ document 1.3
- Control Joints - Refer to Rockcote TradeSpec™ document 1.4
- Flashing Membranes - Refer to Rockcote TradeSpec™3.3
- Maintenance - Refer to Rockcote TradeSpec™ document 1.7

6.6.2. Substrates

- Preparing Masonry Block - Refer to Rockcote TradeSpec™ document 2.2

9.6.3. Flashings & Accessories

- Rockcote Flashings - Refer to Rockcote TradeSpec™ document 3.1

ROCKCOTE RENDER SYSTEM

- Builder Supplied Flashings - Refer to Rockcote TradeSpec™ document 3.2
- Sealants - Refer to Rockcote TradeSpec™ document 3.4
- Adhesives- Refer to Rockcote TradeSpec™ document 3.5
- Expanding Foams - Refer to Rockcote TradeSpec™ document 3.6
- Butyl Based Flashing Tapes - Refer to Rockcote TradeSpec™ document 3.9
- Polystyrene feature moulding installation - Refer to Rockcote TradeSpec™ document 3.10 (optional)

6.6.4. Coating

- General Render Information - Refer to Rockcote TradeSpec™ document 4.1
- Base Coat - Refer to Rockcote TradeSpec™ document 4.2
- Mesh Installation - Refer to Rockcote TradeSpec™ document 4.3
- Levelling Coat - Refer to Rockcote TradeSpec™ document 4.4

6.6.5. Sealing & Finishing

- General Finish Coat Information- Refer to Rockcote TradeSpec™ document 5.1
- Sealer Application - Refer to Rockcote TradeSpec™ document 5.3
- Acrylic Texture Application - Refer to Rockcote TradeSpec™ document 5.5
- 2 x coats Resene X200 Application - Refer to Rockcote TradeSpec™ 5.8
- Rockcote Armour Application - Refer to Rockcote TradeSpec™ document 5.7
- Cleaning Up - Refer to Rockcote TradeSpec™ document 5.10

6.7. Cleaning

Remove debris, unused materials and elements from the site relating to the plaster system application. Replace damaged, cracked or marked elements. Leave the whole of this work to the required standard.

6.8. Final Onsite Assistance

Final Onsite Assistance by Rockcote Systems Registered plasterer and Rockcote project assessor of the entire finished cladding to take place immediately after completion of the wall cladding work and any defects or subsequent damage made good immediately.

PLUMBING

7.01 GENERAL

Refer to the Preliminary and General Section of this Specification that shall apply to this trade section. This Specification shall be read in conjunction with the attached drawings. The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

The Contractor shall obtain all permits and pay all inspections and other fees necessary for the carrying out of this contract.

All internal drainage work shall be designed and installed to comply with New Zealand Building Code Clause G13 Foul Water – Acceptable Solution AS1 Sanitary Plumbing.

7.02 SCOPE

Comprises the removal and re-fitting of the hot water cylinder, tub and waste, hot and cold reticulation and drainage as detailed.

The following standards shall apply:

NZBC G1/AS1 Personal hygiene

2.0 Fixture construction and installation

3.0 Location of sanitary fixtures

NZBC G2/AS1 Laundering facilities

NZBC G3/AS1 Domestic appliances and facilities

NZBC G12/AS1 Water Supplies

AS/NZS 1260 PVC pipes and fittings for drain, waste and vent applications

NZS 7641 Unplasticized PVC waste and ventilating pipe, fittings and accessories, 32 mm, 40 mm and 50 mm

Plumbers, Gasfitters and Drainlayers Act 1976

AS/NZS 2642 Polybutylene pipe fittings

2642.2: Polybutylene (PB) pipe for hot and cold water applications

2642.3: Mechanical jointing fittings for use with polybutylene (PB) pipes for hot and cold water applications

NZS 3501 Specification for copper tubes for water, gas and sanitation

NZS 4606 Storage water heaters

4606.3: Specific requirements for water heaters with composite shells

NZS 4607 Installation of thermal storage electric water heaters: valve-vented systems.

7.03 WORKMANSHIP AND MATERIALS

All work shall be carried out in accordance with the drawings, specification, Local Authority and Public Health Regulations. All materials shall be the best of their respective kinds.

Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where airlocks are likely to occur. Use easy bends and unless unavoidable, elbow fittings are not to be used. Copper or polybutylene tubing is to be secured in position by copper or P.V.C. straps concealed or as detailed.

7.04 WASTES AND TRAPS

All sanitary fittings shall be fitted with P.V.C. traps of sizes: 40mm to tub.

7.05 PIPES

The hot and cold water supplies shall comply with the new Zealand Building Code Clause G12: Water Supplies and in particular G12/AS1 Table 1 Pipe materials for hot and cold water.

The delivered hot water temperature at any new or relocated sanitary fixture used for personal hygiene shall not exceed 55 degrees C.

All pipes for hot and cold reticulation shall be polybutylene well strapped to framework to prevent water hammer. All joints shall be solvent welded.

PLUMBING

All hot water pipes shall be thermally insulated with split rubber shielding well strapped on to comply with the requirements of Energy Efficiency H1/AS1 Clause 5.0 Hot Water Systems.

Pipe penetrations in concrete and masonry elements shall be either wrapped with a flexible material or passed through a sleeve or duct to permit free movement for expansion and contraction.

Make connection to existing supplies at most convenient points and re-run branches to tub, hot water cylinder and taps.

Take delivery of removed mains pressure 180 litre electric hot water cylinder and re-install in existing position including all pipe and valve work.

Provide and fix 2 off seismic restraints to the HWC including tensioning brackets.

7.06 TUB

Take delivery of removed tub and re-install in required location.

Connect up to waste and re-connect to tub taps.

7.07 TESTING

Before wall linings are fixed, subject all new hot and cold pipe work to the full head of water constituting the normal cold supply. The test shall be not more than 30 minutes duration and leaks if any shall be rectified. All fixtures and fittings shall be left in perfect working order.

ELECTRICIAN

8.01 GENERAL

Refer to the Preliminary and General Section of this Specification that shall apply to this trade section. This Specification shall be read in conjunction with the attached drawings.

The whole of the works shall be carried out in accordance with and shall conform to the Bylaws and Regulations of the Local Authority.

The Contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying out of this contract.

8.02 SCOPE

Wire to all power and light outlets as shown on the floor plans.

Supply or take delivery of and install fittings as specified.

Allow for earthing the installation in an unobtrusive manner to the satisfaction of the Local Authority.

8.03 WORKMANSHIP

The work shall be carried out in accordance with the regulations governing electrical work and in accordance with the best trade practice and to the satisfaction of the Supply Authority Inspector.

8.04 SWITCHBOARD

Fit additional RCD protected fuses and circuit breakers as required. Wire for circuits as specified.

8.05 WIRING

All wiring shall be T.P.S. plastic cable of approved make with wires of sizes necessary for the maximum possible loadings. Cable shall be securely fixed to the framework with approved clips.

Holes drilled in framing members shall be no larger than necessary and shall be in as straight runs as possible to allow for the withdrawal of cables as required.

Horizontal runs within walls shall not be allowed.

The installation shall be electrically continuous throughout and effectively earthed and all cables shall be concealed in the walls and ceilings. All wiring run in concrete or concrete block work or passing through concrete beams shall be encased in P.V.C. conduit of sizes to suit cable.

8.06 SOCKET (3 PIN) OUTLETS

Wire circuits from 20 Ampere RCD protected M.C.B.'s at switchboard to outlets split over circuits looped by the most convenient and economical runs.

Finish off outlets with white switched socket units of 10 Ampere capacity fixed flush in the walls in metal outlet boxes.

Relocated the existing single socket outlet at roof level for the garage door automatic opener.

Protect existing socket outlets in garage during laying of new concrete slab.

8.07 LIGHT OUTLETS

Wire circuits in twin and earth cable from 10 Ampere RCD protected M.C.B.'s at switchboard to loop light outlets by the most convenient and economical runs.

Finish light switches with white fixed switchplates flush in the walls in metal outlet boxes.

Owner to advise new lighting type and positions.

Supply and install light fittings in garage and to exterior of garage as required.

Supply lamps to outlets as directed on job.

9 PAINTING - GENERAL

1. GENERAL

This section relates to the general matters related to painting work.

This painting specification is written based on information available at the time of writing.

This painting specification assumes that the applicator has the necessary skill, experience and equipment to undertake the work. The applicator remains responsible for ensuring proper completion of the work.

If in the applicator's own expertise and judgement an amendment to this specification is required, or where a substrate preparation, or required painting system is not covered in this specification, this shall be brought to the attention of the principal and any amendment agreed before work proceeds any further.

Related work

1.1 RELATED SECTIONS

Refer to **RESENE** EXTERIOR PAINTING

Documents

1.2 DOCUMENTS REFERRED TO

Documents referred to in this section are:

Health and Safety in Employment Act 1992

MPNZA Specification manual

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

1.3 MANUFACTURER'S DOCUMENTS

Manufacturer's and supplier's documents relating to work in this section are:

Resene One-Line specifications and product data manual
(hard copy or at www.resene.co.nz)

Resene Putting your safety first

Copies of the above literature are available from **Resene**

Telephone: 0800 **RESENE** (0800 737 363)

1.4 ABBREVIATIONS

The following abbreviations are used throughout this part of the specification:

MPNZA Master Painters New Zealand Association Inc.

Requirements

1.5 NO SUBSTITUTIONS

Substitutions are not permitted to any specified **Resene** coating system, or associated components and products.

1.6 QUALIFICATIONS

Painters to be experienced competent workers, familiar with the materials and the techniques specified and with the **Resene** coating systems and be members of the Master Painters New Zealand Association Inc.

1.7 CONTROL SAMPLES

Prepare samples of the finished work, including the specified preparation. Refer to SELECTIONS for location and type. Obtain approval in writing of the appearance before proceeding. Use the **Resene** Architectural Sample Box as a basis of standard where appropriate.

1.8 HEALTH AND SAFETY

Refer to and comply with the requirements of the Health and Safety in Employment Act 1992 including the obligation to:

- Eliminate hazards and if hazards cannot be eliminated or isolated, then minimise the hazards in this work by using the proper equipment and techniques as required by the MPNZA Painters hazard handbook and **Resene** Putting your safety first handbook.
- Supply protective clothing and equipment.
- Inform the contractor as well as the employees and others on site of those hazards and put in place procedures for dealing with emergencies.

- 1.9 MATERIAL SAFETY DATA SHEETS
Obtain from **Resene** (phone 0800 **RESENE**, or www.resene.co.nz) the material safety data sheet for each product used and comply with the required safety procedures. Keep sheets on site.
- 1.10 **Warranties**
WARRANTY
Warrant this work under normal conditions of use against failure referring to the Resene Promise of Quality in the **Resene** One-Line specifications and product data manual.
- 1.11 **Performance**
RESENE INSPECTION
Permit representatives of **Resene** to inspect the work in progress and to take samples of their products from site if requested. **Resene** will take care when inspecting the work, but does not accept any responsibility for the proper completion of the work before or after such inspection.
- 1.12 INSPECTION OF THE WORK
Inspection of the whole of the work at each of the stages set out in SELECTIONS may be made. Agree on a programme that will facilitate such inspection, including notification when each part and stage of the work is ready for inspection.
2. **PRODUCTS**
- 2.1 **Materials**
MATERIALS GENERALLY
Use only **Resene** products (which are guaranteed for consistency and performance under ISO 9001) prepared, mixed and applied as directed in the **Resene** One-Line specifications and product data manual.
- 2.2 THINNERS/ADDITIVES
Use only if and when expressly directed by **Resene** for their particular product in a particular application.
- 2.3 **Accessories**
ACCESSORIES
Contact your local **Resene ColorShop** for a full range of accessories and usage advice.
3. **EXECUTION**
- 3.1 **Conditions**
EXECUTION
To conform to required trade practice, which shall be deemed to include those methods, practices and techniques contained in the Master Painters New Zealand Association Inc. Specification manual.
- 3.2 TREATED SURFACES
Where surfaces have been treated with preservatives or fire retardants, check with the treatment manufacturer that coating materials are compatible with the treatment and do not inhibit its performance. If they are not compatible, obtain instructions before proceeding.
- 3.3 HARDWARE
Do not paint hinges or hardware that cannot be removed. Before commencing work carefully remove hardware, fixtures and fittings, set aside where they cannot be damaged or misplaced and replace on completion. Refer to SELECTIONS for hardware, fixtures and fittings for removal.
- 3.4 PROTECTION
Supply, lay and fix dropsheets, coverings and masking necessary to protect adjoining, fixtures, fittings and spaces from paint drops, spots, spray and damage.
- 3.5 **Application - preparatory work**
SURFACE PREPARATION
Refer to the **Resene** One-Line specifications and product data manual for surface preparation sheets (or obtain them by phoning 0800 **RESENE**, or at www.resene.co.nz) listed in the materials systems schedule clauses. Carry out the preparatory work required by them for each of the substrates.
- 3.6 SHARP EDGES, CRACKS AND HOLES
Remove and/or repair sharp edges, cracks and holes if present, as outlined in the preamble of the **Resene** One-Line specifications and product data manual.
- Elastomeric sealants, if used, should not be painted.
The paint film will not match the flexibility of the sealant and may severely limit its effectiveness.

- 3.7 **REMEDIAL WORK**
If any substrate or surface, that even with the preparation work called for in this section, cannot be brought up to a standard that will allow painting or clear finishing of the required standard then do not proceed until remedial work is carried out.
- 3.8 **GAP FILLING**
Make good cracks, holes, indented and damaged surfaces. Use suitable gap fillers to match the surface being prepared. Any special priming requirements of the fillers must be satisfied. Allow to dry or set before sanding back level with the surface. Prime or seal timber before using putty.

Exterior and wet areas: Use only Portland cement base or water-insoluble organic base gap fillers.
- 3.9 **PRIMING JOINERY**
Pre-treat any cut surfaces of preservative treated timber before priming. Ensure L.O.S.P. treated joinery has dried sufficiently to lose solvent odour. Pre-treat bare timber with **Resene** TimberLock (see Data Sheet D48) to improve the durability of subsequent coats.

Liberal coat end grain, allow to soak in and then recoat.
- 3.10 **EXTERNAL DOORS**
Prime or seal and paint bottom edges before hanging.
- 3.11 **Application - generally**
PAINTING GENERALLY
Comply with the **Resene** One-Line specifications and product data manual data sheets and the additional requirements of this work section.
- 3.12 **MIXING**
Although generally supplied ready-mixed, thoroughly mix paints. Lift any settled pigment and ensure the paint is homogenous.
- 3.13 **ENVIRONMENT**
Defer painting of exterior surfaces until weather conditions are favourable - warm dry days without frost or heavy dews. Avoid painting in direct sunlight any surfaces that absorb heat excessively. As far as possible apply paint in the temperature range 15°C to 25°C. If temperatures fall outside the range of 10°C and 35°C do not paint unless paints with the necessary temperature tolerance have been specified. Do not apply solventborne paint if moisture is present on the surface.
- 3.14 **SEQUENCE OF OPERATIONS**
Painting work to generally follow the following sequences:
 - Complete surface preparation before commencing painting.
 - Apply primers, sealers, stains, undercoats, paints and clear coatings in the sequences laid down by **Resene**.
 - Allow the full drying time between coats laid down by **Resene**.
 - Do not expose primers, undercoats and intermediate coats beyond **Resene's** recommendations before applying the next coat.
 - Finish broad areas before painting trim.
 - Ensure batch numbers of tins are matched for whole areas.
 - Internally, paint ceilings before walls and walls before joinery, trim and other items.
- 3.15 **APPLICATION**
Select brush, roller, or pad and apply coatings to the requirements of **Resene** to obtain a smooth, even coating of the specified thickness, uniform gloss and colour.
- 3.16 **LIGHTLY SAND**
Lightly sand primers, sealers, undercoats and intermediate coats to remove dust pick-up, protruding fibres and coarse particles. Complete by removing dust immediately before applying the next coat.
- 3.17 **DEFECTIVE WORK**
Correct defective work immediately and recoat as required, following precisely the **Resene** system being applied.
- 3.18 **EACH COAT**
Each coat of paint and the completed paint system to have the following qualities and properties:
 - Uniform finish, colour, texture, sheen and hiding power and the proper number of coats applied.
 - No blemishes such as runs, sags, crinkling, fat edges, entrained paint skins, hairs, dust, bare or starved patches, cracks, brush marks, ladder marks and blistering.

- Proper covering of corners, crannies, thin edges, cracks, end grain and other difficult places of application.

Completion

3.19

CLEAN

Clean adjoining surfaces, glass and fittings of any paint contamination. Clean off glass indicators at the completion of the building works. Clean glass inside and out to a shining finish.

3.20

LEAVE

Leave the whole of this work uniform in gloss and colour, of correct thickness, free from painting defects, clean and unmarked and to the standard required by following procedures.

3.21

REMOVE

Remove dropsheets, coverings and masking to leave surrounding surfaces and areas clean, tidy and undamaged. Remove debris, unused materials and elements from the site.

3.22

REPLACE

Replace hardware without damage to it or the adjoining surface and leave hardware properly fitted and in working order.

4.

SELECTIONS

4.1

CONTROL SAMPLES

Location/substrate

Resene One-Line Spec number/system

Hardiflex sheet

No. 1e 1.3, D83, Waterborne Satin

Timber entrance doors

No. 2e 3.5, D82, Waterborne Satin

4.2

INSPECTION OF WORK

Stage

Resene One-Line Spec number/system

Between Coats & Completion

No. 1e 1.3, D34, Waterborne Satin

Between Coats & Completion

No. 2e 3.5, D82, Waterborne Satin

4.3

HARDWARE

Hardware for removal:

Any exterior timber door hardware etc.

4.4

EXTERIOR FINISHES

Substrate

Resene Spec number

Colour

Hardiflex sheet

No. 1e 1.3, D83, Waterborne Satin

To be Advised

Timber entrance doors

No. 2e 3.5, D82, Waterborne Satin

To be Advised

Resene exterior paint systems

4.5

EXTERIOR CEMENTITIOUS SURFACES

Description:

Exterior cementitious surfaces, waterborne satin

System:

Resene One-Line Spec. No. 1e 1.3

Surface prep:

D83

1st coat:

For thin plaster - **Resene Limelock D809**, waterborne cure/seal

For sound cementitious surfaces - **Resene Concrete Primer D405**, waterborne primer; or

For powdery surface - **Resene Sureseal D42**, solventborne sealer

Self priming - **Resene Lumbersider D34**, waterborne satin

2nd coat:

Resene Lumbersider D34, waterborne satin

3rd coat:

Resene Lumbersider D34, waterborne satin

4th coat:

Resene Multishield+ D54a, waterborne glaze (optional)

4.6

EXTERIOR TIMBERS

Description:

Exterior timbers, waterborne gloss

System:

Resene One-Line Spec. No. 2e 1.1

Surface prep:

D82; and **Resene TimberLock D48**, solventborne preserver/conditioner

1st coat:

For normal recommended system - **Resene Quick Dry D45**, waterborne primer/undercoat; or

For timber that stains - **Resene Wood Primer D40**, solventborne primer; or

For hardboard only - **Resene Sureseal D42**, solventborne sealer

2nd coat:

Resene Hi-Glo D31, waterborne gloss

3rd coat:

Resene Hi-Glo D31, waterborne gloss

SUMS

MONETARY ALLOWANCES

10.1 GENERAL

Refer to the Preliminary and General Section of this Specification that shall apply to this trade section.
This Specification shall be read in conjunction with the attached drawings.

10.2 P.C. SUMS

Include in the tender price the following P.C. sums for the supply only (Owner to select):

- a) Hardware to External Door (list in Carpentry) : \$ 100 : 00

10.3 PROVISIONAL SUMS

Include in the tender price the following Provisional sums for the Materials and Labour:

- a) Unforeseen extra work due to soft ground conditions : \$ 500 : 00
- b) Unforeseen extra work due to condition of garage roof timber : \$ 1000 : 00

OWNER SUPPLY / TO BE ADVISED

11.1 OWNER SUPPLY

The following items shall be selected and supplied by the Owners:

- a) Door Hardware,
- b) Lighting fittings.

11.2 TO BE ADVISED

The following items shall be selected and advised by the Owners:

- a) Paint colours.

Adds & Alts to garage
114 Paetawa Road
PEKA PEKA

Form 436

BC.110390.....

PROCESSING CHECKLIST

No = Plans, specifications & documentation not complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt) *
Yes = Plans, specifications & documentation complying with the Building Code &/or Bld. Act (The reason specified alongside each prompt)
N/A = Not Applicable to this application. (The deletion of whole sections as N/A is permitted)
For alternatives comment below each section.
Note - The further information requests are identified by hand written numbers and corresponding on FIR letters / e-mails sent

Category.....1

Site Plan (NZS 3604 Sec 3.4, 4.5 Code clB1, B2, E1, E2 F1 & F2 Sect. 72, 75 BA04)

N/A NO YES

Comments

- ☒ ☐ ☒ Wind zone High V/High Specific.....GIS.....
- ☒ ☐ ☐ Flooding / ponding hazardsGIS.....
- ☒ ☐ ☐ Slippage/ fault line hazardsGIS.....
- ☒ ☐ ☐ Erosion, river & coastal hazardsGIS.....
- ☐ ☐ ☒ Subsidence/ soft soil hazardsSite inspection notes.....
- ☐ ☐ ☒ Corrosion zone Sea spray or Zone 1GIS.....
- ☒ ☐ ☐ Soil contaminationGIS.....
- ☐ ☐ ☒ Distances to boundaries / siting.....District plan.....
- ☐ ☐ ☒ Floor levels/ contours.....E2/AS1 & NZS 3604 E1.....
- ☒ ☐ ☐ Two or More Allotments.....Sec 75 - 83 Bld Act.....
- ☒ ☐ ☐ Noise / sound insulation (airport & highway).....

Specific Design (Verified Online PS2 B1 B2 VM1)

Comments

- ☒ ☐ ☐ PS1 Design CertificateB1 B2 VM1.....
- ☐ ☐ ☒ PS2 Peer Review.....B1 B2 VM1.....
- ☒ ☐ ☐ CalculationsVM1.....
- ☐ ☐ ☒ CPengVerified Online.....

H. Wells provided design review for roof framing alterations and topping slab to floor - Structure and durability assessed as compliant

Concrete / Foundation Plan (NZS 3604 NZS 4210 & 4229 E2/AS1)

Comments

Layout

- ☐ ☐ ☒ Layout dimensions.....NZS 3604.....
- ☒ ☐ ☐ Control joints.....NZS 3604.....
- ☐ ☐ ☒ Slab thickening.....NZS 3604, cl 7.5.....
- ☒ ☐ ☐ Alternative.....specify reason.....

Section

- ☐ ☐ ☒ Depth & width.....NZS 3604.....
- ☐ ☐ ☒ Reinforcement.....NZS 3604;B2.....
- ☒ ☐ ☐ Plate fixings.....NZS 3604;B2 cl 7.5.....
- ☒ ☐ ☐ DPM.....NZS 3604;B2.....
- ☐ ☐ ☒ Engineer design and Calcs.....B1;B2.....
- ☐ ☐ ☒ Concrete strength.....B1;B2 cl 4.8.2.....
- ☐ ☐ ☒ Alternative.....specify reason.....

Timber / Subfloor Plan (NZS3604 NZS 3602 & 3640, B1,B2)
Layout

Comments

N/A NO YES

- ☐ ☐ ☐ Layout dimensions.....
- ☐ ☐ ☐ Bearers details..... B1 ; B2.....
- ☐ ☐ ☐ Joist details..... B1;B2.....
- ☐ ☐ ☐ Alternative..... specify reason.....
- Section
- ☐ ☐ ☐ Foundation type/size..... NZS 3604;B2.....
- ☐ ☐ ☐ Piles post sizes & treatment NZS 3604;3602;3640;B2.....
- ☐ ☐ ☐ Pile c/c..... NZS 3604.....
- ☐ ☐ ☐ Fixing..... NZS 3604;B2.....
- ☐ ☐ ☐ Coatings(durability)..... NZS3604 ;B2.....
- ☐ ☐ ☐ Ventilation & Access to sub floor spaces NZS 3604.....
- ☐ ☐ ☐ Alternative..... specify reason

*
If the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc (may require Engineer design)

Floor plans / layout (B1, B2, C1-4, D1, E3, F7, G1, G2, G12 G3, G9, G11, G13)

Comments

General

N/A NO YES

- ☐ ☐ ☒ Room dimensions.....
- ☐ ☐ ☒ Sectional lines.....
- ☐ ☐ ☒ Location of partitions.....
- ☒ ☐ ☐ All designated spaces.....
- ☒ ☐ ☐ Lintels..... NZS 3604;B2.....
- ☐ ☐ ☒ Beams..... NZS 3604, B2 by engineer, *existing - removed by engineer*
- ☐ ☐ ☒ Point loads by engineer or pre-naller, ... B1 B2.....
- ☐ ☐ ☒ Smoke detectors..... F7.....
- ☐ ☐ ☐ Wet areas / WCs D1, Table 2; B2.....
- ☒ ☐ ☐ Kitchen..... G3, G9, G11.....
- ☒ ☐ ☐ Alternative..... specify reason

Changes to existing work requires both an existing floor plan & a proposed floor plans
Facility provided for washing utensils / food G3, Section 1.1 & Figure 1:
Preparation Area and Access to Facility Paragraphs 1.1.2 and 1.5

Wall / Framing B1, B2, B3

Comment

General

- ☐ ☐ ☒ Identify engineering / Structural items/ portals. B1 B2.....
- ☐ ☐ ☐ By pre-naller or to NZS 3604..... B1 B2.....
- ☐ ☐ ☐ Fixing types NZS 3604..... B1 B2.....
- ☐ ☐ ☐ Stud c/c as per wind zone.... NZS 3604..... B1 B2.....
- ☐ ☐ ☐ Building wrap..... NZS 3604.....
- ☐ ☐ ☐ Stud heights of rooms..... NZS 3604..... B1 B2.....
- ☐ ☐ ☐ Alternative..... specify reason

Block work infills except hanging

Roof..... NZS 3604, 3602 & 3640 B1B2E2 E2/AS1

Comments

Trussed / by prehalier or Framed roof NZS 3604

N/A NO YES

- Engineer reviewed - checks*
- ☐ ☐ ☒ Fixing layout & details.....B1 B2.....
 - ☐ ☐ ☐ Correct layout.....B1.....
 - ☐ ☐ ☐ Max span (12m or Engineer).....B1.....
 - ☐ ☐ ☐ Purlin or batten c/c.....B1 B2.....
 - ☐ ☐ ☐ Rafters / Beams.....B1 B2.....
 - ☐ ☐ ☐ Alternative.....specify reason.....

Roof cladding - Metal; Profiled Metal; Masonry, Membranes Code E2, E2/AS1 B2

- ☐ ☐ ☐ Pitch / profile.....E2.....
 - ☐ ☐ ☐ Underlay.....E2.....
 - ☐ ☐ ☐ Flashings.....E3;E2.....B1 B2.....
 - ☐ ☐ ☐ Parapets.....B1 E2 B2.....
 - ☐ ☐ ☐ Membrane Roofs and substrate Code E2/AS1 B2.....
 - ☐ ☐ ☐ Gutters, Barges & Fascias detail Refer E2, section 8.3, cl 8.3.9.....
 - ☐ ☐ ☐ Alternative.....specify reason.....
- EXISTING*

Installation of profiled metal roof cladding shall be by trained installers, approved by the tile manufacturer or NZ agent. In some cases experienced builders undertake installation, refer E2, section 8.4, cl 8.4.2 'General'.

Claddings Code B1 & B2 E2/AS1, Branz good practice Guides & Weather tightness Vol 12&3

Comments

- ☒ ☐ ☐ Risk matrix Gavity or direct.....E2.....
- ☒ ☐ ☐ Brick Veneer.....E2 "The brick book" Branz Masonry Guide; B2.....
- ☒ ☐ ☐ Timber WeatherboardE2 Branz Timber Guide Vol 1&2; B2.....
- ☒ ☐ ☐ StuccoB1 NZS 3604 Branz good practice guide; B2.....
- ☒ ☐ ☐ Profiled Metal.....E2 Metal Roofing Practice; B2.....
- ☒ ☐ ☐ PlywoodE2; B2.....
- ☒ ☐ ☐ Fiber Cement W/b.....E2; B2.....
- ☒ ☐ ☐ Board & Batten..... Branz good practice guide; B2.....
- ☐ ☐ ☒ Fiber Cement Sheet.....E2; B2.....
- ☐ ☐ ☒ Weathertightness details.....E2; B2.....
- ☒ ☐ ☐ Alternative.....specify reason.....

Bracing NZS 3604 B1, B2, E3

Comments

N/A NO YES

- ☒ ☐ ☐ Subfloor bracing.....B1 & NZS 3604.....
- ☐ ☐ ☒ Wall bracing..... B1 & NZS 3604..... *Wing walls calculated*
- ☐ ☐ ☐ Roof bracing..... B1 & NZS 3604.....
- ☐ ☐ ☐ Bracing calculations..... B1 & NZS 3604.....
- ☐ ☐ ☐ Provide bracing plan layout..... B1 & NZS 3604.....
- ☐ ☐ ☐ Double top plate (if > 5m)..... B1 & NZS 3604.....
- ☐ ☐ ☐ Indicate dragon tie (if > 6m)..... B1 & NZS 3604.....
- ☐ ☐ ☐ Diaphragm ceilings (if > 7.5m)..... B1 & NZS 3604.....
- ☐ ☐ ☐ Check for distribution B1 & NZS 3604.....
- ☐ ☐ ☐ Alternative.....specify reason.....

Light & Ventilation *B1 G4, Clause 1.2 ; G4, clause 1.3 G7, G9 F2*

General

Comments

N/A NO YES

- ☐ ☐ ☒ Vent 5%.....G4
- ☐ ☐ ☐ Light 10%.....G7
- ☐ ☐ ☒ Electrical.....G9
- ☐ ☐ ☐ Mechanical ventilation.....G4
- ☒ ☐ ☐ Exterior space for awareness.....G7

Glazing

- ☐ ☐ ☐ Safety glass.....F2
- ☐ ☐ ☐ Wind zone..... B1, NZS 3604.....
- ☐ ☐ ☐ Alternative.....specify reason

Insulation *BRANZ Home Insulation Guide, NZS 4218, AS/NZS 2918*

Comments

- ☐ ☐ ☐ FloorH1
- ☐ ☐ ☐ Wall..... H1
- ☐ ☐ ☐ Roof..... H1
- ☐ ☐ ☐ Windows / glazing..... H1
- ☒ ☐ ☐ Alternative.....specify reason

Stairs / Landings / Handrails *D1, sec 4*

Comments

- ☐ ☐ ☐ Stair tread & risers.....D1
- ☐ ☐ ☐ Landing size.....D1
- ☐ ☐ ☐ Handrail.....D1
- ☐ ☐ ☐ Riser opening (min) where children.....D1
- ☐ ☐ ☐ Residential Accessibility.....D1
- ☐ ☐ ☐ Alternative.....specify reason

Stair type

Minor Private: Max rise 220mm/Min tread 220mm,
Secondary Private: Max rise 200mm/Min tread 250mm,
Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)

Decks / Balconies / Barriers *D1, F4 & NZS 3604, Sections 6 & 7,*

Comments

- ☐ ☐ ☐ Barrier & deck fixing durability.....D1 B1 B2
- ☐ ☐ ☐ Top rails, balusters, bottom rails, palings.....D1 B1
- ☐ ☐ ☐ If Engineer then calculations required.....B1 B2
- ☐ ☐ ☐ Max 3m height or Engineer.....B1 B2
- ☐ ☐ ☐ Deck joist sizes, grade, treatment, span & spacing.....D1 B1 B2
- ☐ ☐ ☐ Piles & bearers the correct grade, treatment, size, spacing & span.....D1 B1 B2
- ☐ ☐ ☐ Slip resistanceD1
- ☐ ☐ ☐ Appropriate waterproofing membrane..... B1 B2
- ☐ ☐ ☐ Stringer size & connectionsD1 B1 B2
- ☐ ☐ ☐ Thresholds.....D1 E2
- ☐ ☐ ☐ Alternative.....specify reason

Fire (Residential) NZBC F7;C40c

Comments

N/A NO YES

- ☐ ☐ ☒ Travel distances max 24m.....C8.15.....
- ☐ ☐ ☒ Smoke detectors.....F7.....
- ☐ ☐ ☒ Wood burnersF7.....
- ☐ ☐ ☒ Garage fire wall detailsC7 (C7.10 C7.8)
- ☐ ☐ ☒ Alternative.....specify reason

Swimming Pool & Fencing *Fencing of Swimming Pools Act 1987*

Comments

- ☐ ☐ ☒ Refer to Compliance for sign off.....
- ☐ ☐ ☒ Specific Engineering Design
- ☐ ☐ ☒ Proprietary system/design.....
- ☐ ☐ ☒ Section/construction
- ☐ ☐ ☒ Pool backwash discharging the sewer.....
- ☐ ☐ ☒ Fence height
- ☐ ☐ ☒ Gate(s) / door(s) open outward.....

Ambiguity / Contradictions

Comments

- ☐ ☐ ☒ Manufacturers Specs
- ☐ ☐ ☒ Engineer compared with Designer/Architect
- ☒ ☐ ☐ Any Other contradictions

Alternative Solutions

Record assessment, decision and reasons for decisions below. Has the designer substantiated why they believe the proposal complies with the building code? Is there a determination on a similar proposal? Has corroborative evidence been provided (peer review, appraisal or determination)? Include reference to comparison with acceptable solutions, other documents / standards / best practice guides / publications, expert opinion, determinations, in-service history, product certification, professional judgment, building code objectives. Refer BRANZ Bulletin # 456 (Dec 2004). List any conditions / communications / actions:

This sheet relevant to plumbing & drainage only

Comments

General

N/A NO YES

- ☒ ☐ ☐ Kitchen area.....G3/AS1
- ☐ ☐ ☐ Laundry.....
- ☒ ☐ ☐ Bathrooms.....
- ☐ ☐ ☒ Location of sanitary fixtures.....
- ☐ ☐ ☒ Plumbing layout.....

Plumber's Reg no.....T.B.A

Drainlayers Reg no.....N/A

Comments

Effluent Disposal Systems

- ☐ ☐ ☐ Engineering Site Investigation
- ☐ ☐ ☐ Design Specification & Producer Statement

(The design criteria should include; Capacity based on bedroom numbers, Loading calculation, site evaluation, soil profile, site characteristics.)

no change

Comments

Water Supplies

- ☐ ☐ ☐ G12
- ☐ ☐ ☐ Town supply.....
- ☐ ☐ ☐ Private scheme.....
- ☐ ☐ ☐ Type & location.....
- ☐ ☐ ☐ Alternative.....specify reason.....

removal of some Plumbing fittings / slab poured and fittings re-instated.

Comments

Sanitary Drainage

- ☐ ☐ ☐ G13.....
- ☐ ☐ ☐ Layout
- ☐ ☐ ☐ Council availability or
- ☐ ☐ ☐ Septic tank design & calcs.....
- ☐ ☐ ☐ Alternative.....specify reason

Comments

Stormwater Drainage

- ☐ ☐ ☐ E1
- ☐ ☐ ☐ Layout
- ☐ ☐ ☐ Council availability
- ☐ ☐ ☐ Alternative.....specify reason

Comments

Sanitary Plumbing

- ☐ ☐ ☒ G18
- ☐ ☐ ☐ Layout
- ☐ ☐ ☐ Alternative.....specify reason

reconnect existing waste

Accessibility D1; NZS 4121

Comments

N/A NO YES

- ☐ ☐ ☐ Car parks
- ☐ ☐ ☐ Projections
- ☐ ☐ ☐ Kerb Ramps
- ☐ ☐ ☐ Footpaths/Ramps / Landings
- ☐ ☐ ☐ Entrances
- ☐ ☐ ☐ Public Facilities
- ☐ ☐ ☐ Lifts
- ☐ ☐ ☐ Stairs
- ☐ ☐ ☐ Stair / handrails
- ☐ ☐ ☐ Doorways/Doors/Corridors/ Lobbies
- ☐ ☐ ☐ Controls
- ☐ ☐ ☐ Places of assembly/entertainment/Recreation
- ☐ ☐ ☐ Warning Systems
- ☐ ☐ ☐ Toilet Facilities / Laundering
- ☐ ☐ ☐ Food preparation / accommodation
- ☐ ☐ ☐ Signs

Fire report C1,C2, C3, C4

Comments

- ☐ ☐ ☐ Purpose group FHC
- ☐ ☐ ☐ Fire cell separation /use of building
- ☐ ☐ ☐ f- rating
- ☐ ☐ ☐ s- rating
- ☐ ☐ ☐ Occupancy numbers
- ☐ ☐ ☐ Means of escape
- ☐ ☐ ☐ Travel distances
- ☐ ☐ ☐ External walls/unprotected areas
- ☐ ☐ ☐ Fire resistance to supporting elements/floors/ walls
- ☐ ☐ ☐ Risks to/below escape routes
- ☐ ☐ ☐ Fire safety precautions
- ☐ ☐ ☐ SFI's / SDI's
- ☐ ☐ ☐ Alternatives
- ☐ ☐ ☐ Referral to DRU
- ☐ ☐ ☐ Alternative.....specify reason

Solid waste G15

Comments

- ☐ ☐ ☐ Waste bin area
- ☐ ☐ ☐ Environmental health referral
- ☐ ☐ ☐ Alternative.....specify reason

Hazardous Agents, Materials & substances F1 - F3

Comments

- ☐ ☐ ☐ Waste bin
- ☐ ☐ ☐ Environmental health referral

Work Sheet

General stamp prompts

Wind Zone
Corrosion
Cladding
Electrical
Bracing Highlighted
Boundary setting out
Engineers design

Set Status
Complete checklist
Addenda
Section 72 / ponding
Set inspections

[illegible]

Date /time

Initials

[illegible]

Change Of Use – Sec 114: (record decisions and basis for decisions – confirm whether sec 115 applies)		
Date	23/7/11	
	112	
	118	
Alteration to Existing Building – Sec 112: (record decisions and basis for decisions – confirm whether sec 118 applies and if so, has it been complied with?). List conditions / communications / actions:		
Date	23/7/11 112 SORG 118 N/A	23/7/11
Hazards – Sec 71-74: (record decisions and basis for decisions – see under "site plan above already done")		
Date:	23/7/11	
Compliance Schedule – Sec 100 - 107: (record if new / amended compliance schedule required, and attach copy of replica compliance schedule. Ensure that note is recorded on building consent that new / amended compliance schedule will be issued).		
Date	23/7/11	

Note :- Refer to the associate code clause along side each prompt above for compliance or reason of decision
Plan checked yet Unsatisfactory
(request for further information- see attached copy)

Signature, name & date

Bldg.....

Plumbing.....

Fire.....

I am satisfied on reasonable grounds that the provisions of the Building Code are met and the **Building consent may be granted (refer Bld Act Sec 49(1))**
All previous Further Information Requests now satisfactory.

Signature, name & date

Bldg..... 25/7/11
(for all pages except those listed below)

Plumbing..... Simon Copp 11/7/2011
(For pages 6 of 11 unless otherwise listed)

Fire.....
(As listed on page 7 of 11)

Addenda to Form 436

Allocation of work to approvals officer outside current competency

Building Category	Circle appropriate category	0	1	2	3

1) Authorized by Team leader or delegate	Level of supervision reqd	Reason for decision
Name, Signature & date	Coaching Mentoring Peer review on completion	In training Vetting one level above competency Other
2) Approval Officer undertaking training	Record of Learning	Decision
Name, Signature & date		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))
Current competency level Category 0, 1 or 2		
3) Coach/Mentor/Peer reviewer	Training needs identified	Comments
Name, Signature & date		I am satisfied on reasonable grounds that the provisions of the Building Code are met and the building consent may be granted (refer Bld Act 49(1))
Current competency level Category 1, 2 or 3		

Allocation notes

- Categories of building are determined on receipt of application
- All applications are re assessed for the category and allocated to each appropriate Officer at the earliest opportunity and then placed in processing shelves accordingly
- Approvals staff are aware of their own competency level and check the allocation of work.
- Approvals staff may select, for training purpose, a consent 1 (one) category higher than their current competency for the purpose of increasing their skill level provided they gain approval from the Team Leader Building Consent Approvals. Once approval is given the Team Leader Building Consent Approvals will arrange for the appropriate supervision and final peer review.



00016

CHECKSHEET (Effective from 31 March 2005)

Single Residential Dwelling and Accessory Building

Use for single stand-alone dwellings, dwelling additions and/or alterations, repiles, garages, decks, gazebos, sheds, retaining walls, etc

For use with applications for building consent

Address 114 Paetawa Road, Peka Peka

This checksheet shows you the information that has to be supplied with your building consent application. Please attach **2 copies** of the following information (unless otherwise specified) with your completed Building Consent Application form.

Please tick each relevant box in the Customer Use column as you attach the information. If the box is not relevant to your application, write **NA** across the box. Please check each section carefully and complete those sections that are relevant to your project.

A guidance document is available to help complete the section in the application form on 'means of compliance' for each building code clause

Once you have attached all the required information, please check for completeness as an incomplete application or lack of any supporting information will mean that your application cannot be accepted for processing.

Customer
use

1. GENERAL

For office use
only

COMPLETE FOR ALL APPLICATIONS

- | | | |
|-------------------------------------|---|-------------------------------------|
| ☒ | a Building Consent Application Form (1 copy)
Completed and signed by the owner or by an agent on behalf of the owner. | ☒ |
| ☒ | b Proof of ownership (1 copy)
One recent copy of <u>current</u> certificate/s of title (i.e. not older than 3 months) or one copy of purchase agreement (if recently purchased) or one copy of relevant portions of current lease | ☒ |
| ☒ | c Locality plan (1:500) showing:
Physical location of the subject building in relation to streets or landmarks, north point, name of building and lot and DP number | ☒ |
| ☒ | d Inspections and monitoring
Details of proposed inspection regime including monitoring by council officers and other professionals eg architects, engineers, surveyors and certification to be supplied on completion. | ☒ |
| ☒ | e Application fee | ☒ |

Applications will not be accepted without payment of the appropriate fees. Fees payable are set out in the published fee schedule of the council that has jurisdiction over the project site.

Plans ok to accept all required info provided.
Shm. 4-07-11



2. DEMOLITION / REMOVAL

COMPLETE FOR ALL PROJECTS INVOLVING DEMOLITION OF SIGNIFICANT PARTS OF BUILDINGS OR THE DEMOLITION OR REMOVAL OF WHOLE BUILDINGS.

Note: Where the project is only for the complete removal or demolition of a building you are not required to complete any further sections

- ☐ a **Means of barricading the site**
Provide details of temporary barriers, gates which swing inwards or other means of restricting public access to the area
- ☐ b **Proposed tipping location for demolition materials (address/landfill)**
- ☐ c **Hazardous building materials**
Provide safety plan detailing the safe handling and disposal of hazardous materials
- ☐ d **Site management plan covering**
management to control silt run off, noise and dust
- ☐ e **Proposed destination for relocated building:**
- ☐ f **Access to and from the site including (use of kerb and crossings)**
- ☐ g **Specify termination of existing services**
 - Water
 - Sewer
 - Stormwater
- ☐ h **Details about the building such as:**
Number of storeys, type of materials the building is constructed of (note: Photographs of the building would be useful)

Note: You will need to contact the relevant service authorities specified below to advise them of the extent of your work:

Electricity, gas, drainage, water, transport, telecommunications, cable television or any other services that may be affected.

Note: Transportation of relocated building -

You will be required to contact and provide details to Council's Transportation and Traffic Department

3. FOUNDATIONS / FLOOR

COMPLETE FOR ALL NEW BUILDINGS, FOR EXISTING BUILDINGS WHERE THE FOOTPRINT OF THE BUILDING WILL CHANGE OR WHERE AN ADDITIONAL STOREY IS BEING ADDED

- ☒ a **Site Plan (1:100) showing**
Dimensions of all boundaries, north point, finished floor levels, ground contours (extended to boundaries) and/or levels, site area, street name and number, lot and DP number, outline of building and distances to boundaries. Include on the site plan the designated wind zone of the site (e.g. specific design, very high, high, medium or low)
- ☒ b **Foundation plan (1:100/1:50) showing: See A2.01**
 - dimensions of all new foundations
 - sub-floor, including bracing
 - footing details
 - if a concrete slab, show basic details including reinforcing and contractions joints
 - piles and footings
 - if the addition is an upper storey show details on upgrading existing foundations, joints, piles, etc
 - indicate ventilation to sub floor spaces
- ☒ c **Subfloor bracing**
Provide subfloor bracing plan and calculations for all piled structures. Where the structure is specifically engineered, this should be included with the structural calculations
Subfloor bracing plan and calculations are required where an additional storey is to be added.
- ☒ d **Foundation details**
Details including reinforcing and connections

4. CONSTRUCTION

COMPLETE FOR ALL NEW STRUCTURES OR ALTERATIONS TO EXISTING STRUCTURES



a Existing floor plan (1:100/1:50) showing
(for additions and alterations only)

- all levels
- all designated spaces
- all removals
- sanitary fixtures
- smoke detectors



a Proposed floor plans (1:100/1:50) showing:

- room dimensions
- location of partitions
- all designated spaces
- all floors (new or altered)
- location of sanitary fixtures
- stairs, barriers, handrails, floor joists and beams
- floor joist layout for each level with timber floors
- smoke detectors



b Wall bracing plan (1:100/1:50) showing:

Bracing details and calculations for wall bracing (also required for existing lower storeys where an additional storey is being added)

Sub-floor bracing for decks projecting more than 2m from the house

Location, type and number of bracing elements to indicate compliance with NZS 3604:1900 (include calculations)

If the bracing was specifically designed by a structural engineer, provide calculations (required for specific design wind zones and lateral distribution of upper floor loads where lower storey bracing is provided in walls beyond the upper storey footprint)



c Sections and details (1:50/1:20/1:10) showing:

- stairs, handrails, decks and decking
- insulation systems and materials to floors, walls and roof
- barriers providing safety from falling. Specific engineering design required where detail does not comply with NZBC B1/AS2
- framing sizes, beams, lintels, trusses including fixing and other structural items. Lintels carrying point loads, such as from girder trusses, require specific engineering design
- roof cladding, eaves, fascias, gutters, flashings to openings
- fire rated systems on all walls - closer than 1 metre to boundary
- stud heights of rooms and total height from lowest ground floor level to top of ridge
- truss layout supported by design certificate and design of fixing details and load path to ground
- retaining wall details e.g. type, height of retained ground, relationship to boundary, waterproof membrane and proposed drainage.
- truss design details



d Fire report:

For domestic dwellings of 4 storeys or more, or buildings providing more than one household unit.

5. STRUCTURAL

COMPLETE FOR ALL PROJECTS INCORPORATING SPECIFIC STRUCTURAL



a Structural calculations

If any design work required the services of a structural engineer, attach 2 copies of the calculations with this application along with structural drawings

The calculations must be prefaced with information explaining the design philosophy and justification of assumptions and methodologies used in analysis



b Producer statements: PS 2

If this application for consent relies on any producer statements certifying compliance with the New Zealand Building Code, a copy must be attached with this application. (Note all structural producer statements are required to have accompanying calculations)

6. EXTERNAL

COMPLETE FOR NEW BUILDINGS OR EXISTING BUILDINGS WITH ALTERATIONS TO THE EXTERNAL SHELL

- ☒ a **Elevations (1:100/1:50) showing:**
Accurate lines from boundary to boundary on each elevation, relevant District Plan daylight control lines, the maximum height on each elevation, location of door and window openings, fixed and opening sashes, sill heights, floor levels in relation to ground levels, exterior cladding nominated to all elevations, down pipes and spouting, ventilators to sub-floor area (suspended floors only)
- ☐ b **Risk assessment**
(Risk matrix in E2/AS1 may be used)
Consider exposure, design and detailing to support appropriate selection of cladding
- ☐ c **Cladding details (1:50/1:20/1:10)**
Provide details around all penetrations, joinery and other junctions at a level appropriate to the level of risk e.g. roof/wall, balcony/ wall, junction of different types of cladding, backflashing details for cavity systems
- ☐ d **Product certification**
Supply copies of product certificates relied on as compliance documents
- ☐ e **Alternative solutions**
If the proposal uses products or systems that are not covered in the Acceptable Solutions of clause E2 of the building code provide supporting current information including independent test results (full signed reports), case studies, expert opinion (including evidence of experience/qualification, basis for forming opinion, and statement of independence) etc to demonstrate compliance

7. SERVICES

COMPLETE FOR ALL PROJECTS WITH NEW INSTALLATION OR ALTERATION OF PLUMBING OR DRAINAGE SERVICES

- ☐ a **Plumbing and Drainage plan (1:100) showing:**
Note: If you have supplied drainage details for surface water disposal on the site plan, no drainage plan is required
- fixtures and fittings, hotwater system(s)
 - if the building is more than one storey with sanitary fittings on upper floors, provide an isometric layout showing wastes, pipes and falls
 - drainage layout with inspection bends and junctions indicated for both sewer and stormwater
 - any other drainage on site including council mains and retaining wall field drains
 - ventilation of sanitary rooms
 - calculations for sizing of downpipes

8. CHANGE OF USE

COMPLETE FOR ALL EXISTING BUILDINGS WHERE THE PROPOSAL INVOLVES FORMING A HOUSEHOLD UNIT WHERE ONE DID NOT EXIST BEFORE

Example: the conversion of a garage or shed into a residential unit

- ☐ a **Assessment of the building for compliance with the building code**
Section 115(a) of the Building Act 2004 requires that the work comply fully with all clauses of the building code.
- ☐ b **Reasonably practicable**
The above assessment must relate to all building code clauses. If the proposal is for the project to meet anything less than full compliance with any clauses, your application must clearly state your reasoning, with supporting documentation, and show how you will meet the highest level of compliance that can be considered reasonably practicable.

9. SPECIFICATIONS

COMPLETE FOR ALL APPLICATIONS

Note: The specification must be specific to the project and cover all aspects of the proposed work.



a Specification: General

- elements of structure (size, spacing, timber treatment)
- finish of fixings to meet durability requirements
- plumbing and drainage materials and design that installation is to comply with
- wet area surfaces
- ventilation systems
- flooring slip resistance for access routes
- glazing
- type of smoke detectors (including existing smoke detectors where they will remain)



b External claddings

For each of the following claddings provide details of the product name, manufacturer, maintenance requirements and warranties offered

- Building wraps
- Wall claddings
- Roof claddings
- Membranes (roofs and decks)
- Tanking
- Joinery



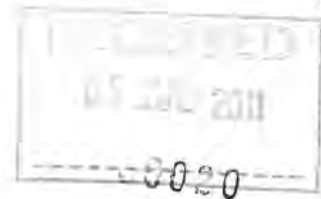
NOTES

The issue of a building consent does not relieve the owner of any duty or responsibility under any other act

Please check with your local territorial authority regarding the requirement for other approvals required and fees payable. These may include:

- Consents under the Resource Management Act
- Approvals under bylaws including earthworks, vehicle crossings and road openings

KCDC Building Consent Authority
Building Consent Documentation Filed



BCNo.
Street Address.

110390
Adds & Alts to garage
114 Paetawa Road
PEKA PEKA

Tick indicates document(s) included in this Building Consent

Building Consent Application,	✓
Application checksheet,	✓
Costing schedule,	✓
Plans and specifications,	✓
Invoice and receipt,	✓
Processing records/checksheets,	✓
Inspection page printouts	✓
1-9 35-36	
Building consent and memorandum,	✓
Inspection reports,	✓
Application for CCC,	✓
Code of Compliance Certificate,	✓
Producer statements and supporting documentation,	✓
Peer review documents,	NA
Fire design documents,	1
Requests for further information and other correspondence,	1
Amendments,	1
Supplementary information,	1
Energy work certificates,	✓
Notices to Fix,	NA

This form comprises part of the Building Consent documentation and indicates the contents of the Building Consent File. Refer KCDC Policy 029.

SHEET

Criteria: A1

Adds & Alts to garage
114 Paetawa Road
PEKA PEKA

for projects. Refer BI-WI-024

Address:

Date: 2-12-2011

BC No: 110390

application for code compliance certificate (Form 278) completed

(Y)

N

Confirm all required inspections have been completed and passed:

Answer: Yes or No

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe):

refer to final inspection notes.

Work in accordance with approved consent and approved amendments	☒	Yes	No
If no, has NTF been issued:	N/A	Yes	☒ No
Have items of non compliance been resolved and NTF uplifted.	N/A	Yes	No

Note: If work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code Compliance Certificate

Supporting documentation required in building consent addenda (Accept in accordance with KCDC Policy 002) Form completed during BC Approval process

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	✓
copy of gas certificate	N/A		
an "as-built" drainage plan	N/A		
plumbing (Form 125) for pressure test and installation piped services	N/A		
drainage (Form 126) for stormwater installation	N/A		
drainage (Form 127) for private sewer installation	N/A		
a Construction Review (PS4) statement for Structural engineering	✓	✓	✓
a Construction Review (PS4) statement for Fire engineering	N/A		
a Construction Review (PS4) statement for Geo-technical engineering	N/A		
Roof cladding warranty	N/A		
Solar water heating technical specifications	N/A		
wall cladding/texture coating installation applicator warranty	✓	✓	✓
a copy of the lift certificate	N/A		
a certificate from the fire alarm installer	N/A		
a certificate from the sprinkler installer	N/A		
a copy of wet-area membrane installers warranty	N/A		
A copy of deck membrane manufacturer's installers warranty/guarantee	N/A		
FPIS (verifier) Fire Systems Certification	N/A		

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

If specified supporting documentation has not been provided, what alternative information or verification method has been provided to compensate. (describe):

Compliance Schedule

Is a new or amended compliance schedule required?

Y

☒ N

If "Y" Has it been issued? (Refer note below)

Y

☒ N/A

If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued? Outline:

Note: If the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

Building consent requirements.

Are there any item specified in the building consent or PIM that have not been completed.

Outline:

Are there any development impact fees to be paid outstanding? Yes ☒ No (if yes, CCC cannot be issued)

Approve to issue Code Compliance Certificate if all other outstanding fees are paid. YES ☒ NO

Building officer:

Signature: *Andrew*

Date: *2/12/2011*

Name: *Andrew*

Co-reviewer:

Signature: *Russell Brook*

Date: *6/14/11*

Name: *Russell Brook*

00018

BC

VEHICLE CROSSING
INSPECTION FORM

Date:

To:

Building Inspectors

Adds & Alts to garage
114 Paetawa Road
PEKA PEKA

Owner:

Address:

Can you please inspect the above Vehicle Crossing, footpath and
berm and return the completed form to me signed.

Thank you

Inspected by:		
Date Inspected:		
Approved:	YES	NO

Comments:





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy



Identifier **WN50D/648**
Land Registration District **Wellington**
Date Issued **22 July 1997**

Prior References

WN44B/98

Estate Fee Simple
Area 4731 square metres more or less
Legal Description Lot 1 Deposited Plan 83749

Proprietors

Cathryn Ashley-Jones and John Renwick Harkness as to a 1/2 share
John Rogers and John Renwick Harkness as to a 1/2 share

Interests

B361688.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 14.3.1994 at 2.57 pm
Fencing Covenant in Transfer B361688.5 - 24.5.1994 at 2.57 pm
Subject to stormwater drainage rights (in gross) over parts marked H, I, J, K, L & M on DP 83749 in favour of The Kapiti Coast District Council created by Transfer B361688.5 - 24.5.1994 at 2.57 pm
The easement created by Transfer B361688.5 is subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way (pedestrian equestrian access only) over parts marked G, H, I and J on DP 83749 specified in Easement Certificate B367919.1 - 29.6.1994 at 2.54 pm
B608607.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 22.7.1997 at 3.00 pm
Appurtenant hereto is a right of way and sewage & stormwater drainage, water, gas & electricity supply and telephone transmission rights specified in Easement Certificate B608607.5 - 22.7.1997 at 3.00 pm
Subject to a pedestrian and equestrian right of way over parts marked G, H, I and J on DP 83749 specified in Easement Certificate B608607.5 - 22.7.1997 at 3.00 pm
Some of the easements specified in Easement Certificate B608607.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 83749)

[illegible]

Planning Processing Check Sheet

Building Consent Number : BC 110390

Adds & Alts to garage
114 Paetawa Road
PEKA PEKA

Property Information

Property Address	114, Paetawa Rd, Peka Peka.		
Legal Description	Lot 1 DP 83749.		
Planning Zone	Residential.		
Building Project	Adds/Alts to Garage.		
	Yes	No	Action reqd
Certificate of Title	☒	☐	
Easements	☒	☐	
Section 221	☒	☐	R.O.W. & Services ~ refer to C/T Include copy <i>(X) See attached</i>

District Plan Items to Check

	Yes	No	Action Reqd	Actioned
Designations	☒	☐	70m Coastal Building Line Restriction & 90m/6m Height (Coastal Build Line Restriction)	
Heritage Register	☐	☒		
Flood Hazards	☐	☒		
Min Floor Level	☐	☒		
Other Hazards	☐	☒		
EQ Faults	☐	☒		
Services	☐	☒		
Eco-site/Native Veg	☐	☒		
	Complies?		Action Reqd	Actioned
Yards (+water bodies)	☒	☐	Neighbours Approval??	
HIRB	☒	☐		
Max Height	☒	☐		
Site Coverage	☒	☐		
Permeable Surface	☒	☐		
Earthworks	☐	☐		
Water Tank / Siting	☐	☐		
Parking	☐	☐		

Fences/Retaining Wall	☒		
Airport Noise 45dbI	☒		
Other Provisions			
	Yes	No	Action reqd
Does the building straddle Title/crosslease boundary		☒	
Existing Resource Consent?	☒		970428
Resource Consent Required?		☒	Apply Section 37 and advise Plan Vetting Team.
Section 72 or 77 Required?		☒	Advise Plan Vetting Team and send letters out.
Section 221 Consent Notice	☒		Advise Plan Vetting Team
DIF Required?		☒	Advise Plan Vetting Team and send letter out.
Calculate DIF Fees			Amount
			2 nd Comm / Ind Floor area X \$12.65
			Non-residential 0.002 X area
Invoice codes	RM		Water Supply
	RM		Sewage
	RM 79		Community Facilities
	RM		Roads
	RM		Flood Mitigation
	RM		Reserves
Send DIF letter out			TOTAL

Additional Comments

* All work shall be carried out in accordance with attached Section 221 Consent Notice *

Decision: (delete item that does not apply)

- Application complies with District Plan requirements
- ~~Application does not comply with District Plan - BC to be issued subject to s37~~

Officer's Name & Signature: S. LeeDate: 14.7.11



COPY FOR
Checklist

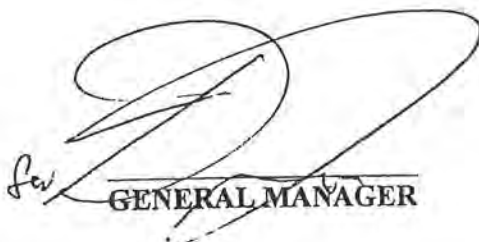
**KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLAN 83749
THE SUBDIVISION OF LOT 3 DP 77725,
PAETAWA ROAD, PEKA PEKA
FOR SLOAN FARM PARTNERSHIP**

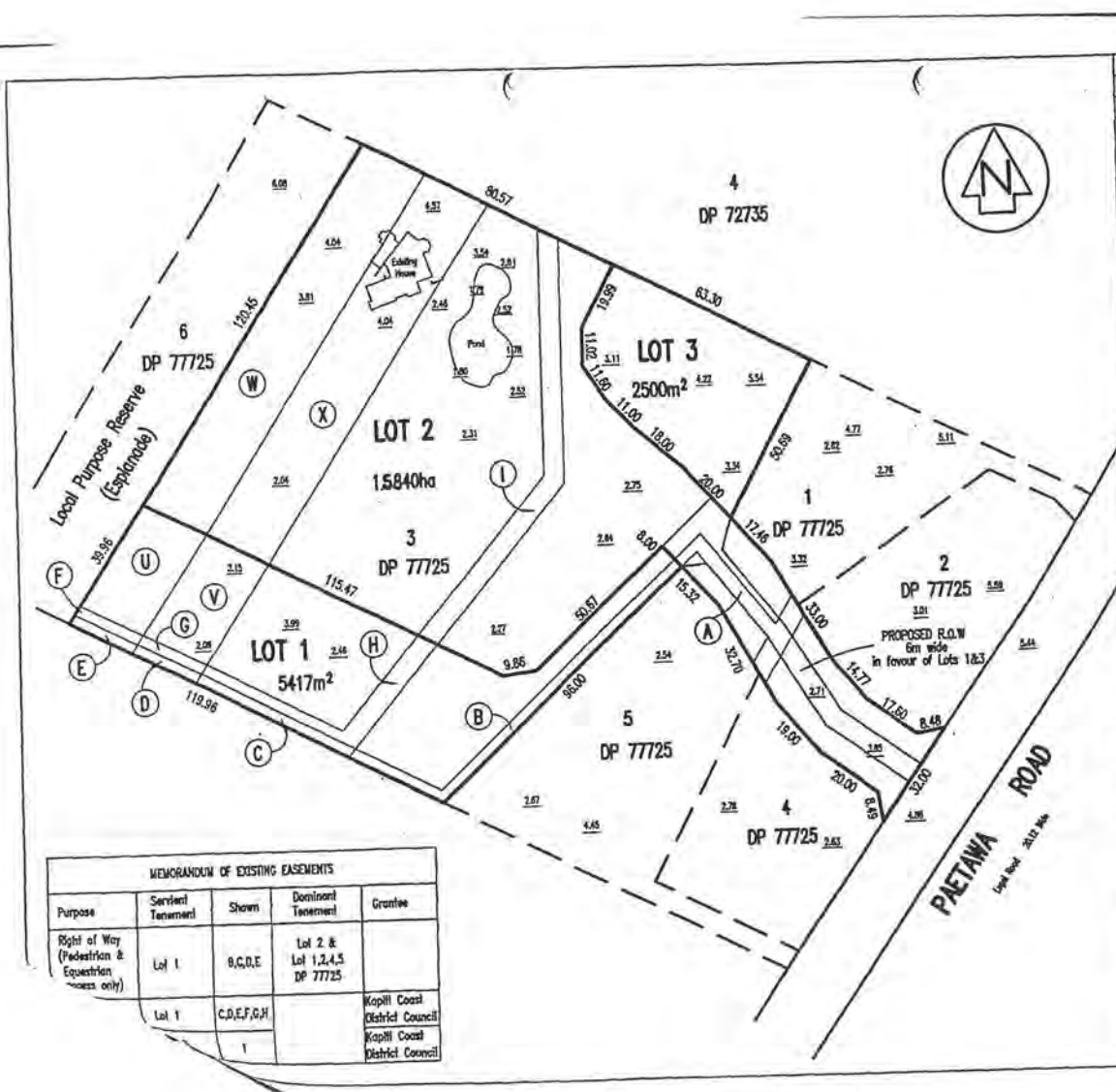
The District Land Registrar at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision on the following conditions to be complied with on a continuing basis:

1. That specific foundation design by a registered engineer will be required for any new dwelling on lots 1 and 3 in accordance with the recommendations of the Soil Report prepared by Cuttriss McKenzie Martin dated June 1997 and available in Councils Planning office.

Dated at Paraparaumu this 12th day of June 1997.


GENERAL MANAGER



MEMORANDUM OF EXISTING EASEMENTS				
Purpose	Servient Tenement	Shown	Dominant Tenement	Grantee
Right of Way (Pedestrian & Equestrian access only)	Lot 1	B,C,D,E	Lot 2 & Lot 1,2,4,5 DP 77725	
	Lot 1	C,D,E,F,G,H		Kapiti Coast District Council Kapiti Coast District Council

No.		MEASUREMENT	
Note: This plan is to be used for Resource Consent purposes only and is not to be relied upon for any other purpose without the consent of Cuttriss McKenzie Martin Ltd. Dimensions and area of lots shown on this Scheme Plan may be subject to Final Land Transfer Survey. 2.22 Spot Level in terms of Mean Sea Level. Areas indicated XXXXX are to be subject to restrictive covenant.			
Total Area = 16,631,700			
Cuttriss, McKenzie, Martin Ltd RESOURCE MANAGEMENT CONSULTANTS HICKS ROAD, WOODVILLE, WELLINGTON CMM ☐ NATIONAL INSURANCE, SURVEYING, OR OTHER WORK, LOANED FROM P.O. Box 28 428, Telephone (04) 388 4887, Fax (04) 388 1888 ☐ STATE INSURANCE, SURVEYING, OR OTHER WORK, LOANED FROM P.O. Box 1445, Telephone (04) 228 5234, Fax (04) 228 5235 COPIES OF THIS DRAWING TO BE KEPT IN OFFICE, DRAWING, OFFICE USE			
CLIENT SLOAN FARM PARTNERSHIP			
JOB PROPOSED SUBDIVISION OF LOT 3 DP 77725 PAETAWA ROAD PEKA PEKA			
SCALE 1 : 750			
FIELDWORK DESIGNED DRAWN CHECKED		DRAWING NUMBER 16934 SC NAME DATE LMD 7/96 SHEET OF SHEET	



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy



Identifier **WN50D/648**
Land Registration District **Wellington**
Date Issued **22 July 1997**

Prior References

WN44B/98

Estate Fee Simple
Area 4731 square metres more or less
Legal Description Lot 1 Deposited Plan 83749

Proprietors

Cathryn Ashley-Jones and John Renwick Harkness as to a 1/2 share
John Rogers and John Renwick Harkness as to a 1/2 share

Interests

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Fencing Covenant in Transfer B361688.5 - 24.5.1994 at 2.57 pm
Subject to stormwater drainage rights (in gross) over parts marked H, I, J, K, L & M on DP 83749 in favour of The Kapiti Coast District Council created by Transfer B361688.5 - 24.5.1994 at 2.57 pm
The easement created by Transfer B361688.5 is subject to Section 243 (a) Resource Management Act 1991
Subject to a right of way (pedestrian equestrian access only) over parts marked G, H, I and J on DP 83749 specified in Easement Certificate B367919.1 - 29.6.1994 at 2.54 pm
B608607.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 22.7.1997 at 3.00 pm
Appurtenant hereto is a right of way and sewage & stormwater drainage, water, gas & electricity supply and telephone transmission rights specified in Easement Certificate B608607.5 - 22.7.1997 at 3.00 pm
Subject to a pedestrian and equestrian right of way over parts marked G, H, I and J on DP 83749 specified in Easement Certificate B608607.5 - 22.7.1997 at 3.00 pm
Some of the easements specified in Easement Certificate B608607.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 83749)

SCHEDULE OF EASEMENTS				
Purpose	Servient Tenement	Shown	Dominant Tenement	Specified in
PEDESTRIAN AND EQUESTRIAN RIGHT OF WAY	LOT 2	B, C, F	LOTS 1, 2, 4 & 5	CC B. 5479(18.1)
	LOT 1	G, H, I, J	LOTS 1, 2, 4 & 5	DP 77725
Purpose	Servient Tenement	Shown	Created by	
STORMWATER DRAINAGE	LOT 1	B, C, A, G, H, I, J	KAPITI COAST DISTRICT COUNCIL	B. 54198(5)
	LOT 2	N		

MEMORANDUM OF EASEMENTS				
Purpose	Servient Tenement	Shown	Dominant Tenement	
RIGHT OF WAY	LOT 2	A, B, C, D	LOTS 1 & 3	
SEWAGE & STORMWATER DRAINAGE, WATER, GAS & ELECTRICITY SUPPLY, TELEPHONE, TRANSMISSION	LOT 2	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	LOTS 1 & 3	

SCHEDULE OF EASEMENTS				
Purpose	Servient Tenement	Shown	Dominant Tenement	
PEDESTRIAN AND EQUESTRIAN RIGHT OF WAY	LOT 1	G, H, I, J	LOTS 2 & 3	
	LOT 2	A, D	LOT 3	

NEW CT ALLOCATED	
LOT 1	SOD-648
LOT 2	SOD-649
LOT 3	SOD-650

NOTE: LOTS 1 & 3 HAVE NO EVIDENCE TO A PUBLIC ROAD

LAND DISTRICT WELLINGTON
SURVEY BLK & DIST V KAITAWA
NZMS 261 SH1 RECORD MAP No.

LOTS 1 - 3 BEING A SUBDIVISION OF
LOT 3 DP 77725

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by CUTTRISS MCKENZIE MARTIN LTD
Scale 1 : 750 JANUARY 1997

Identifier

WN50D/648

Approvals

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 21ST DAY OF FEBRUARY 1997 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON

THE COMMON SEAL OF THE KAPITI COAST DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

B. K. L. L. L.
COUNCIL MANAGER

AREAS LABELLED L, A, K, L, O, D, G & R ARE TO BE SUBJECT TO A RESERVATION COVENANT

Total Area 2.3754 ha

Comprised in CT 448 / 98 (ALL)

I, EDWARD CHARLES MCKENZIE, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980, hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at PARAPARAUMU this 28th day of February 1997. Signature: *E. C. McKenzie*

Field Book No. 51301. Transverse Book 950B. 0.750:1 Scale. Reference Plans DP's 70854, 72755, 77725, 74721, 78272, 85362

Examined: *[Signature]* Correct

Approved as to Survey

20/3/97 *[Signature]*

Deposited this 22nd day of April 1997

[Signature] District Registrar

File 1997/177. Received 20.3.97. Instructions: 83749

Form D15 "Approved" MGL 85/71



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

C & B ROBINSON	No.	980004
387 ADELAIDE ROAD	Issue date	10/11/98
NEWTOWN		
WELLINGTON	Overseer	BOB OLIVER

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 2 STAGES NEW DWELLING & GARAGE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$80,000
Location	114 PAETAWA RD, PEKA PEKA.
Legal Description	LOT 1 DP 83749-INT IN ROW
Valuation No.	1489009806

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 Kapiti Coast District Council:

Name:

A. Hawkins

Date: 10-11-98.



Building Consent

Section 35, Building Act 1991

Application

C & B ROBINSON
387 ADELAIDE ROAD
NEWTOWN
WELLINGTON

No.	980004
Issue date	16/03/98
Application date	6/01/98
Overseer	BOB OLIVER

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 2 STAGES NEW DWELLING & GARAGE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$80,000
Location	PAETAWA ROAD, PEKA PEKA
Legal Description	LOT 1 DP 83749-INT IN ROW
Valuation No.	1489009806

Charges

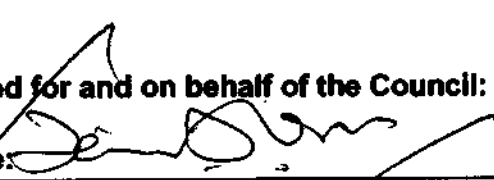
The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	1,220.00
Building Research Levy	\$	80.00
Building Industry Authority Levy	\$	52.00
Total	\$	1,352.00

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 980004.

Signed for and on behalf of the Council:

Name: 

Date: 16.3.98

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. **THE INSPECTION OF ALL SPECIFIC DESIGN COMPONENTS OF THE BUILDING IS THE RESPONSIBILITY OF THE DESIGN ENGINEER WHO IS ALSO REQUIRED TO SUPPLY A WRITTEN REPORT TO COUNCIL .**
3. **All foundations are to be to solid bearing minimum of 300mm**
4. **Work to comply with NZS3604-1990.**
5. **Metal head flashings required over all exterior joinery.**
6. **As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and Light roofs require 16kn cyclone ties to rafters and trusses. Purlins to Light roofs require 1 - 'Z' nail additional securement, top and bottom edge**
7. **Note and comply with endorsements on approved plans.**
8. **Names and registration numbers of plumber and drainlayer are required before work commences.**
9. **Both hot and cold water pipes are to be tested to 1500 KPA pressure.**
10. **Roof stormwater to be adequately disposed of within property boundaries.**
11. **A tempering valve is to be installed on the hot water cylinder.**
12. **Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.**
13. **FILTERED SEPTIC TANK REQUIRED.**
14. **ENGINEER IS TO CHECK AND CONFIRM GROUND BEARING FOLLOWING FOOTING EXCAVATIONS AND PRIOR TO STEEL PLACEMENT.**
15. **FIT Br5/1.2 BRACELINE SHEET BRACES TO THE TIMBER FRAMED EXTERNAL CORNER OF THE GUEST BEDROOM SPACE TO MEET REQUIREMENTS FOR WALL BRACE DISTRIBUTION.**
16. **ALL COLORSTEEL CLADDINGS AND ROOFING TO BE VP GRADE FOR SEVERE COASTAL CORROSION ZONE.**
17. **STAGE 2 WORK IS NOT INCLUDED IN THIS CONSENT.**



Building Consent Addenda

Application

C & B ROBINSON	No.	980004
387 ADELAIDE ROAD	Issue date	22/01/98
NEWTOWN		
WELLINGTON	Overseer	BOB OLIVER

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 2 STAGES NEW DWELLING & GARAGE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$80,000
Location	PAETAWA ROAD, PEKA PEKA
Legal Description	LOT 1 DP 83749-INT IN ROW
Valuation No.	1489009806

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. PRE-CONCRETE SLAB INSPECTION OF PLUMBING
4. PRE-BLOCK-FILL INSPECTION
5. PRE-BLOCK-FILL INSPECTION
6. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
7. PRELINING INSPECTION OF PLUMBING
8. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
9. WATER TEST ON SEWER DRAINS
10. FINAL INSPECTION BUILDING
11. FINAL INSPECTION OF PLUMBING
12. FINAL INSPECTION GULLIES, ETC

To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. THE INSPECTION OF ALL SPECIFIC DESIGN COMPONENTS OF THE BUILDING IS THE RESPONSIBILITY OF THE DESIGN ENGINEER WHO IS ALSO REQUIRED TO SUPPLY A WRITTEN REPORT TO COUNCIL .
3. All foundations are to be to solid bearing minimum of 300mm
4. Work to comply with NZS3604-1990.
5. Metal head flashings required over all exterior joinery.
6. As this building is located within the Very High Wind Zone all Exterior load bearing walls require 100 x 50 studs at 480mm centres maximum, and Light roofs require 16kn cyclone ties to rafters and trusses. Purlins to Light roofs require 1 - 'Z' nail additional securement, top and bottom edge
7. Note and comply with endorsements on approved plans.
8. Names and registration numbers of plumber and drainlayer are required before work commences.
9. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
10. Roof stormwater to be adequately disposed of within property boundaries.
11. A tempering valve is to be installed on the hot water cylinder.
12. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.
13. FILTERED SEPTIC TANK REQUIRED.
14. ENGINEER IS TO CHECK AND CONFIRM GROUND BEARING FOLLOWING FOOTING EXCAVATIONS AND PRIOR TO STEEL PLACEMENT.
15. FIT Br5/1.2 BRACELINE SHEET BRACES TO THE TIMBER FRAMED EXTERNAL CORNER OF THE GUEST BEDROOM SPACE TO MEET REQUIREMENTS FOR WALL BRACE DISTRIBUTION.
16. ALL COLORSTEEL CLADDINGS AND ROOFING TO BE VP GRADE FOR SEVERE COASTAL CORROSION ZONE.
17. STAGE 2 WORK IS NOT INCLUDED IN THIS CONSENT.

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:



Project Information Memorandum

Section 31, Building Act 1991

Application

C & B ROBINSON	No.	980004
387 ADELAIDE ROAD	Issue date	22/01/98
NEWTOWN	Application date	6/01/98
WELLINGTON	Overseer	BOB OLIVER

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 2 STAGES NEW DWELLING & GARAGE
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$80,000
Location	PAETAWA ROAD, PEKA PEKA
Legal Description	LOT 1 DP 83749-INT IN ROW
Valuation No.	1489009806

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:

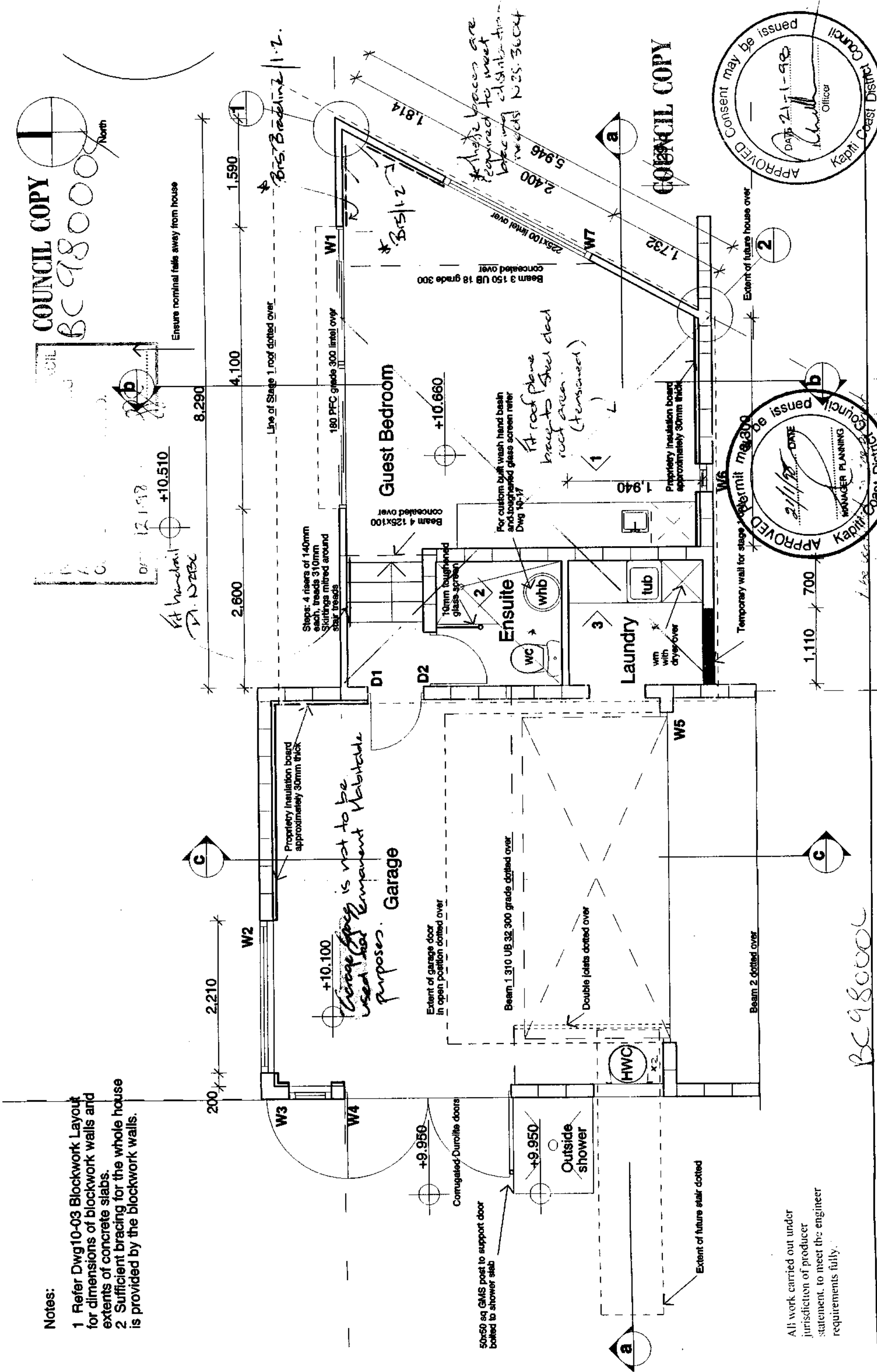
Name:

Bob Oliver

Date: 23.1.98

Notes:

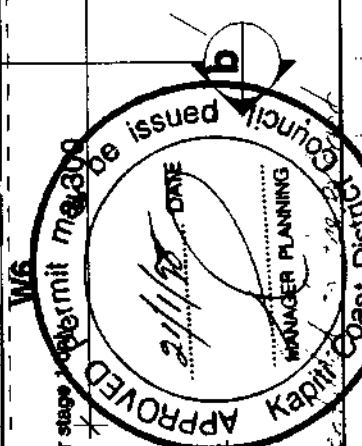
- 1 Refer Dwg 10-03 Blockwork Layout for dimensions of blockwork walls and extents of concrete slabs.
- 2 Sufficient bracing for the whole house is provided by the blockwork walls.



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 Architects, Urban Designers, Interior Designers
 2nd Floor, Hillman House, 89 Willis Street, P.O. Box 11-517,
 Wellington, NZ Tel: (04) 473 6444 Fax: (04) 489 1888
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Robinson Lineham House
 Project title:
 Proposed New House
 at Paeatawa, Peka Peka
 being Lot 1, LT 83749,
 for Claire Robinson and Brett Lineham

Stage One Floor Plan
 Scale: 1:50 Date: Dec 1997
 Original size: AS Drawn: BK Checked: SM
 CAD Reference: 480-2.10-02 Stage 1 Plan
 Studio of Pacific Architecture - Dwg No: 430 10-02



- 1 Use proprietary rebated lintel, sill, and jamb blocks as detailed in Dwg 10-11.
- 2 All concrete slabs to be U3 finish and vertical surfaces such as the stair risers to be F5 finish.
- 3 Reinforcing in blockwork walls use YD12 bars @ 600 ctrs. both ways to centre of block units.
- 4 Construction joints to NZS 3604

Construction joints dotted

APPROVED Consent may be issued
DATE 21-1-2016
Officer
Kapiti Coast District Council

Extent of insulation around slab. Refer drawing 10-14 for details.

W1, W2, W3, W4, W5, W6, W7, D1, D2

Concrete steps

Bracket to support benchtop mortared into wall

50mm fall

40mm fall

Trim over with 1-YD16 trimmer bar, then place YD12 bars at 400 ctrs. horizontally to form lines above W2.

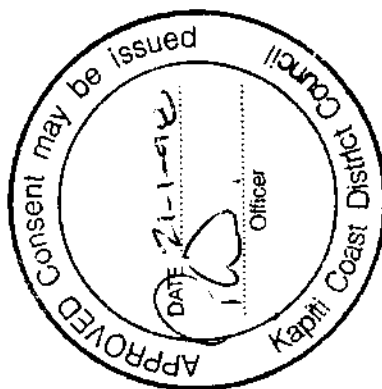
10mm rebate to slab

15mm rebate to slab

200x400 deep concrete lintel. Use 25mPa concrete. Refer drawing 10-14 for details.

Dimensions: 4.010, 4.790, 7.190, 1.810, 1.590, 2.85, 985, 810, 410, 990, 3.580, 790, 4.800, 210, 2.390, 1.190, 2.410, 190, 610, 400

200x400 deep concrete lintel. Use 25mPa concrete. Refer drawing 10-14 for details.



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ALL dimensions to be checked on site. Copyright © 1997 Studio of Pacific Architecture Limited.

**Proposed New House
at Peetawa Road, Peeta Peka
being Lot1, LT 83748,
for Claire Robinson and Brett Lineham**

Project title:

Scale: 1:50
Date: Nov 1997

Original size: A3 Drawn: BK Checked: SM
CAD Reference: 430-2.10-03 Blockwork
Studio of Pacific Architecture - Dwg No: 430

Date:

Description

Revisions:

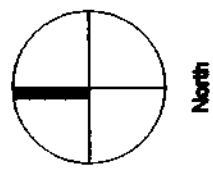
for Claire Robinson and Brett Linenger

10-03

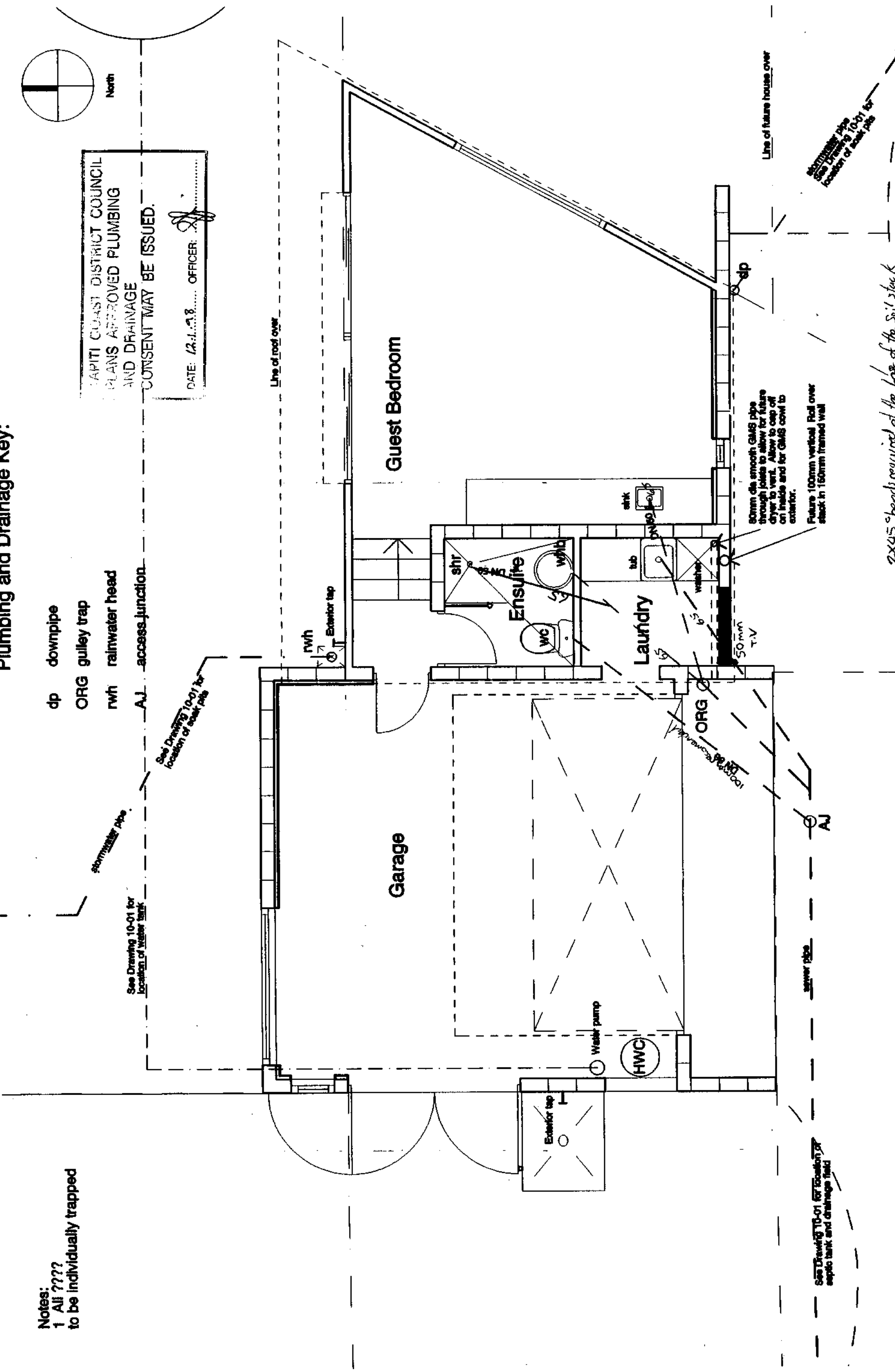
Plumbing and Drainage Key:

- dp downpipe
- ORG gulley trap
- rwh rainwater head
- AJ access junction

Notes:
1 All ????
to be individually trapped



CAPITI COAST DISTRICT COUNCIL
PLANS APPROVED PLUMBING
AND DRAINAGE
CONSENT MAY BE ISSUED.
DATE: 12.1.18 OFFICER: [Signature]



Plumbing and Drainage Plan

Project title:
Robinson Lineham House

Scale: 1:50 Date: Nov 1997
Original size: A3 Drawn: BK Checked: SM
CAD Reference: 480-2.10-04 Plumbing
Studio of Pacific Architecture - Dwg No: 430 10-04

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Revisions

Description

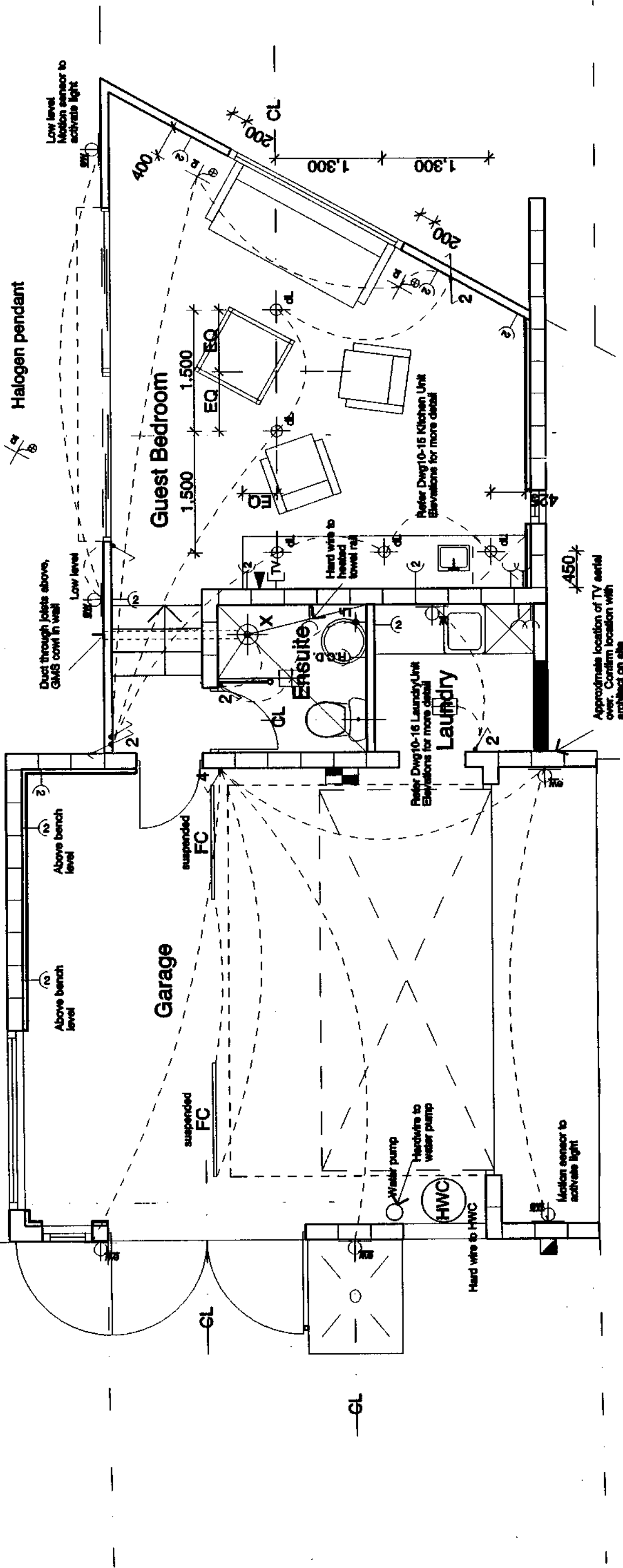
Date

Init.

Notes:
 1 Confirm height of all light fittings with architect on site
 2 Refer Elevations Dwg 10-06 for more detail

Electrical Key:

- | | | | |
|--------------|---------------------------|------|---------------------------------|
| — (—) | single power point | ✓ | Light switch |
| — (2) | double power point | — bh | Incandescent batten holder |
| — (R.C.D.) | RCD socket | — lh | Linear incandescent lamp holder |
| — (E) | Extractor fan wired point | FC | Flourescent batten |
| — TV | TV aerial point | — dl | Incandescent downlight |
| — T | Telephone jack | — sw | Exterior wall light |
| — DB | Distribution board | — w | Interior wall light |
| — MB | Meter board | — | Ceiling brick light |



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Project title:
Robinson Lineham House

Proposed New House
 at Puketapu Road, Puketapu
 being Lot 1, LT 83748,
 for Claire Robinson and Brett Lineham

Revisions	Description

Electrical Plan

Scale: 1:50 Date: Dec 1997
 Original size: A3 Drawn: BK Checked: BM
 CAD Reference: 430-2-10-05 Electrical
 Studio of Pacific Architecture - Dwg No: 430 10-05

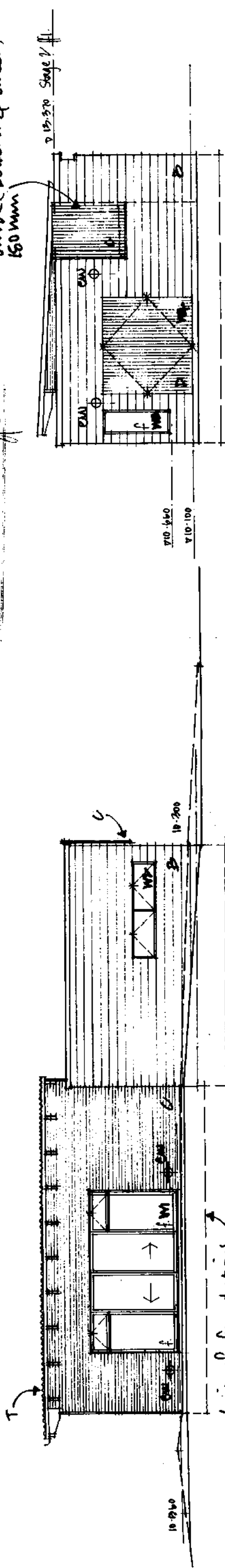
Claddings to be installed to manufacturers requirements in particular, fixing and ground clearance.

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

PLANS AND ELEVATIONS AND DETAILED CONSENT MAY BE ISSUED.

DATE 12/1/97 OFFICER

Screen lags over blackwood (bottom & sides) 150mm



line of foundations dotted

NORTH

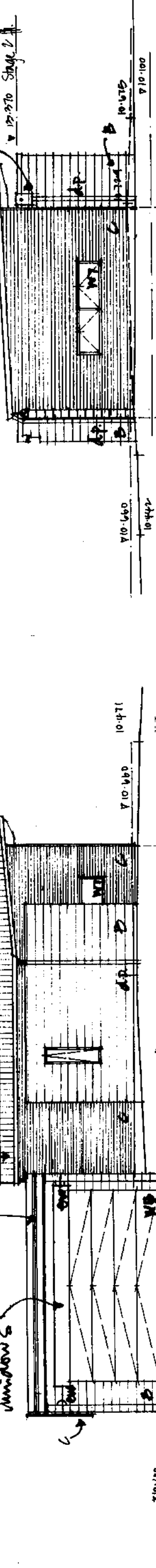
Greene Coastal Environment
J.P. Grade Colours

WEST

GLAZING CONFORM NZS 4200	
PARTS 1, 2, 3	
FIT SUITABLE FLASHINGS, ETC.	
JOINERY NZS 4211	
NOSEWOOD / NOSEWOOD	✓
150mm DWP	✓

200 PFC grade 200
concrete lintel over windows

rainwater head
12.370 Stage 1 fl.



SOUTH

EAST

Ventilation to G4. NBSC.

line of foundations dotted

NOTES:

1. Colours steel cladding & roofing flashings etc. are all VP grade.

MINIMUM FINISHED FLOOR LEVEL ABOVE —
PROTECTED GROUND
100mm BRICK VENEER
150mm OTHER CLADDINGS
UNPROTECTED GROUND
150mm BRICK VENEER
225mm OTHER CLADDINGS

KEY:

- P Painted concrete blockwork
- C Corrugated colour steel
- T Tyndex long run colour steel
- D 'Duo-lite' clear corrugated glazing
- dp downpipe
- ew. external wall light

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Project title:

Robinson Lineham House

Proposed New House
at Pashawa Road, Peka Peka
being Lot 1, LT 83749,
for Claire Robinson and Brett Lineham

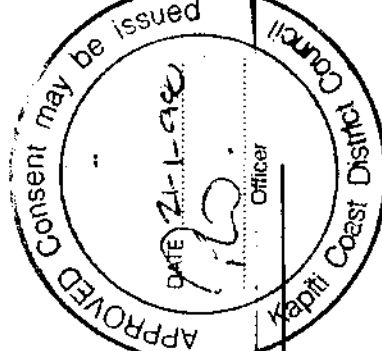
Elevations

Scale: 1:100 Date: Dec 1997

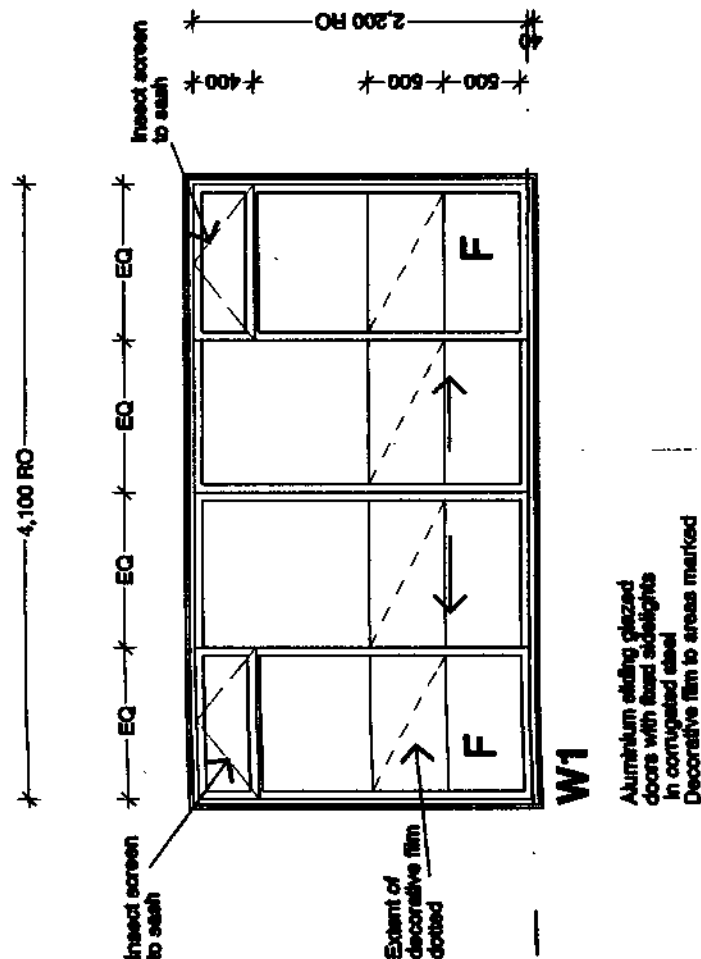
Original size: A3 Drawn: BK Checked: SM

CAD Reference:

Studio of Pacific Architecture - Dwg No: 430 10-06



GLAZING CONFORM NZS 4223 PARTS 1, 2 & 3			
FIT SUITABLE FLASHINGS, ETC.			
JOINERY	Yes	Full	
HIGH WIND	NO	NO	DWP
VERY HIGH	1550pa	DWP	



W1

Aluminium sliding glazed doors with fixed side lights in corrugated steel. Decorative film to areas marked.

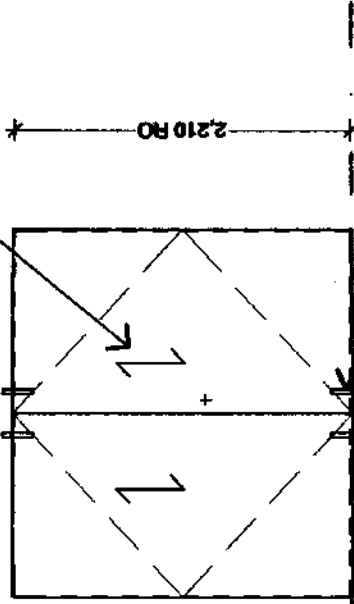
W3



W3

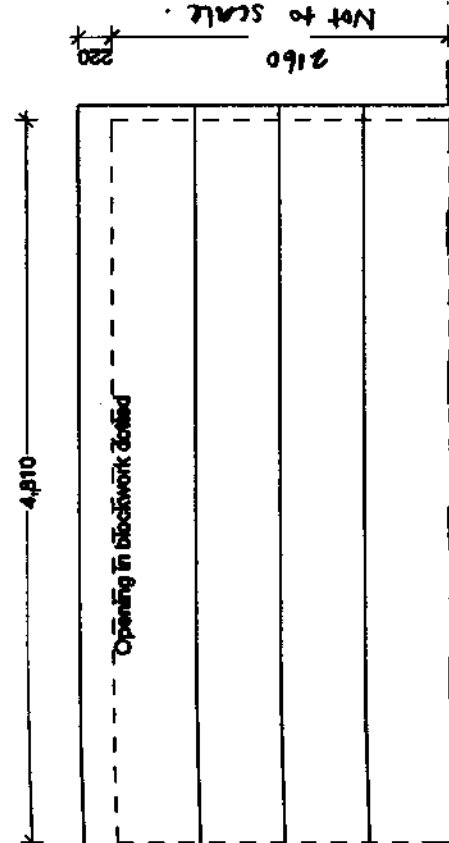
Aluminium fixed sash window in concrete blockwork.

W4



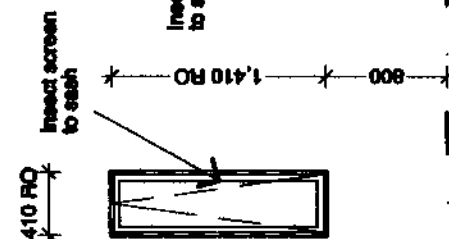
W4

Window Schedule



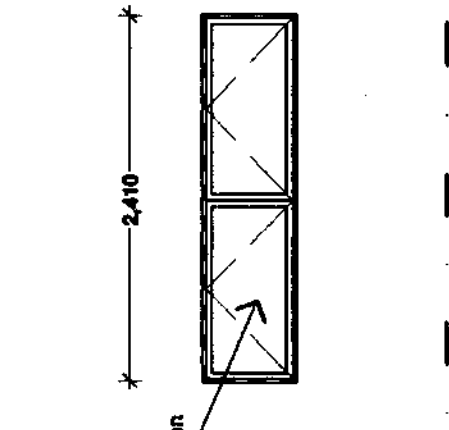
W5

Automatic powdercoated steel sectional roller garage door, low headroom option. In concrete blockwork. Michel brush seals top and sides, weatherseal at bottom - ensure the door is sealed against dust and drafts.



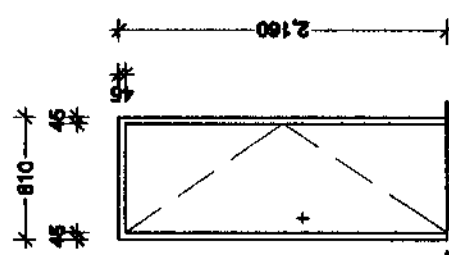
W6

Aluminium awning window in concrete blockwork.



W7

Aluminium awning window in corrugated steel.



W8

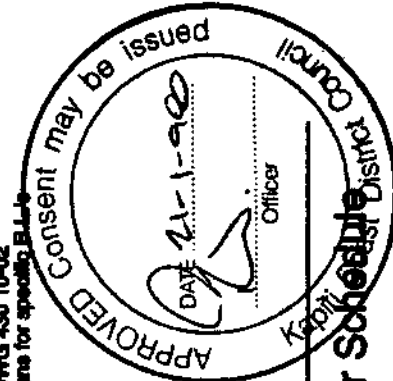
Hollow Core Doors Paint finish.

Door Schedule

Notes:

- 1 Aluminium joinery finish - natural anodised aluminium
- 2 All door hardware to be at 950mm off finished floor level
- 3 Allow to install all door hardware-owner to supply fittings

Finished Floor level Refer DWG 430 10-02 floor plans for specific B.L.L.



Studio of Pacific Architecture

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Project title:
Robinson Lineham House

Proposed New House
at Pukekohe Road, Pukekohe
being Lot 1, LT 82749,
for Claire Robinson and Brett Lineham

Revisions	Description

Scale:	1:50	Date:	Nov 1997
Original size:	A3	Drawn:	SK
CAD Reference:	430-2.10-08 Wind Sched	Checked:	SM
Studio of Pacific Architecture - Dwg No:	430	Date:	10-07

Window and Door Schedule

VERY HIGH WIND ZONE

16kn Proprietary Cyclone ties
Truss/Rafter to Top Plates (Light Roof)
1 - 2" Nail uplift securement to
Top/Bottom Edge Purlins
Max Stud Spacing 480mm
Refer NZS 3604 Stud Tables

Recommend blocking carried
out for Stage 2 floor joists at
this stage.
2 rows spans 2.5 - 4.5m.

150x50 Rafters @ max
900 Ctrs

150x50 Joists @ max
450 Ctrs

Long run coloursteel
50x40 purlins on flat
@ 400 Ctrs

15mm butynol on
150mm. Its treated ply
fixing details
Refer DWG 10-12, 10-13.
Spec: Not Roofing
75x50 @ max
400 Ctrs

150x50 @ max
400 Ctrs

310 UB 32 beam 1 beyond

Frame out side of
opening with 75x50
framing line with
15mm butynol & butynol.

Corrugated
coloursteel
green on 75x50
framing HD

Line of underside
of future stair

Butynol & ply
top bar block
water-tightness

Screen bolted to
blackjack with
diagonal struts & spaced
off wall 50mm.

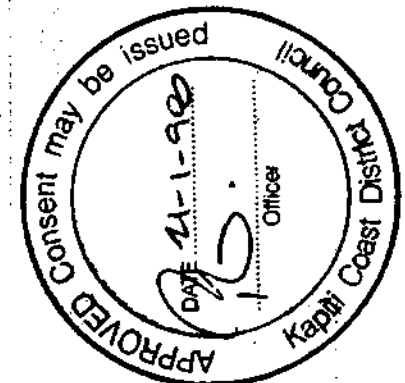
Reinforcing VDR
beams at 600 Ctrs
both ways to
centre of
block units

Reinforcing VDR beams @ 600
Ctrs both ways to centre
of block units

Corrugated coloursteel
cladding

6
10-13

12
10-14



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Robinson Lineham House

Proposed New House
at Peckham Road, Peckham
being Lot 1, LT 85748,
for Claire Robinson and Brett Lineham

Project title:

Section a-a

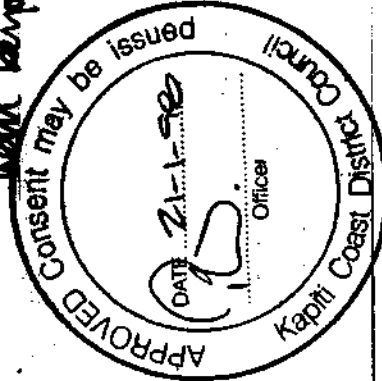
Scale: 1:50 Date: Dec 1997
Original size: A3 Drawn: BK Checked: SM
CAD Reference:
Studio of Pacific Architecture - Dwg No: 430 10-08

Revisions	Description

[illegible]

SECT 10-6

SECTION C-C



Studio Pacific Architecture

Architects, Urban Designers, Interior Designers
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Robinson Lineham House

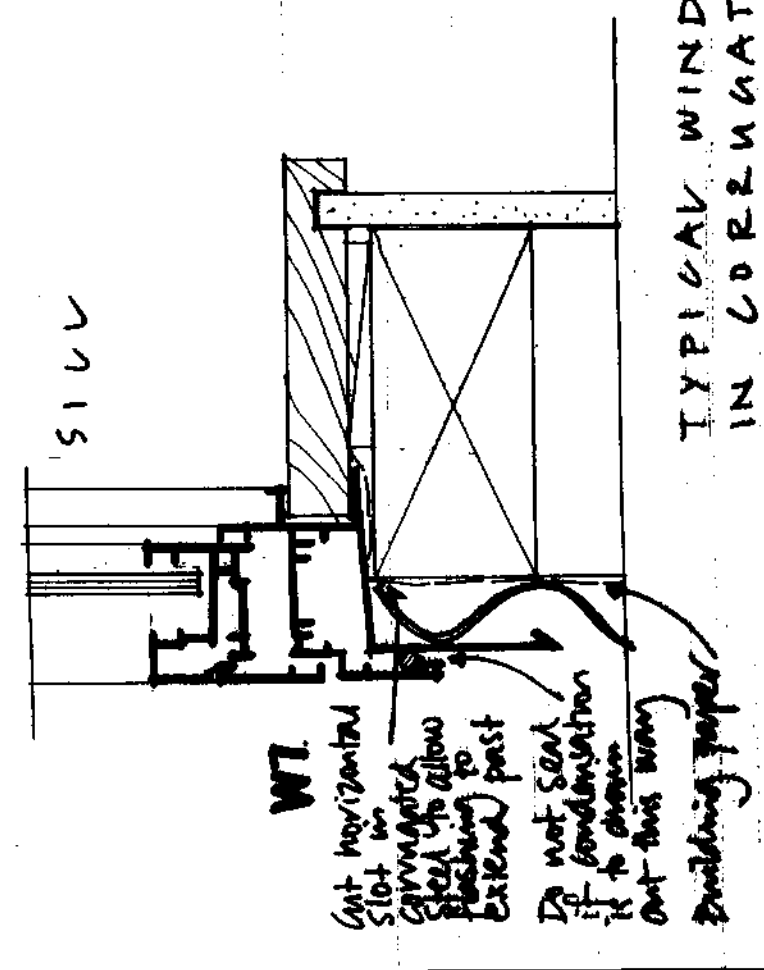
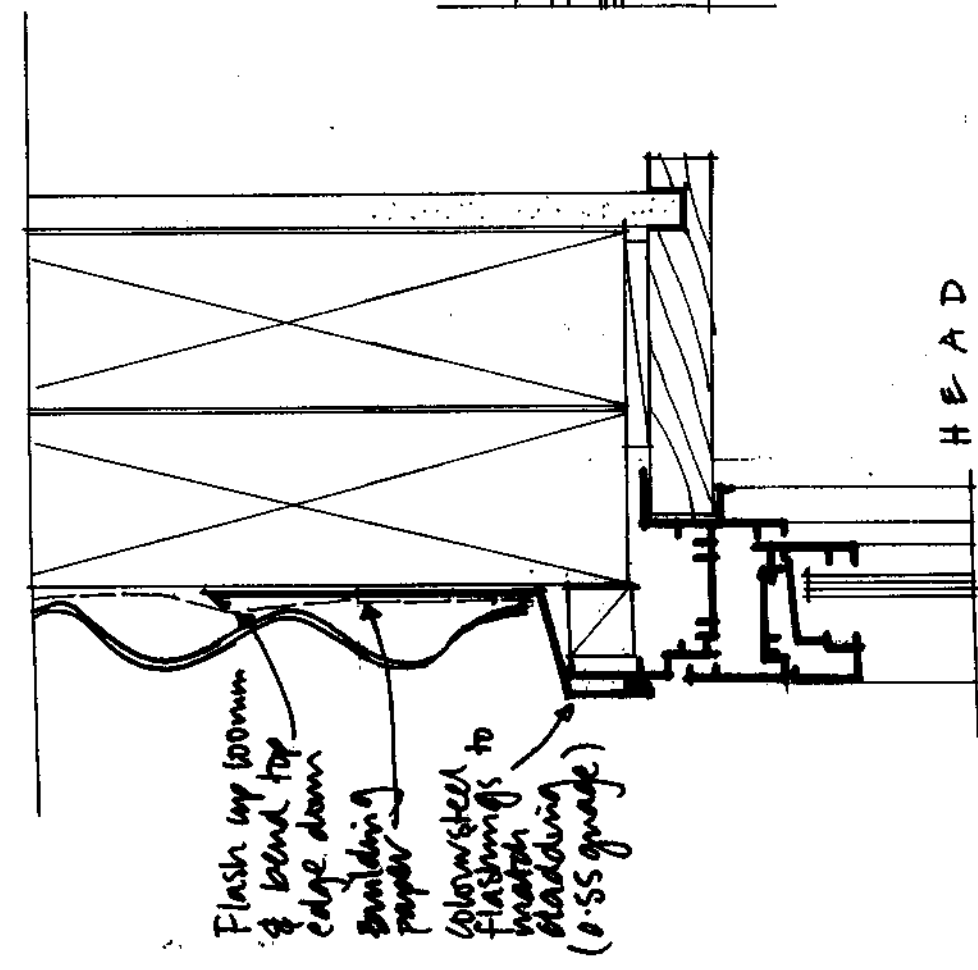
**Proposed New House
at Pestawa Road, Peta Peta
being Lot 1, LT 83749,
for Claire Robinson and Brett Lneham**

• 2008

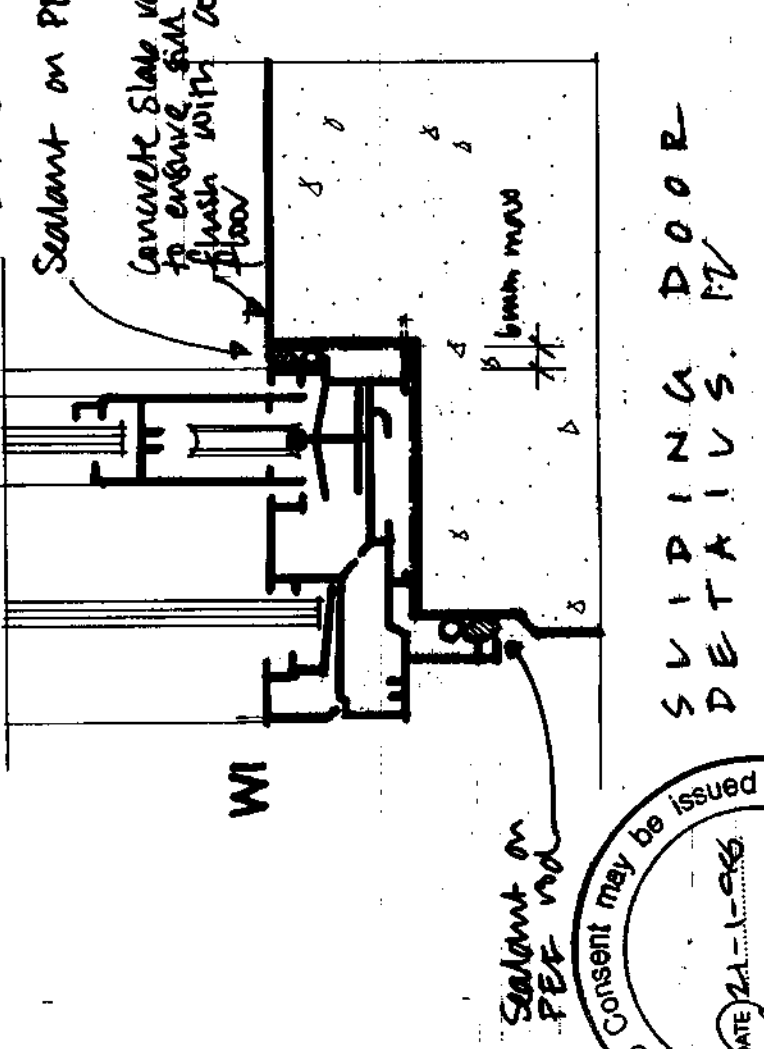
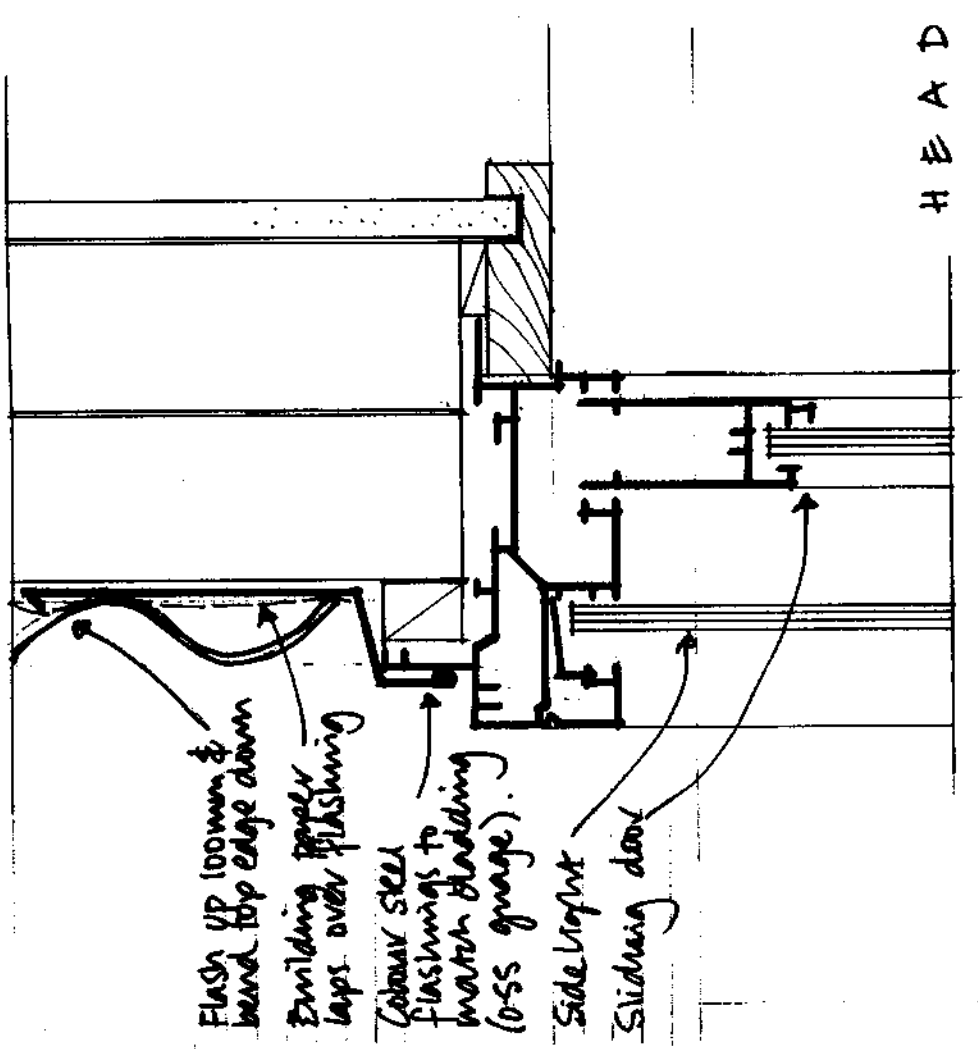
Sections b-b and c-c

Scale: 1:50
Original size: A3
Drawn: BK
Checked: SM
CAD Reference:
Date: Dec 1997
Studio of Pacific Architecture - Dwg No: 430

10-09

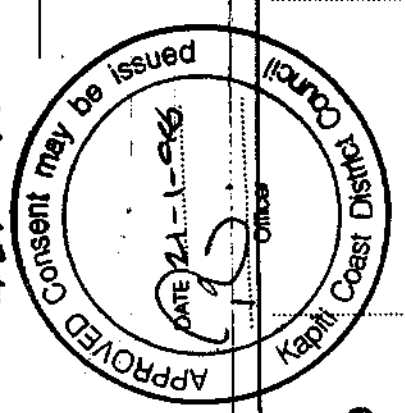


TYPICAL WINDOW DETAILS
IN CORRUGATED STEEL



SLIDING DOOR
DETAILS

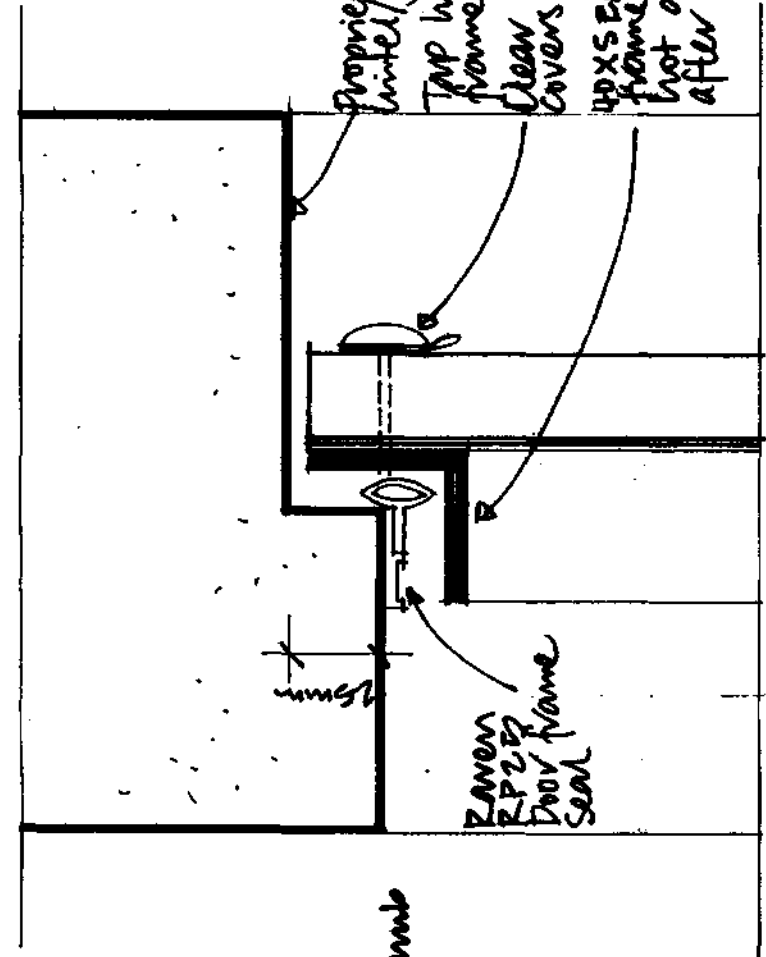
JAMB
Note: Sliding Door jamb detail similar.



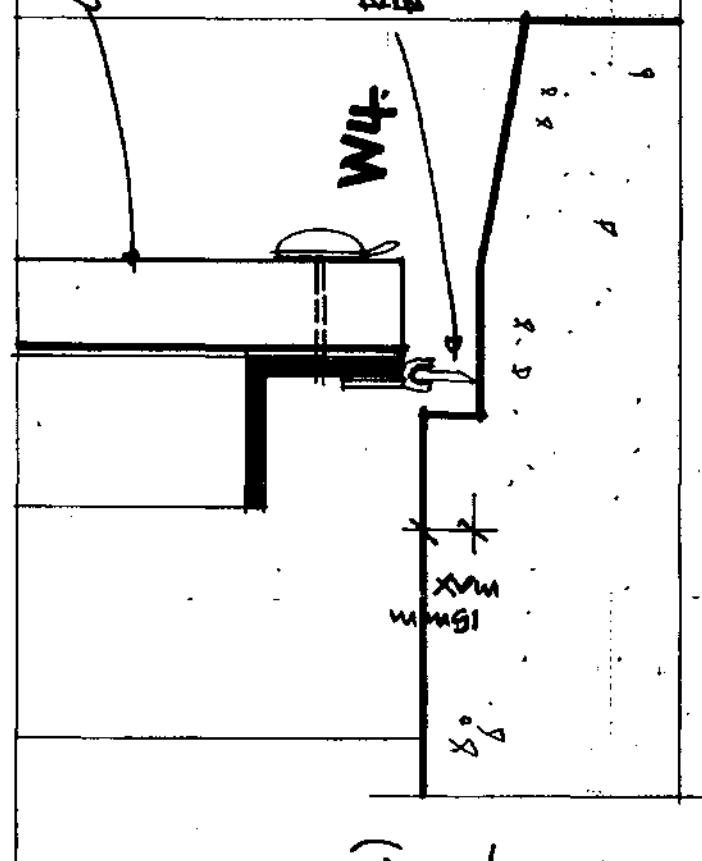
Studio Pacific Architecture
Architects, Urban Designers, Interior Designers
2nd Floor, Hawarden House, 60 Willis Street, P.O. Box 11-517, Wellington, NZ. Tel: (04) 473 6444 Fax: (04) 400 1808
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Robinson Lineham House
Project title:
Proposed New House
at Pukewaka Road, Pukekohe
being Lot 1, LT 53749,
for Claire Robinson and Brett Lineham

Window and Door Details
Scale: 1:2 Date: Dec 1997
Original size: A3 Drawn: BK Checked: SM
CAD Reference:
Studio of Pacific Architecture - Dwg No: 430 10-10



J A M B SIMILAR



U A H
 A W N U Z A
 U J P A

ΔΟΟΣ

APPROVED Consent may be issued

21-1-92

Officer

Kapiti Coast District Council

PUR

Project title:

Robinson Lineham House

Notes:

Architects, Urban Designers, Interior Designers
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Wellington, NZ Tel (04) 475 8444 Fax (04) 469 1888

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Project Status

**Proposed New House
at Pastawa Road, Petra Peka
being Lot1, LT 85746,
for Claire Robinson and Brett Lineham**

Product	Description
---------	-------------

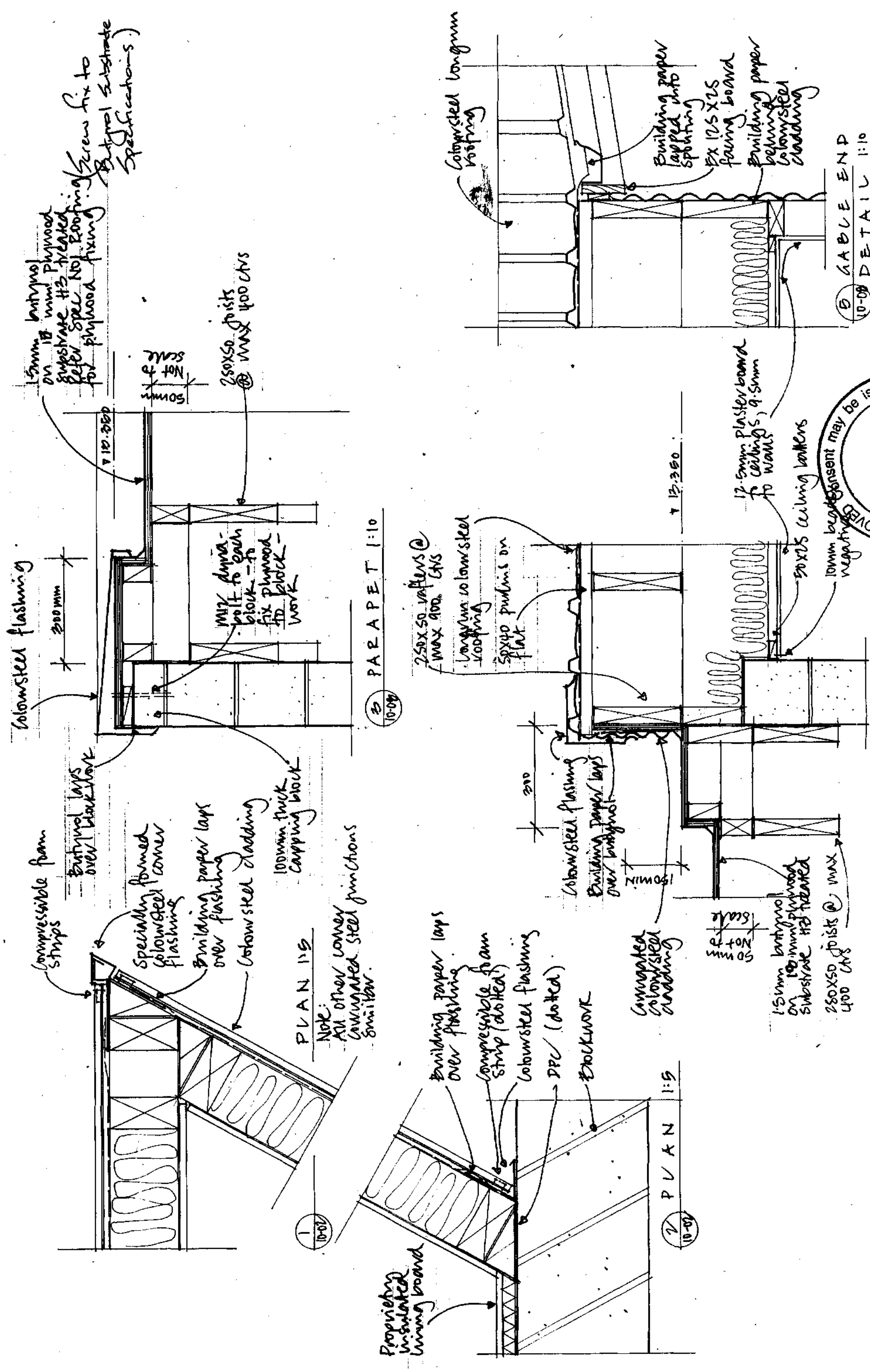
Window and Door Details

Scale: 1:2
Date: Dec 1997

Original size: A5 Drawn: 50K Checked: 50M

CAD References

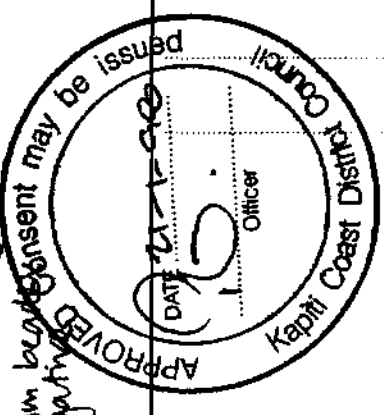
10-11

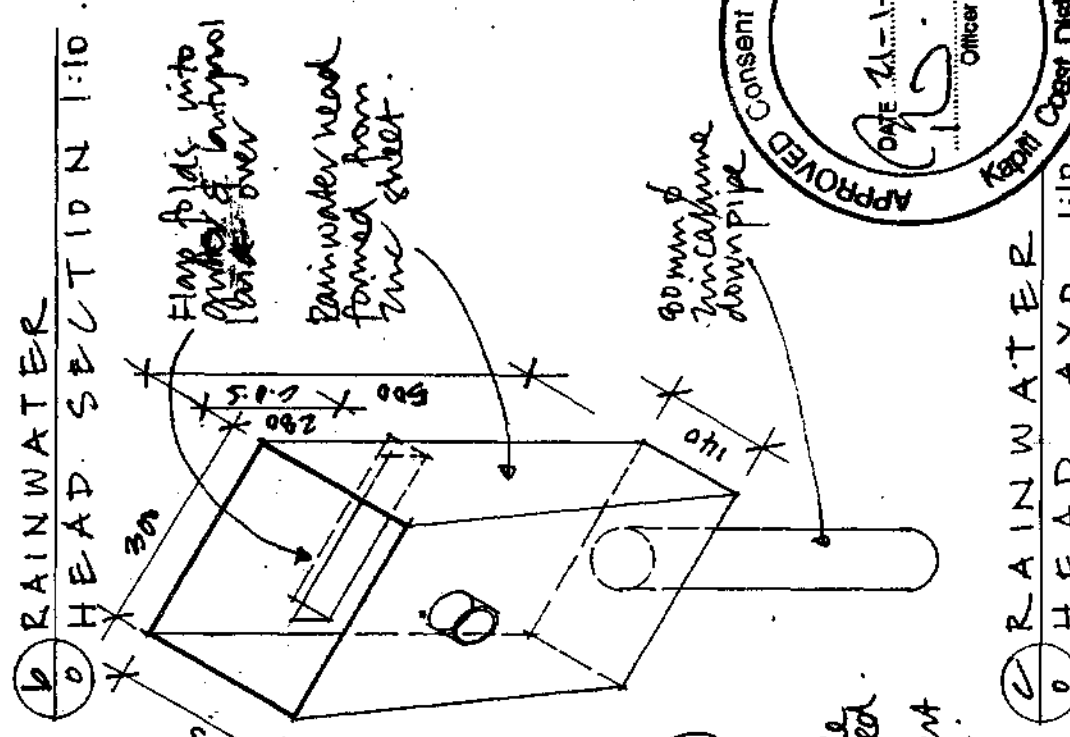


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 Wellington, NZ Tel: (04) 473 6444 Fax: (04) 498 1888
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Robinson Lineham House
 Project title:
 Proposed New House
 at Paeata Road, Paeata Park
 being Lot 1, LT 83749,
 for Claire Robinson and Brett Lineham

Construction details
 Scale: as shown Date: Dec 1997
 Original size: A3 Drawn: BK Checked: SM
 CAD Reference:
 Studio of Pacific Architecture - Dwg No: 430 10-12





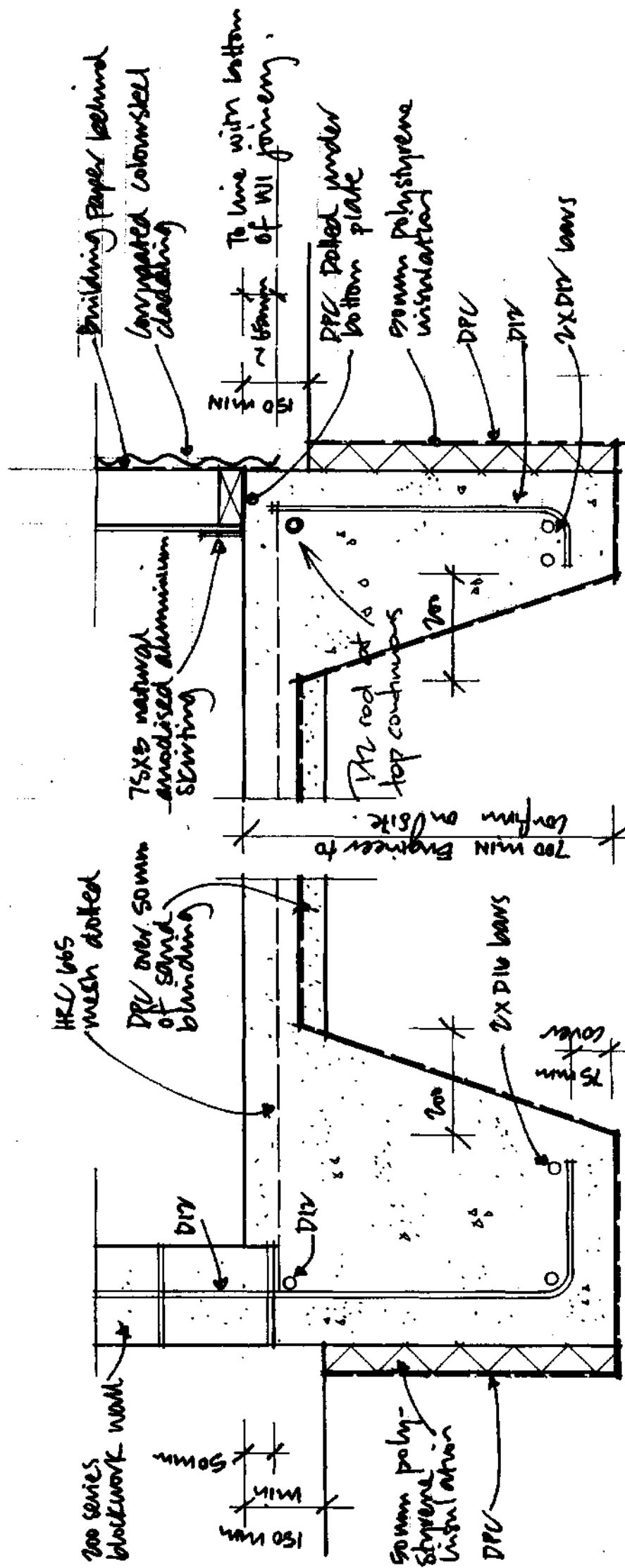
Construction details

Scale: as shown Date: Dec 1997

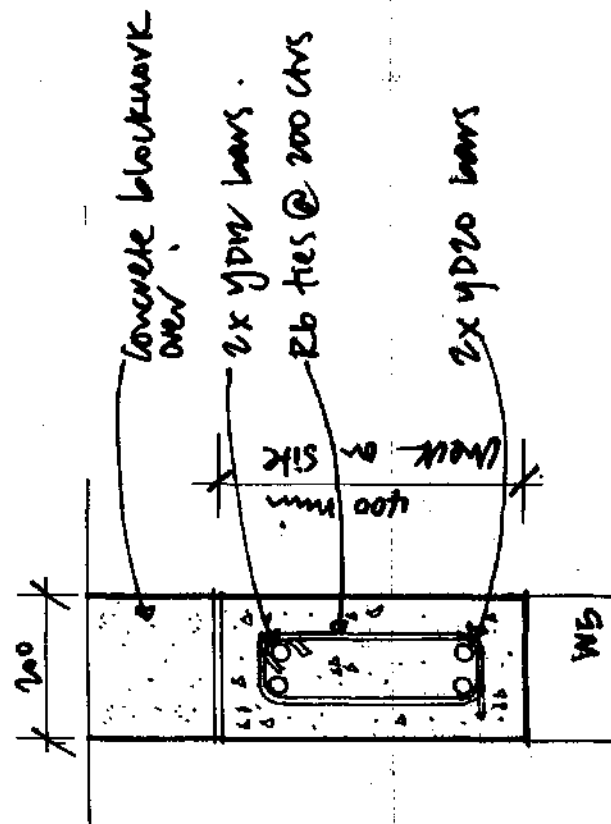
Original size: A3 Drawn: BK Checked: SM

CAD Reference:

Studio of Pacific Architecture - Dwg No: 430



11 TYPICAL FOOTING TO CONCRETE BLOCK 1:10
1000 TYPICAL FOOTING TO TIMBER FRAMING 1:10



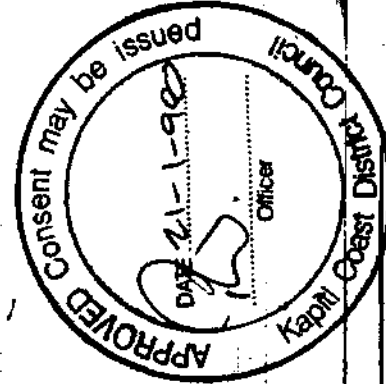
12 WS CONCRETE VENTILATION 1:10

NOTE: USE 25 MPA CONCRETE FOR STRUCTURAL WORK.

Ground bearing is to be checked & confirmed on site by the Engineer prior to steel placement.

BOTTOM PLATE FIXINGS
10 Ø Max 900 mm crs.
12 Ø Max 1.400m crs.
Approved Anchors (fixed to manufacturers instructions) 'Ramset' Dynabolt 'PLUS' only.

Proprietary Anchors required to be fully protected by vapour barrier for 50 Year Durability.



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Robinson Lineham House

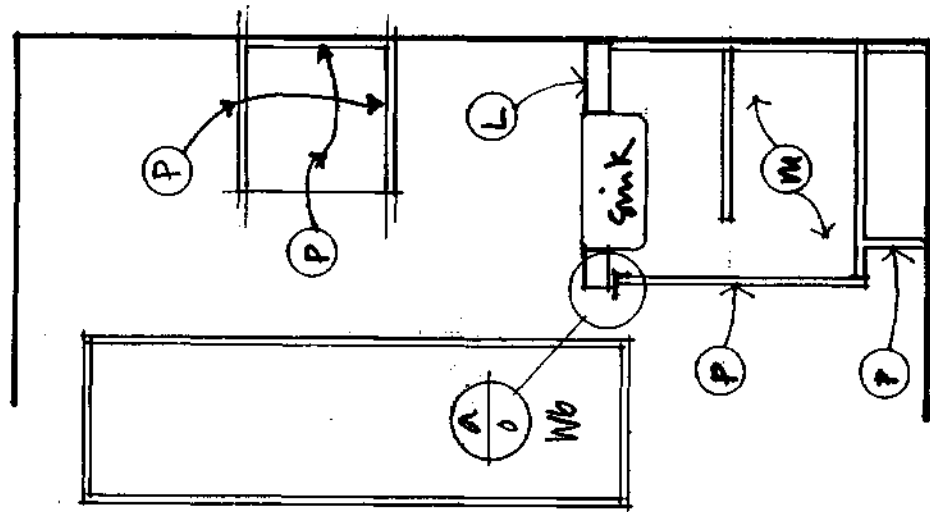
Notes:
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Proposed New House
at Pukekohe Road, Pukekohe
being Lot 1, LT 85749,
for Claire Robinson and Brett Lineham

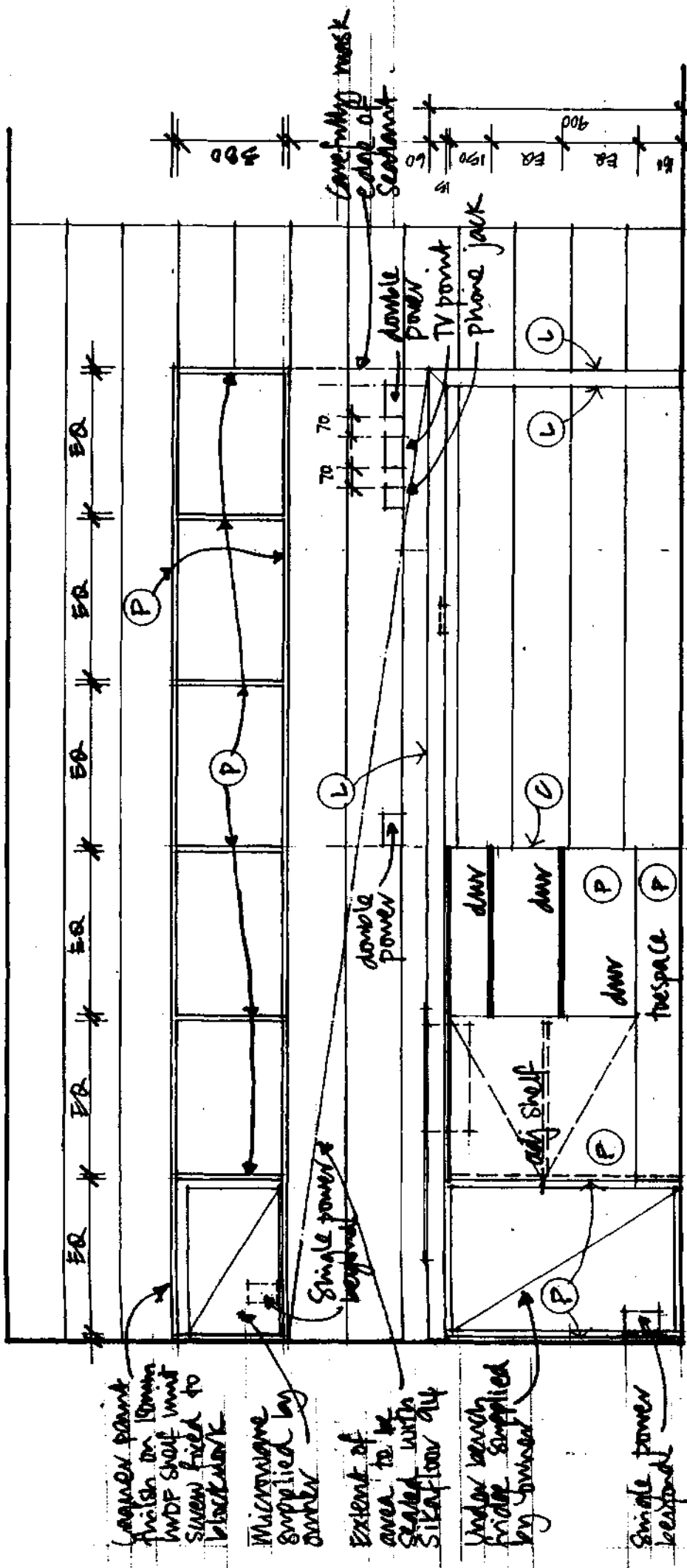
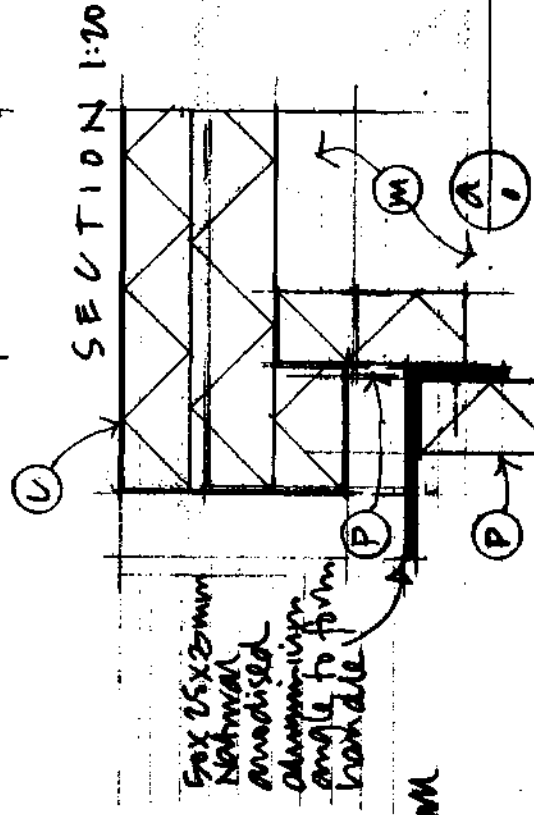
Construction Details

Scale: as shown Date: Dec 1997
Original size: A3 Drawn: BK Checked: SM
CAD Reference:
Studio of Pacific Architecture - Draw No: 430 10-14

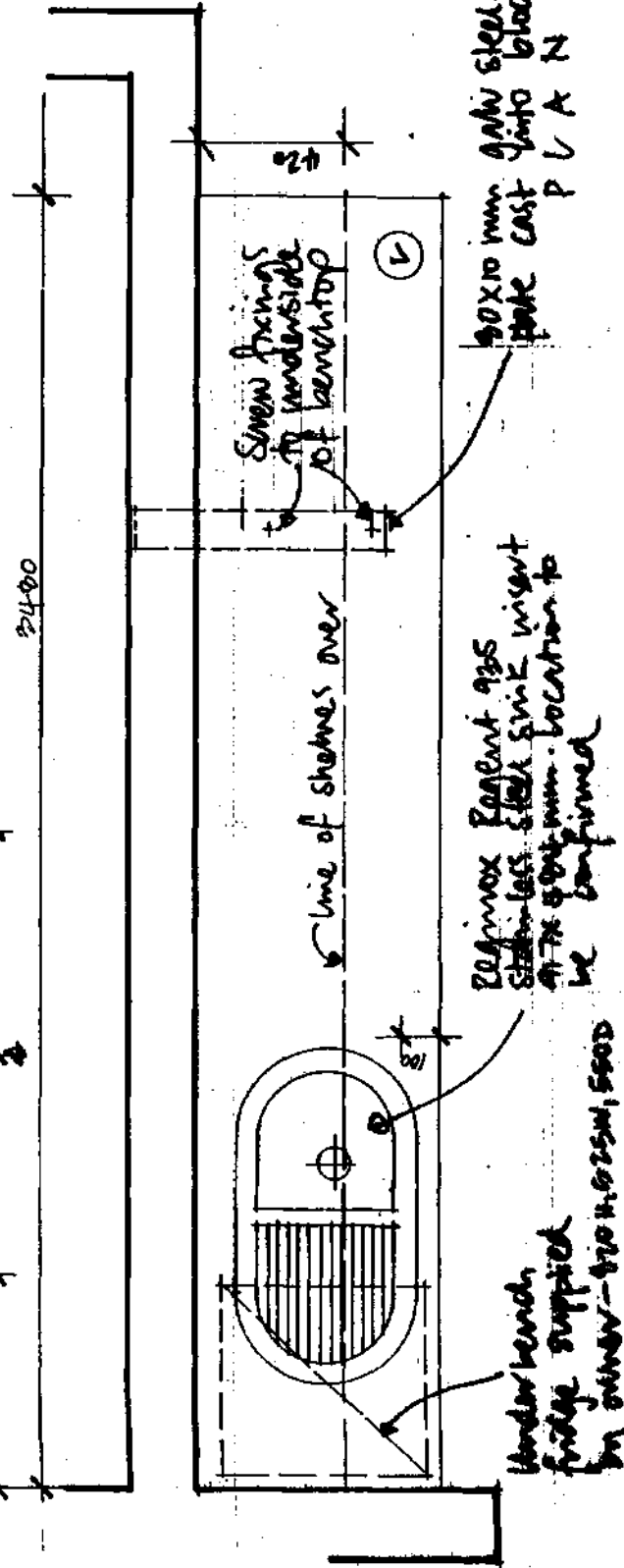
- KEY:
- P Lagen paint finish
 - L Laminate
 - M Melamine
 - St Stainless steel



SECTION 1:20



ELEVATION 1:20



Pacific Architecture

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Robinson Lineham House

Proposed New House
at Pukekohe Road, Pukekohe
being Lot 1, LT 587/98,
for Claire Robinson and Brett Lineham

Kitchen Unit Elevation

Scale: 1:20 Date: Dec 1997
Original size: AS Drawn: BK Checked: SM
CAD Reference: Studio of Pacific Architecture - Dwg No: 430 10-15

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Under bench
ridge supplied
by other - 110 x 60 x 500

Reginox Regent 935
Stainless steel sink inset
in the 900mm location to
be confirmed

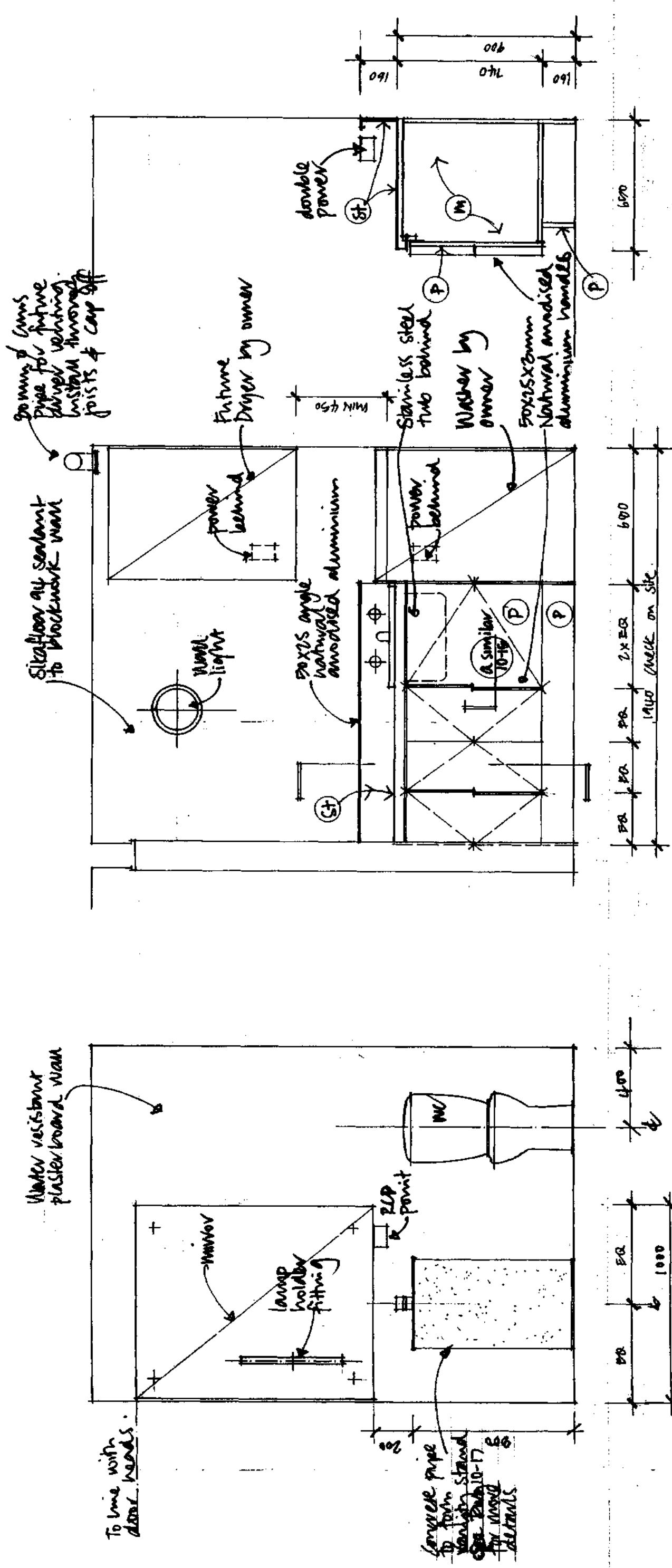
Line of shelves over
to underside
of benchtop

90x10 mm galv steel
plate cast into black wam
P L A N 1:20

50x25x2mm
Natural
anodised
aluminium
angle to form
handle

SECTION 1:20

ELEVATION 1:20



SECTION

ELEVATION 2

ELEVATION 3

Studio of Pacific Architecture

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 Wellington, NZ
 Tel: (04) 478 6444 Fax: (04) 488 1888
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Robinson Lineham House

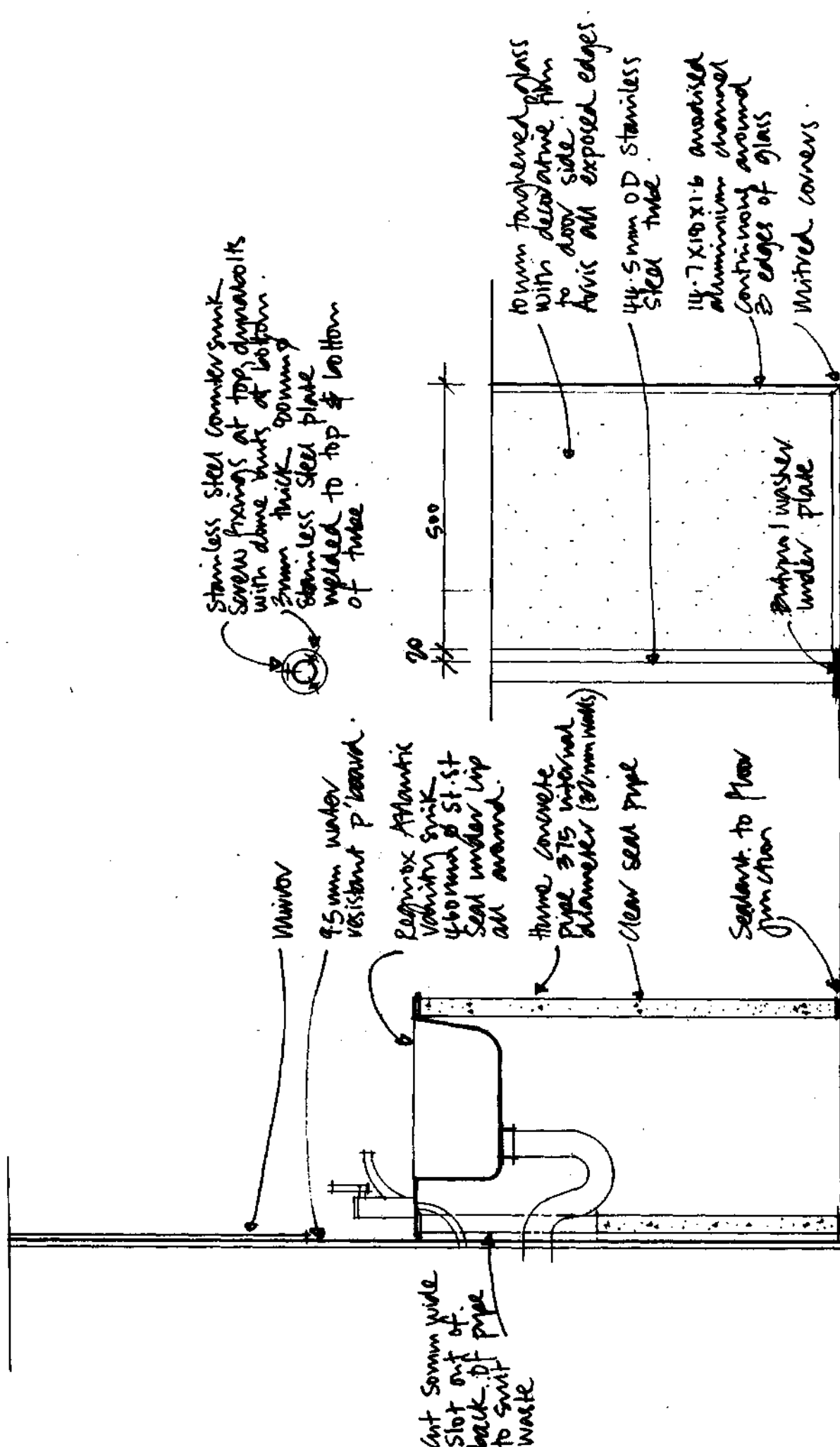
Proposed New House
 at Pukerua Road, Pukerua
 being Lot 1, LT 88746,
 for Claire Robinson and Brett Lineham

Bathroom and Laundry Elevations

Scale: 1:20 Date: Dec 1997
 Original size: AS Drawn: BK Checked: SM
 CAD Reference:
 Studio of Pacific Architecture - Dwg No: 430 10-16

Notes:

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VANITY SECTION 1:10
SURREY ELEVATION 1:10

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Project title:
Robinson Lineham House
Proposed New House
at Puketapu Road, Puketapu
being Lot 1, LT 50740,
for Claire Robinson and Brett Lineham

Miscellaneous Details
Scale: as shown Date: Dec 1997
Original date: AS Drawn: SK Checked: SM
CAD Reference:
Studio of Pacific Architecture - Dwg No: 430 10-17

KAPITICOAST
 DISTRICT COUNCIL
 SITE CHECK SHEET

NAME: C. Robinson
 ADDRESS: 114 Pasture Rd LOT: 1 DP: 83769
 PROJECT: Dwelling & Garage CONSENT NO: 980004

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 RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	AUDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS						
Siting	/		Lower foundations OK	yes	yes	Rha 2.4.98
Footings - Piles	/		UPPER FOUNDATIONS OK	yes	no	Rha 8.4.98
Steel	/					
Min Floor Level Cert						
CONCRETE FLOOR						
Building	/		Economesh on chairs of 176	no		Rha 8.4.98
P & D Wastes, etc	-		Pipes o.k under slabs	yes	no	Rha 8.4.98
SUB FLOOR						
Connections						
Braces						
Blocking						
Insulation						
BLOCKFILL 1	/		Blockwork Clean - Large liner now loc.			Rha 21.4.98
BLOCKFILL 2	/		GARAGE DOOR BEAM + BLOCKS OK			Rha 23.4.98
PRE-LINE						
Wall Framing	/	/				
Moisture	/	/	2.7% FRAME			
Bracing	/	/	Fixings OK			Rha 19.5.98
Fixings	/	/				
Lintels	/	/				
Roof Framing	/	/				
Trusses	/	/				
Bracing	/	/				
Fixings	/	/				
P & D 1500 KPA test	/	/	Pipes tested to 1500 k.p.a	yes	no	Rha 2.5.98
POSTLINE	/	/	Steel in fire OK	yes	no	Rha 28.5.98
DRAIN TEST - SEWER			Drain checked and plotted to Septic tank	yes	no	Rha 1.5.98
DRAIN TEST STORMWATER						

DRESS: LOT: DP:

e Inspected

17-8-98

Final.

NRL. Seal Gite Bd. Laundry - Bathroom

Secure Laundry. Dub.

Eng Sup Report. JCH.

21-10-98

OK. JCH.

FINAL INSPECTIONS

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION CHECK RECHECK	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
Insulation	✓	✓				
Joinery & Flashings	✓	✓				
Glazing (Safety etc)	✓	✓				
Range/Bathroom Fans						
Comb, Heater/Chimney						
Floor Levels	✓	✓				
Post Connections						
Subfloor Ventilation						
Subfloor Access						
Room Ventilation	✓	✓				
EXTERIOR CLADDINGS						
Walls	✓	✓				
Roof	✓	✓				
Hot Water Temp						
ITV 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

* water connection form to go to rates

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building	✓	10-11-98	Services		
Plumbing *	✓	✓	Resource Management		
Drainage	✓	✓	Air Conditioning		
EHO					
Lifts					
Compliance Schedule					

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

CODE COMPLIANCE CERTIFICATE NUMBER ...

Signature

Designation

Date

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

TEE CALCULATION SHEET

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

Application No: 980004
Date: 8-1-98
Site Address: Pasture Rd.

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

Any square.

CLASSIFICATION	\$	PLAN VETTING			TOTAL \$	CONSULTANT \$			TOTAL \$	INSPECTIONS					ADMIN \$	PIM	TOTAL
		Pl	D	Bld	EH	T/P				Site	Pl	D	Bld	EH			
1	Fire Places, Signs																
2	Sheds, Carports														40	Nil	
3	Garages, Conservatories, Swim Pool, etc														40	50	
4	House Additions														40	50	
5	House Additions														40	50	
6	Dwellings	3	3												40	100	
7	Dwellings														40	100	
8	Dwellings														60	100	
9	Dwellings														60	140	
10	Dwellings														80	140	
11	Dwellings														80	160	
12	Commercial/Industrial														40	50	
13	Commercial/Industrial														40	60	
14	Commercial/Industrial														40	100	
15	Commercial/Industrial														40	100	
16	Commercial/Industrial														60	100	
17	Commercial/Industrial														60	140	
18	Commercial/Industrial														60	140	
19	Commercial/Industrial														60	140	
20	Commercial/Industrial														80	160	
21	Commercial/Industrial														80	180	
22	Commercial/Industrial														80	200	
23	Commercial/Industrial														80	250	

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD CONDITIONS			
14	/	32	✓	17	
1	/	2	✓	18	✓
7	✓	3	✓	19	
16	✓ (2)	4	✓	20	✓
2		5		21	✓
3		6		22	
4	✓	7	✓	23	
8	✓	8	✓	30	
5	✓	9	✓	31	
10	✓	10	✓		
12	✓	11			
6	✓	12	✓		
9	✓	13			
11	✓	14			
13		15			
15		16			

NON STANDARD CONDITION

Filtered septic tank required.

Engineer is to check and confirm ground bearing following trench excavations and prior to steel placement.

Fit Br5/1.2 brace/line sheet braces to the timber framed external corner of the Guest Bedroom space to meet requirements for wall brace distribution.

All colorsteel claddings & roofing to be VP Grade for Severe Coastal Corrosion Zone.

Stage 2 work is not included in this consent.



PROJECT INFORMATION MEMORANDUM

Planning Requirements

APPLICANT: C. Robinson

MAILING ADDRESS: 387 Adelaide Rd Wellington

SITE ADDRESS: Pastawa Rd Pukapuka

LOT NO: 7 DP: 83749

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

INTENDED USE: Dwelling & Garage

ZONING: TRANSITIONAL DISTRICT PLAN: Residential B
PROPOSED DISTRICT PLAN: Residential

USE PERMITTED: Permitted activity

RESOURCE CONSENT GRANTED: 970428 Certificate of Compliance

DESIGNATIONS ON PROPERTY: None noted

EASEMENTS: Pedestrian Easement, Right of way, Stormwater

SITE SUBJECT TO INUNDATION: Not known to be

COASTAL BUILDING LINE RESTRICTION: N/A

RELOCATABLE ZONE: N/A

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: Comply

TREE/BUILDING PRESERVATION: N/A

OTHER COMMENTS: Building Consent plans agree with Certificate of Compliance

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

SPECIAL FEATURES OF THE 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:

(Plumbing & Drainage)

SEWER AVAILABLE/CONNECTED no sewer available

WATER AVAILABLE/CONNECTED available

SITE PLAN OF EXISTING SERVICES (IF ANY) n/a

LOCATION OF SEWER LATERAL n/a

LOCATION AND SIZE OF WATER TOBY 20mm shower

LOCATION OF EASEMENTS (IF ANY) yes See plan

LOCATION OF PUBLIC DRAINS (IF ANY) stormwater

STORMWATER DISPOSAL TO CHANNEL ☐

DRAIN ☐

ON SITE ☒

ADDITIONAL COMMENTS

Filtered septic Tank required

 KAPITI COAST DISTRICT COUNCIL

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

File

PROJECT INFORMATION MEMORANDUM

(Electrical Supply)

APPLICANT: C. Robinson

MAILING ADDRESS: _____

SITE ADDRESS: Paetawa Rd. PukapukaLOT NO: 1 DP: 83749

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

INTENDED USE: Dwelling & Garage

INFORMATION TO BE PROVIDED BY HOROWHENUA ENERGY

Site Plan of Existing Services (if any): Follows

Availability of Power:

Location: Txmr Q60 on Paetawa Rd

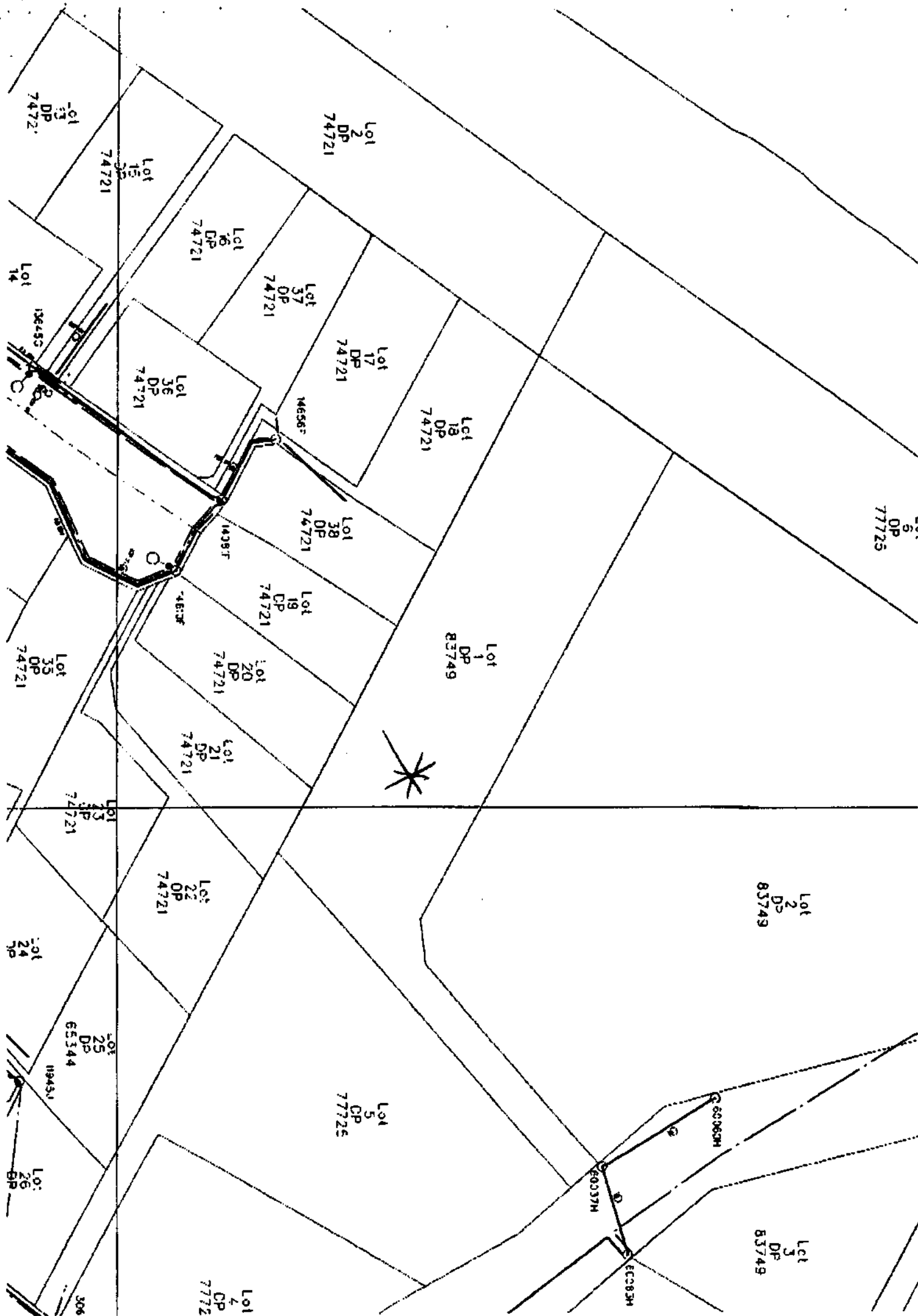
Reserve Capacity: _____

Location of Electricity Easement (if any): —

Location of Overhead Lines Crossing Site (if any): _____

Requirements of Disabling Service (where applicable): _____

Horowhenua Energy Charges: \$ 20.00 Incl GST



LOT 3.
D.P. 83749

NEW METER
TO EX. HOUSE

METER
LOT 3

METER
LOT 1
D.P. 83749

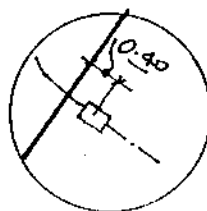
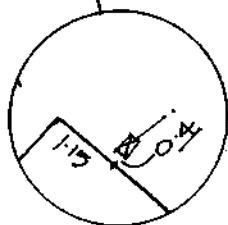
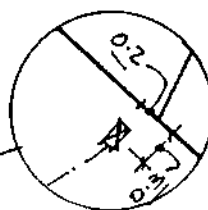
RIGHT
OF
WAY

25 mm dia.

WATER / TELECOM / POWER
TRENCH

WAY

'AS BUILT' PLAN
WATER
PAETAUA RD
PEKA PEKA.

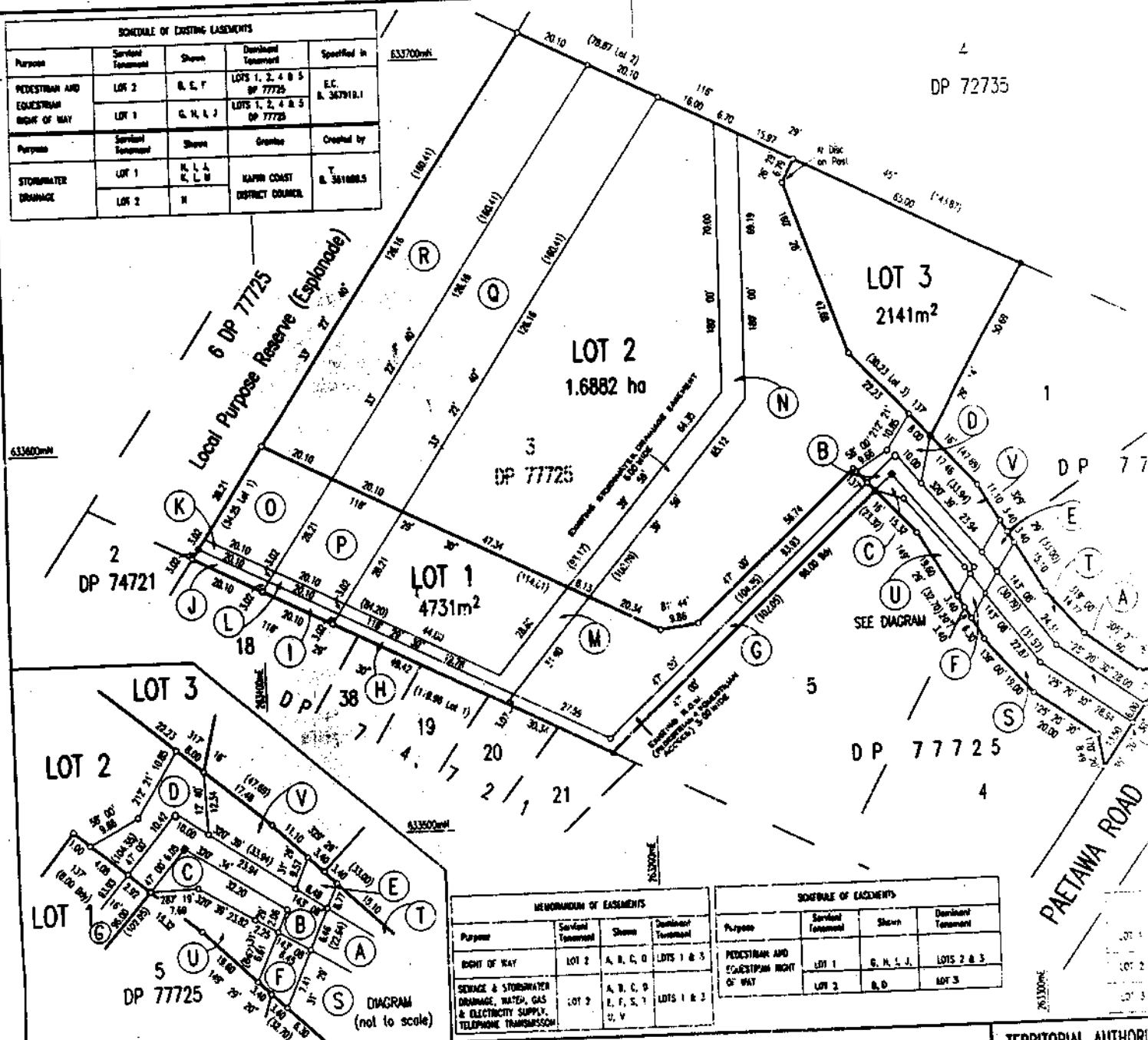


PAETAUA
RD

SLOAN: 1693

CMM

SCHEDULE OF EXISTING EASEMENTS				
Purpose	Servient Tenement	Shown	Dominant Tenement	Specified in
PEDESTRIAN AND EQUESTRIAN RIGHT OF WAY	LOT 2	B, E, F	LOTS 1, 2, 4 & 5 DP 77725	E.C. & 367918.1
	LOT 1	G, H, I, J	LOTS 1, 2, 4 & 5 DP 77725	
Purpose	Servient Tenement	Shown	Created by	Created by
STORMWATER DRAINAGE	LOT 1	K, L, M	KAPPA COAST DISTRICT COUNCIL	T. & 361886.5
	LOT 2	N		



LAND DISTRICT WELLINGTON
SURVEY BLK & DIST V KAITAWA
NZMS 261 SHI RECORD MAP No.

LOTS 1 - 3 BEING A SUBDIVISION OF
LOT 3 DP 77725

TERRITORIAL AUTHORITY
Surveyed by CUTTRIS
Scale 1 : 750

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: JASON RONALD MILBURN.
(Suitably qualified Design Professional)

TO: CLAIRE ROBINSON & BRETT LINEHAM
(Owner)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL
(Territorial Authority)

IN RESPECT OF: PROPOSED NEW HOUSE
(Description of Building Work)

AT: PAETANA ROAD, PEKA PEKA, WELLINGTON.
(Address)

LOT 1 DP LT 83749 SO

HOLMES CONSULTING GROUP has been engaged by ROBINSON & LINEHAM
(Design Firm) (Owner/Developer/Contractor)

to provide STRUCTURAL ENGINEERING services in respect of the
(Extent of Engagement)

requirements of Clause(s) B1 of the Building Regulations 1992 for

☐ All ☒ Part only as specified

of the building work. The design has been prepared in accordance with B1/VM1.
(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on
STUDIO OF PACIFIC ARCHITECTURE drawings titled VARIOUS
(Design Firm)

and numbered 10-01 → 10-17 and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (i) the site verification of the following design assumptions Suitability of foundation conditions, Engineer to observe all construction works.

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

[Signature]
(Signature suitably qualified Design Professional)

BE (HONS) CIVIL, M.E.
(Professional Qualifications)

P.O. Box 942, WGTN.
(Address)

Date 18-12-97

ERB/AERB Reg No. 10302

Member ACENZ ☐

IPENZ ☒ NZIA

GUIDANCE ON USE OF PRODUCER STATEMENTS

This producer statement has been prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand and the Building Officials Institute of New Zealand.

Four producer statements are available and brief details on the purpose of each are as follows:

- Design:** Intended for use by the person responsible for the design in circumstances where the Territorial Authority will rely on the producer statement to issue a Building Consent.
- Design Review:** Intended for use by a suitably qualified independent design professional where the territorial authority does not undertake an internal review and relies on the independent design professional's review to issue the building consent.
- Construction:** Intended for the use by the contractor of the building works where the territorial authority requires a producer statement at the completion of construction.
- Construction Review:** Intended for use by the person required by the Building Consent to undertake construction monitoring of the building works in circumstances where the Territorial Authority will rely on the producer statement to issue a Code Compliance Certificate.

The producer statements system is intended to provide territorial authorities with reasonable grounds for the issuing of a Building Consent or Code Compliance Certificate without having to duplicate design or construction checking by others.

The following criteria are recommended to Territorial Authorities with respect to the use of the producer statements.

Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

- (i) an active member of the Association of Consulting Engineers of New Zealand (ACENZ) or;
- (ii) a corporate member of the Institution of Professional Engineers of New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than \$200,000 or;
- (iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than \$200,000.

Design Build Contracts

If the design professional is engaged by the contractor, the territorial authority should satisfy itself that it is appropriate for the territorial authority to rely upon a producer statement from the design professional.

Consulting Services during Construction Phase

There are several levels of service which a design professional may provide during the construction phase of a project. The territorial authority is encouraged to require that the service to be provided by the design professional is appropriate for the project concerned.

Requirement to provide Producer Statement

Territorial authorities should ensure that the applicant is aware of any circumstances in which there may be a requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the design professional's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Transmittal Advice
Studio of Pacific Architecture

Job Reference: 430.61
Date: 19.12.97
Project: Robinson Limestone
Project Address:

Sent to: Kapiti Coast District Council
Address: Private Bag 601
Paraparaumu.

Attention: Also included cheque for \$620.00
& consent application form.

430.

Document No.	Revision	Description	Copies
10-01		Site plan	↑
10-02		Floor plan	
10-03		Blockwork layout plan	
10-04		Plumbing & Drainage plan	
10-05		Electrical plan	
10-06		Elevations	
10-07		Window & door schedule	
10-08		Section a-a	
10-09		Sections b-b & c-c	
10-10		Window/door details	
10-11		" " "	
10-12		Construction details	
10-13	A	" " "	
10-14		Kitchen unit drawings	
10-15		Bathroom/Laundry Elevations	
10-16		Miscellaneous details	
10-17		Specifications	
		Producer Statement	1
		Structural Calculations	1

Sent for the following reason: Building Consent Application

Copies to: KDC, C. Robinson & B. Limestone

Sent by: Bronwen Kerr
Signed: B. Kerr



8 January, 1998

C & B ROBINSON
387 ADELAIDE ROAD
NEWTOWN
WELLINGTON

Dear Sir/Madam

**Re: Your building consent application no. 980004
NEW DWELLING & GARAGE
PAETAWA ROAD, PEKA PEKA**

Your application for a building consent has been checked.

The proposal does not comply with the requirements of the New Zealand Building Code in the following respects:

- PLEASE PROVIDE DETAILS OF THE MENTIONED ENGINEER DESIGNED SEPTIC TANK AND EFFLUENT DISPOSAL SYSTEM (NOTE, THE ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION AND PROVIDE A REPORT TO COUNCIL ON COMPLETION).

When your plans and/or specifications have been amended to conform with the above comments, approval of your application will again be considered.

Yours faithfully

Arnold Hawkins
Building Control Officer

WATER SUPPLY CATEGORY

ADDRESS 114 Paetawa Rd, Petu Petu

This note is to record on the building file the category of water supply this property is connected to.

Where Council provides water supplies they are defined as being ordinary or extraordinary. An Ordinary supply is for domestic purposes only and is generally associated with land that is zoned residential. An Extraordinary supply is any supply other than an ordinary supply and these are either metered or restricted.

There are a number of reasons why a water supply may be classed as extraordinary. They are listed below and those that apply to this property are ticked in the adjacent box.

For the following reason(s), this property has a **restricted supply** ☒ **metered supply** ☐

It is outside the original water supply area ☐
The underlying zoning is rural, commercial/retail or industrial ☐
It is a large area ☐
It is not residential land ☐
It is required by a Resource Consent condition ☐
The original system was designed to support only restricted supplies ☒
Horticultural activities are being undertaken on the property ☐

There has not been consistency in the allocation of water supplies in the past and properties in a similar situation may have a different supply. Council does not retrospectively apply the rules of allocation.

If you have any further questions please contact The Services Engineer on 04 904 5854.

Deposited on Building File by Bward

Dated 11/2/2000



Restricted Water Supplies

A restricted water supply has a device that limits the flow to a constant trickle feed throughout the day over a wide range of water main pressures. The supply is measured in units where 1 unit is equivalent to 1,000 litres per day $\pm$ 15%. Each residential property will normally be allowed only 1 unit. In the Hawtara area allocation was based on land area when the scheme was established.

Any property with a restricted supply must install a tank and a pump to provide a pressurised 'on demand' supply. The tank should be sized for at least two days supply and it is recommended that capacity for five days supply be installed.

If the property owner runs out of water and Council is called out to fill the tank then the owner will be charged for two visits to remove and then replace the restrictor at the charge out rate in force at the time. It is illegal for anyone but Council staff or their agents to interfere with the restrictor.

There are a number of areas that only have access to a restricted supply.

They include :

- Peka Peka,
- Hawtara-Te Horo,
- Waikanae Downs,
- Nikau Valley,
- The Pharazyn Estate,
- The Camelot Subdivision.

In addition, any new application for water for rural land that can be provided with water from the public supply may be permitted a restricted supply.

If the property is not developed, a water meter may be installed to allow a builder to construct a house before the necessary tank and pump are installed. On installation of the tank the meter will be removed and a restrictor installed.

Any questions should be addressed to the Services Engineer.

Chris Trattles
SERVICES ENGINEER
03 July 2000

18/11/1998 07:24 +64-4-2983429

CUTTRISS PARAPARAUMU

PAGE 02

**Cuttriss**

Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited

Hutt Valley, Wellington, Kapiti Coast

PO Box 388
State Insurance Building

173 Rimu Road

Paraparaumu

Tel: 04-298 5319

Fax: 04-298 3429

Email: kapiti@cuttriss.co.nz

ref: Titchener / 17362

21 October 1998

The District Inspector
Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

Dear Sir

(114)

**'ON SITE' EFFLUENT DISPOSAL : LOT 1 DP 83749 PAETAWA ROAD PEKA PEKA
FOR ROBINSON / LINEHAM**

Testing:

Percolation tests were carried out generally to the requirements of NZS 4810:1982 and about the suggested area for on site effluent disposal. These tests indicated that 20 metres of effluent trench were required along with an approved type of septic tank and distribution box. (refer to our report dated 6 January 1998).

Our recommendation for on site effluent disposal was adopted by owners with Thomas Plumbing carrying out the work.

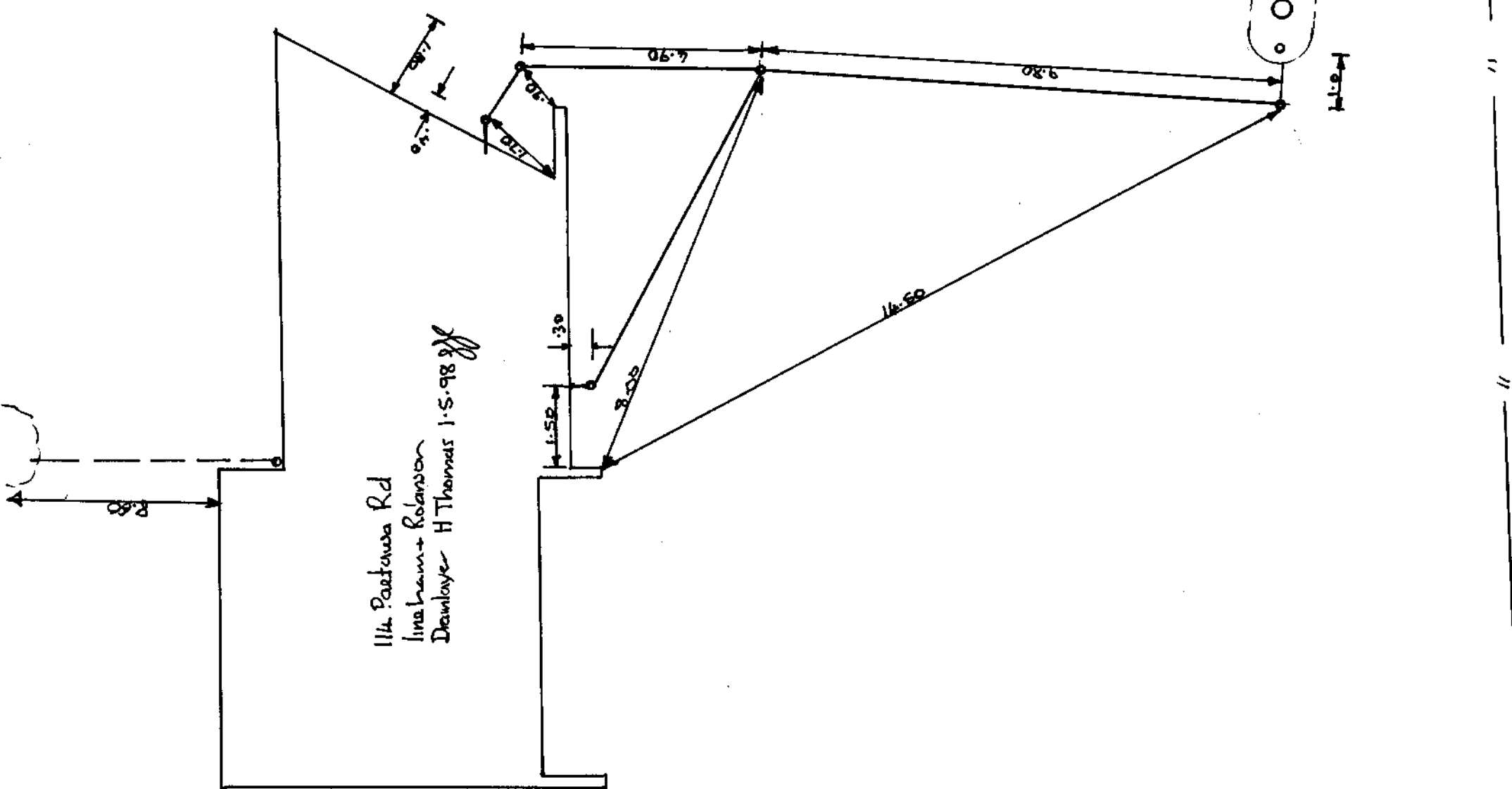
From our site inspection carried out on we observed that the approximately 20 metres of trench had been constructed and that septic tank had been installed to the general requirements of our report.

All work appeared to be carried out to a satisfactory standard.

Yours faithfully

R G Titchener
CUTTRISS CONSULTANTS LTD

A circular logo with a black outline. Inside the circle, the text "5000 G1 approx" is written on the top line and "water Tank" is written on the bottom line, both in a handwritten style.





Cuttriss, McKenzie, Martin Ltd.

RESOURCE MANAGEMENT CONSULTANTS
REGISTERED SURVEYORS — CONSULTING ENGINEERS

Directors

BARRIE N SHUTE FNZIS
ALAN L MILNE MNZIS
ROBERT T SOWRY MNZIS
W MARK EDGAR B SURV MNZIS

16934 : Titchener

3 June 1997

The District Inspector
Kapiti Coast District Council
Private Bag
PARAPARAUMU

COUNCIL COPY

PO BOX 1445
State Ins Building
173 Rimu Road
PARAPARAUMU
Tel 0-4-296 5319
Fax 0-4-296 3429

COUNCIL COPY

Attention:

PERCOLATION TEST REPORT

SITE: Lots 1 & 3, DP 83749.
CLIENT: Sloan Farm Partnership.
LOCATION: Paetawa Road, Peka Peka

1. **DOCUMENTS:**

The above lots have been investigated for wastewater disposal as requested.

2. **TOPOGRAPHY:**

The site comprises gently undulating natural sand dunes.

3. **TESTING:**

Percolation tests have been carried out generally to the requirements of NZS 4610:1982 - Household Septic Tank Systems. The tests were carried out in the south east corner of both lots.

4. **RESULTS:**

The loss rates for each test were all substantially more than expected within the code.

The lowest rate (mm/hour) for each test was 300mm. These rates place the site in Soil Limitations Category A according to Table 2 of NZS 4610.

5. **CONCLUSION:**

Filtered septic tank required
Since all of the results were very high, we are of the opinion that the site can be classified as Category A but with an existing ground water level being approximately 700mm - 1000mm below ground level at the lowest point, we suggest soakage trenches be constructed rather than soakage pits, and the invert of the soakage trenches be a minimum of 600mm from natural high ground water.

6. **RECOMMENDATIONS:**

In our opinion trickle fed soakage trenches 450mm wide, 450mm deep and of minimum total length of 20 metres for each individual lot with distribution boxes alternating the flow into the separate trenches at monthly intervals would be adequate.

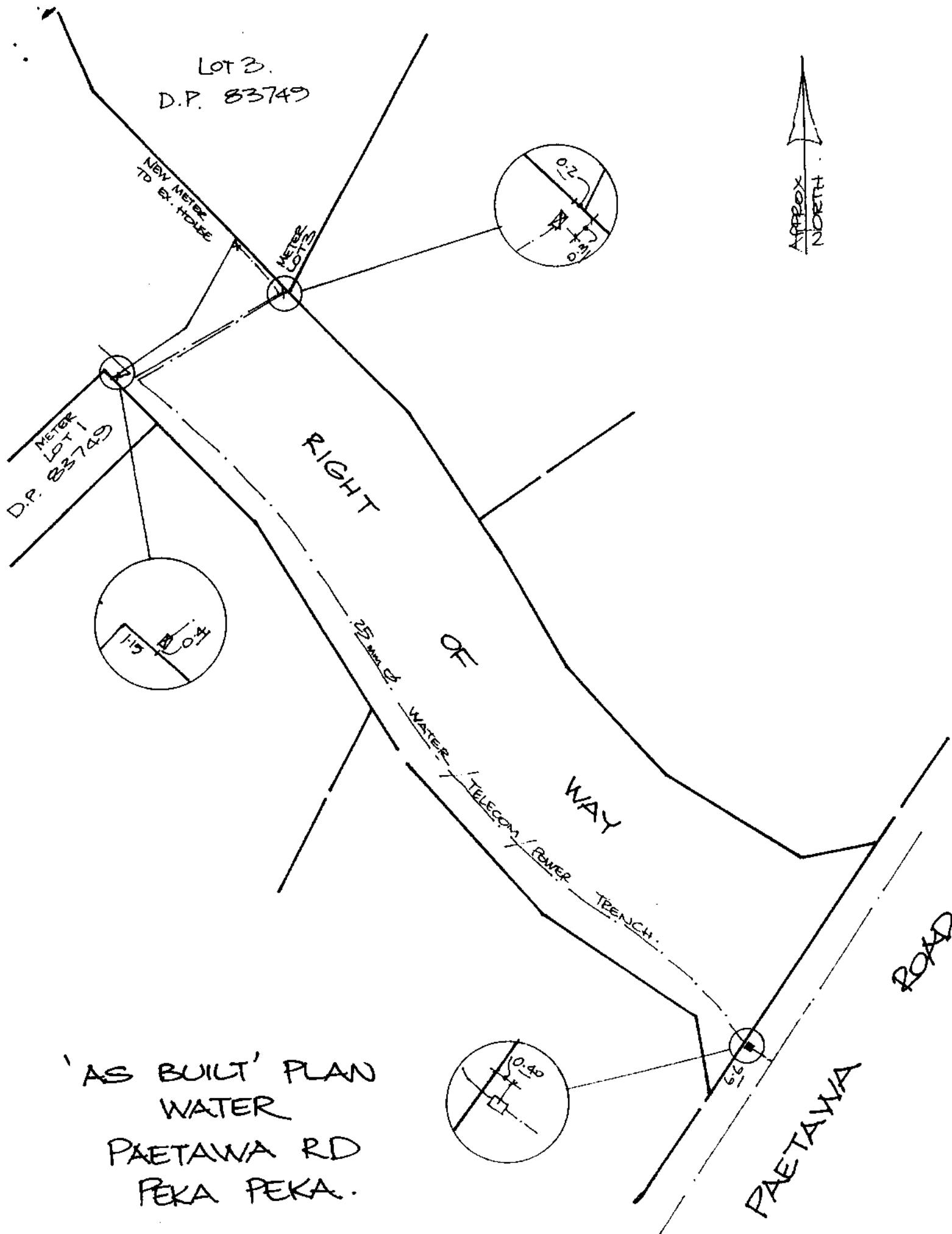
7. **CONDITIONS:**

The information, opinion and recommendations, which are not to be construed as a guarantee contained in this report are furnished to the agent of the owner and the Kapiti Coast District Council for their purposes alone on the express condition that they will not be relied upon by any other person and do not remove the necessity for further inspections and/or testing when the proposed drainage system is installed.

Yours faithfully



R G Titchener
CUTTRISS MCKENZIE MARTIN LTD



S P E C I F I C A T I O N

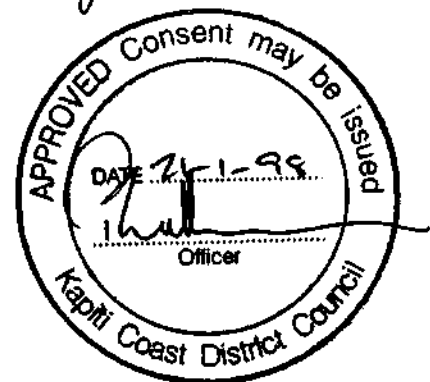
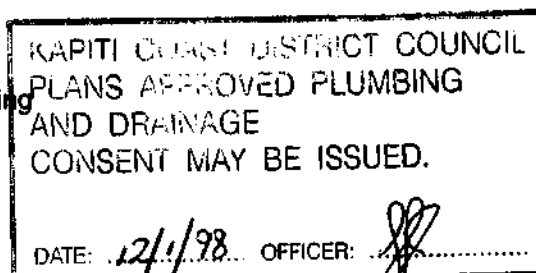
OF THE MATERIALS AND WORKMANSHIP

to be used in the carrying out of the works shown on
the accompanying drawings and such explanatory
details as may be issued from time to time

for Claire Robinson and Brett Lineham
Paetawa Road, Peka Peka

- NZIA Standard Conditions of Contract (SCC1)
- A Specific Conditions of Contract
- B Contract Agreement
- C Conditions of Tender & Special Conditions of Tender
- D1 Fluctuations in Cost Assessment by Verification
- I Form of Contractor's Completion Statement
- J Insurance Confirmation/Contractor

- A01 Preliminaries & General
- A02 Tender Conditions
- A03 Tender Form
- A04 Tender Summary
- C01 Site Clearance/Excavation/Filling
- E01 Concrete Work
- F01 Concrete Masonry
- H01 Carpentry
- H03 Joinery
- H11 Structural Steelwork
- H14 Metalwork
- L21 Sythetic Rubber Sheet Coverings
- N01 Roofing and External Wall Cladding
- R01 Plasterboard Linings
- R03 Glazing
- V01 Painting
- 301 Aluminium Windows/Doors
- 501 Drainage
- 502 Plumbing
- 602 Electrical Work
- 701 Hardware Schedule



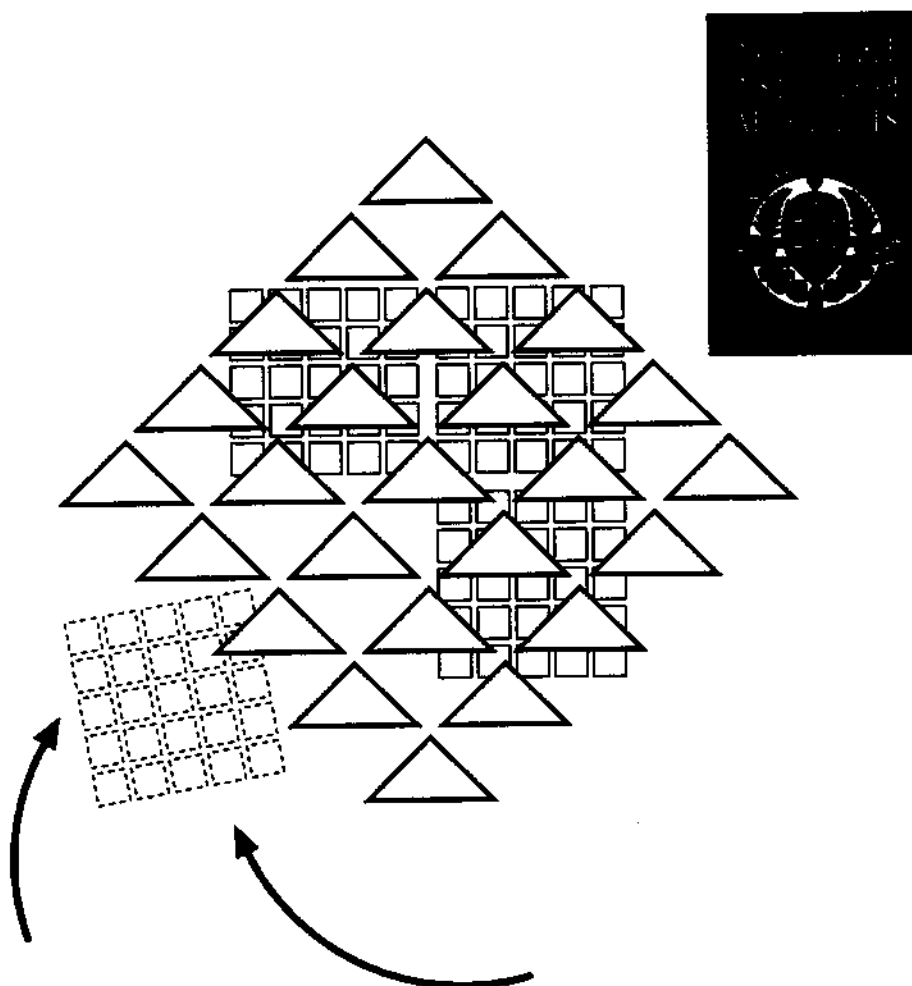
- Appendices:**
- A Finishes Schedule
 - B Hardware Schedule

Studio of Pacific Architecture Ltd
2nd Floor Hibernian House
89 Willis Street
PO Box 11-517
Wellington

Telephone: 04-473-6444
Facsimile: 04-499-1888

December 1997 Ref: 430

All work carried out under
jurisdiction of producer
statement, to meet the engineer
requirements fully.



between

The Principal: *Claire Robinson and Brett Lineham*

and

The Contractor:

for

The Project: *Robinson Lineham House*

Project Number: *430 Robinson/Lineham*

developed in association with **PHILLIPS FOX**
BARRISTERS SOLICITORS

Studio of Pacific Architecture
Licence Number • 97-603

1. Contractor's details

Name:
Address:
PO Box:
Telephone:
Facsimile:
Email:

See rules 1 & 102

Insert name of Contractor

Insert physical and postal address

Insert phone, fax numbers and email address

2. Principal's details

Name: *Claire Robinson and Brett Lineham*
Address: *387 Adelaide Road, Newtown*
PO Box:
Telephone: *04 389 4035*
Facsimile: *04 389 4035*
Email:
.....

See rules 2 & 102

Insert name of Principal

Insert physical and postal address

Insert phone, fax numbers and email address

3. Architect's details

Practice: *Studio of Pacific Architecture Ltd*
Address: *Level 2, Hibernian House, 89 Willis St, Wellington*
PO Box: *PO Box 11 517, Wellington*
Telephone: *04 473 644*
Facsimile: *04 499 1888*
Email: *architects@studio.pacific.co.nz*
Architect: *Bronwen Kerr*

See rule 3

Insert name of Architect's practice

Insert physical and postal address

Insert phone, fax numbers and email address

Insert name of Architect

4. Physical address of Site of the Contract Works*Lot 1 LT 83749. Paetawa Road, Peka Peka.*

Insert full physical address where work is to be done

5. Contract Price

The Contract Price of the Contract Works is:

Words:
..... (excl GST)
\$ (excl GST)

Insert price in words and figures. These must be expressed exclusive of GST

Capital letters refer to defined words see Section M (interpretation)

1. Contractor's details

Name:
Address:
PO Box:
Telephone:
Facsimile:
Email:

See rules 1 & 102

Insert name of Contractor

Insert physical and postal address

Insert phone, fax numbers and email address

2. Principal's details

Name: *Claire Robinson and Brett Lineham*
Address: *387 Adelaide Road, Newtown*
PO Box: -
Telephone: *04 389 4035*
Facsimile: *04 389 4035*
Email: -

See rules 2 & 102

Insert name of Principal

Insert physical and postal address

Insert phone, fax numbers and email address

3. Architect's details

Practice: *Studio of Pacific Architecture Ltd*
Address: *Level 2, Hibernian House, 89 Willis St, Wellington*
PO Box: *PO Box 11 517, Wellington*
Telephone: *04 473 644*
Facsimile: *04 499 1888*
Email: *architects@studio.pacific.co.nz*
Architect: *Bronwen Kerr*

See rule 3

Insert name of Architect's practice

Insert physical and postal address

Insert phone, fax numbers and email address

4. Physical address of Site of the Contract Works

Lot 1 LT 83749. Paetawa Road, Peka/peka.
P

Insert full physical address where work is to be done

5. Contract Price

The Contract Price of the Contract Works is:

Words:
(excl GST)
\$ (excl GST)

Insert price in words and figures. These must be expressed exclusive of GST

Capital letters refer to defined words see Section M (Interpretation)

6. Liquidated Damages

Rate of liquidated damages:

\$ (incl GST)

per

Calendar Day

7. Fluctuations

Fluctuations by Verification:

Yes or No (state which applies):

Yes

Fluctuations by Formula:

Yes or No (state which applies):

No

8. Minimum progress payment

\$ 10,000.00

(excl GST)

9. Contract Documents

NZIA Standard Conditions of Contract and the attached Drawings, Specifications and Schedule of Quantities (if applicable)

Tender Documents

Notice to Tenderers dated:

Contractor's Tender dated:

Post Tender Correspondence dated:

Principal's acceptance letter dated:

Any additional Tender documents dated:

See rule 72

Insert amount and basis, eg per day. If no liquidated damages are payable write in "no liquidated damages". If no damages are payable (liquidated or unliquidated) write in "no damages of any kind are payable".

Insert period eg, calendar day, working day

See rule 73

Must state if fluctuation claims allowed

See rule 75(a)

Insert amount

See rule 5

Insert details of tender documents

Specify correspondence and attach to Contract

Capital letters refer to defined words see Section M (interpretation)

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First Edition March 1996

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Special Conditions

Addenda

- A - Specific Conditions of Contract
- B - Contract Agreement
- C - Conditions of Tender and Specific Conditions of Tender
- D1 - Fluctuations in Cost Assessment by Verification
- I - Form of Contractor's Completion Statement
- J - Insurance Confirmation / Contractor

Delete Addenda which are NOT Contract Documents

Other

Specify any other documents

Capital letters refer to defined words see Section M (Interpretation)

10. Contract Works Insurance

Either:

Deductible in Principal's insurance of the Contract Works where the Principal arranges the insurance:

\$ N/A (excl GST)

or

Maximum deductible in Contractor's insurance of the Contract Works where the Contractor arranges the insurances:

\$ \$500.00 (excl GST)

Where the Contractor arranges insurance of the Contract Works, the amount insured must be at least as much as the following:

Original Contract Price:

\$ To be confirmed (excl GST)

Amount for items, supplied by the Principal to be included in the Contract Works which are not included in the Contract Price:

\$ 720.00 (excl GST)

Amount for demolition, disposal and preparation for replacement work necessary following loss or damage to the Contract Works:

\$ 5,000.00 (excl GST)

Amount to cover professional fees and similar costs, including clerk of works and inspectors salaries:

\$ 15,000.00 (excl GST)

Amount to cover increased costs due to fluctuations during the Contract period:

\$ 4,000.00 (excl GST)

Amount to cover increased construction costs as a result of loss or damage:

\$ 4,000.00 (excl GST)

Total Amount

\$ 28,720.00 (excl GST)

See rules 21.1, 21.3 and 24

Complete if Principal

Complete if Contractor

See rule 15.3

See rule 15.3(a)

See rule 15.3(b)

See rule 15.3(c)(i)

See rule 15.3(c)(ii)

See rule 15.3(c)(iii)

Insert total when known

11. Principal's Insurance for existing structures

Principal's insurance for existing structures includes consequential loss:

Yes or No (state which applies):

N/A

Deductible in Principal's insurance of existing structures:

\$ N/A (excl GST)

MUST state if consequential loss is not included in cover

Insert amount

12. Contractor's Public Liability Insurance

Minimum amount of Contractor's public liability insurance:

\$ 1,000,000.00 (excl GST)

Maximum deductible in Contractor's public liability insurance:

\$ (excl GST)

See rules 17 & 21.1

Insert minimum amount of insurance cover required

Insert deductible from Contractor's Tender

13. Contractor's Motor Vehicle Insurance

Minimum amount of Contractor's motor vehicle insurance:

\$ 500,000.00 (excl GST)

Maximum deductible in Contractor's motor vehicle insurance:

\$ N/A (excl GST)

See rules 19.1 & 21.1

Insert minimum amount of insurance cover required

Insert deductible from Contractor's Tender

Capital letters refer to defined words see Section M (interpretation)

14. Site Possession Date

Date Principal is to give possession of the Site to the Contractor:

To be confirmed

See rule 29

Insert date. This may be expressed as Working Days from the date the Contractor is awarded the Contract

See rule 62

15. Practical Completion

Date when Contractor must achieve Practical Completion of the Contract Works:

Date: *To be confirmed*

Insert date when known

See rule 37.1

Insert period of time. This begins on the date of Practical Completion

16. Defects Liability Period *Three months from Practical Completion***17. Construction Programme**

Date when Contractor is to supply construction programme:

5 Working days from award of contract

See rule 63

Insert date. This may be expressed as Working Days from the date the Contractor is awarded the Contract or from the date the Contractor is given possession of the Site

18. Claiming and Valuations

If the period for claiming the Variations is more than 10 Working Days state that period here:

State period refer rule 58

19. Separate SectionsIs work to be completed in Separate Sections: Yes or No (state which applies): *No*

See rules 65.5 & 69

If yes, specify insurance, times for Separate Sections to be completed, bonds, bonuses, liquidated damages and retentions for each Section:

Insert details. May need to use a separate specific conditions for each section. Ensure ALL details are given.

Capital letters refer to defined words see Section M (Interpretation)

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Licence Number • 97-603page **A:5/6**

20. Guarantees and other information

Essential information and guarantees required from the Contractor before the Principal can use the Contract Works:

<i>Roofing and external cladding</i>	<i>25 years</i>
<i>Septic tank</i>	<i>10 years</i>
<i>Aluminium windows and doors</i>	<i>2 years</i>

See rule 68

Insert list of information and guarantees required

21. Bonus for early completion

Bonus for Contractor achieving Practical Completion early:

\$ *N/A* (excl GST)

per.....

See rule 70

Insert rate. If Sectional Practical Completion allowed insert bonus for early completion of each main Separate Section

22. Maximum Bonus

Maximum amount of any one bonus (or sum of bonuses) payable by the Principal:

\$ *N/A* (excl GST)

See rule 70

Insert amount. If Sectional Practical Completion allowed insert maximum bonus for each named Separate Section. See Item 18

23. Cost of additional copies of the Contract Documents

\$ *17.00* (excl GST)

See rule 5.1

24. Final Accounts

Time for the Contractor to apply for approval of final accounts:

3 Calendar months from Practical Completion

See rule 80

Insert time period

25. Final Accounts

Time for Architect to check Contractor's account and notify any objections:

10 Working days

See rule 80

Insert time period

Capital letters refer to defined words see Section M (Interpretation)

This Agreement is for*Robinson Lineham House, Pekaepka*

Insert the Contract name

at

Lot 1 LT 83749. Paetawa Road, Pekaepka.

Insert physical address of the site

This Contract is between*Claire Robinson and Brett Lineham*

Insert name of Principal

and

Insert name of Contractor

This Contract was signed on: / /

Insert date this Contract is signed by both the Principal and the Contractor

Signed by the Principal:

Must be signed by a director or other authorised person

Signed by the Contractor:

Must be signed by a director or other authorised person

Please note the Contract Documents and the Contract Price are stated in the Specific Conditions

You must make sure that they are stated in the Specific Conditions current at the time that this is signed

Capital letters refer to defined words see Section M (Interpretation)

Specific Conditions of Tender**Contract details**Contract name: **Robinson Lineham House**Principal: **Claire Robinson and Brett Lineham**Location: **Lot 1 LT 83749. Paetawa Road, Pekapeka.**

See rule C1 following

Insert all details

Insert person's names

Insert full physical address where work is to be carried out

Submission of tendersTo: **Studio of Pacific Architecture Ltd**Physical address: **Level 2, Hibernian House, 89 Willis Street, Wellington**Time: **4pm**Day and Date: **Friday 16 January 1998**Facsimile tenders..... Yes / No (state which applies): **Yes**Facsimile number: **04 499 1888**

See rule C1

Insert physical address

Insert alternative time if not 4pm

Tender enquiries must be addressed to the Architect at:Architectural firm: **Studio of Pacific Architecture Ltd**Telephone number: **04 473 644**Facsimile number: **04 499 1888**Email: **architects@studio.pacific.co.nz**Architect: **Bronwen Kerr**Quantity Surveyor: **-**

Insert name of Architectural firm

Tender documents

Tender submission form, Tender summary form, Conditions of Tender, NZIA Standard Conditions of Contract, Specific Conditions, Drawings, Specifications and all additional documents issued by the Architect to each tenderer on which the Tender is to be based.

See rule C3

List any other documents that are tender documents

Capital letters refer to defined words see Section M (interpretation)

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page C:1/3

Contractor's Completion Statement

Addendum 1

Issued by:

to:

in respect of:

at:

Claire Robinson and Brett Lineham

To be completed under Building Consent number:

Lot 1 LT 83749. Paetawa Road, Pekaheka.

Insert name of Contractor

Insert name of Principal

Insert Project name and number, if any

Insert physical address of the Site

The Contractor has contracted to the Principal to carry out and complete certain Contract Works in accordance with the Contract

I, a duly authorised representative of the Contractor believe on reasonable grounds that the Contractor has carried out and completed

All

Part only, as specified in the attached particulars

of the Contract Works in accordance with the plans, specifications and instructions of the Architect/Principal in accordance with the Contract.

Insert name of Duty Authorised Agent

Delete one

Date:

Signed:

Contractor:

Address:

Insert date this is signed

Insert signature of the Duty Authorised Agent

This Contractor's Completion Statement has been based on the Producer Statement prepared by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand, Building Officials Institute of New Zealand, New Zealand Master Builders Federation and New Zealand Contractors Federation.

Capital letters refer to defined words see Section M (Interpretation)

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page 1:1/1

Confirmation of Contractor's Insurance to Principal

Addendum J

Issued by:
to:
in respect of:
at: *Lot 1 LT 83749. Paetawa Road, Pekaheka.*

Insert name of insurer or broker
Insert name of Principal
Insert Project name and number, if any
Insert physical address of the Site

We have read the Contract in all areas relating to insurance. We certify that:

- (a) the Contractor has a policy in place for which the premium has been paid;
- (b) the policy complies with the insurance requirements of the Contract other than those specific terms (if any), which are attached.

Relevant areas include Section D (Insurance), rules 43, 44, 50, and 51 and Specific Conditions
Any specific terms different to what the Contract requires must be attached

Contract Works Insurance

Insurer:
Cover: \$ (excl GST) Deductible: \$ (excl GST)
Expiry Date:
Broker's Name:

See rules 15, 20, 21

Signature: Date:

Contractor's Public Liability Insurance

Insurer:
Cover: \$ (excl GST) Deductible: \$ (excl GST)
Expiry Date:
Broker's Name:

See rules 17, 20, 21

Signature: Date:

Contractor's Plant and Equipment Insurance

Insurer:
Cover: \$ (excl GST) Deductible: \$ (excl GST)
Expiry Date:
Broker's Name:

See rules 18, 20, 21

Signature: Date:

Contractor's Motor Vehicle Liability Insurance

Insurer:
Cover: \$ (excl GST) Deductible: \$ (excl GST)
Expiry Date:
Broker's Name:

See rules 19, 20, 21

Signature: Date:

Capital letters refer to defined words see Section M (Interpretation)

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A01 PRELIMINARIES AND GENERAL (MW2)

A01:1 PROJECT PARTICULARS **A01:11 GENERAL**

1101 SCOPE The scope of the works to be as described in this specification and as shown on the drawings.

1111 READ Read all sections together and read the PRELIMINARIES AND GENERAL section with all other sections.

1121 PROJECT DIRECTORY

OWNER: Claire Robinson & Brett Lineham
Address: 387 Adelaide Rd, Newtown
Telephone: 04 389 4035
Facsimile: 04 389 4035

ARCHITECT: Studio of Pacific Architecture Ltd.
Address: PO Box 11 517, 89 Willis St, Wellington
Telephone: 04 473 6444
Facsimile: 04 499 1888
Person: Bronwen Kerr

ENGINEER: Holmes Consulting Group
Address: PO Box 942, Wellington
Telephone: 04 471 2292
Facsimile: 04 471 2336
Person: Jason Milburn

TERRITORIAL AUTHORITY: Kapiti Coast District Council
Address: Private Bag 601, Paraparaumu
Telephone: 04 298 5139
Facsimile: 04 299 2563

1131 THE SITE The site of the works and the legal description is shown on the drawings. Confine access and work to the area of site indicated on the drawings.

A01:2 DOCUMENTATION **A01:21 GENERAL**

2101 SPECIFICATION, DRAWINGS AND SCHEDULES Read the specification in conjunction with the project drawings and any schedules of materials or elements. Where any variance exists, the requirements set out on the drawings or in any schedules take precedence over conflicting requirements in the specification clauses. However any inconsistency, error or omission either in a document or between documents must be notified. The owner to then give a direction resolving the inconsistency, error or omission before work proceeds any further. Matters affecting code compliance must be approved by the local authority.

2111 INTERPRETATIONS

Required: Required by the documents, or by a statutory authority.
Proprietary: Identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
Approval: Approval in writing.
Direction: Direction in writing.

2121 MANUFACTURER'S Manufacturer's recommendations, instructions, specifications or details means those issued by them for their particular material, product or component & are the latest edition.

2131 PERSONNEL

Owner: The person defined as "owner" in the New Zealand Building Code.
Contractor: The person contracted by the owner to carry out the contract.
Architect: The person defined as architect in the conditions of contract.

2141

ABBREVIATIONS

The following abbreviations are used throughout the specification:

AAMI	American Architectural Manufacturers Association
AS	Australian Standard
AS/NZS	Joint Australian/New Zealand Standard
BCA	Bitumen Contractor's Association
BRANZ	Building Research Association of New Zealand
BS	British Standard
BTL	Building Technology Limited (A division of BRANZ; the name being discontinued in 1997/98)
CSA	Canadian Standards Association
HERA	Heavy Engineering Research Association
NZBC	New Zealand Building Code
NZS	New Zealand Standard
NZMP	New Zealand Miscellaneous Document
NZS/AS	Joint Australian/New Zealand Standard
TNZ	Transit New Zealand

2151

DOCUMENTS

Documents referred to in this section are:

NZBC	F5/AS1 Construction and demolition hazards
Building Act 1991	
Building Regulations 1992	
New Zealand Building Code 1992	
Health and Safety in Employment Act 1992	
Smoke Free Environments Act 1990	

2161

REFERENCED DOCUMENTS

Throughout this specification, reference is made to various New Zealand Building Code (NZBC) acceptable solutions and verification methods for criteria and/or methods used to establish compliance with the Building Act.

Reference is also made to various Standards produced by Standards New Zealand (NZS, NZMP, AS/NZS, NZS/AS), Transit New Zealand specifications (TNZ, BCA), overseas Standards (AS, BS, CSA, AAMI) and to various listed Acts, Regulations and industry codes of practice and practice guides. The latest edition (including amendments and provisional editions) at the date of this specification applies unless stated otherwise.

It is the responsibility of the contractor to be familiar with the materials and expert in the techniques quoted in these publications.

Documents cited both directly and within other cited publications are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited documents, with the resolution of any variance being confirmed by the architect in writing and then notified to the territorial authority for consent prior to any work proceeding.

2171

DEFINED WORDS Words defined in the conditions of contract, New Zealand Standards, or other reference documents, to have the same interpretation and meaning when used in their lower case, title case or upper case form in the specification text.

A01:3

OBLIGATIONS

A01:31

OBLIGATIONS

3101

COMPLY Comply with all statutory obligations and regulations of regulatory bodies controlling the execution of the works.

3121

BUILDING CONSENT Obtain the original or copies of the building consent forms and documents from the owner and keep them on site. Liaise with the territorial authority for all notices to be given and all inspections required during construction to ensure compliance. Return the consent form and documents to the owner on completion.

3131

CODE COMPLIANCE It is an offence under the Building Act 1991 to carry out any work not in accordance with the building consent. The resolution of matters concerning code compliance to be referred to the owner for a direction in writing and then to the territorial authority for consent.

- 3141 **PRODUCER STATEMENTS** When producer statements verifying construction are required, provide copies to both the territorial authority and the owner.
- 3151 **GIVE ALL NOTICES** Give all notices to all authorities and network utility operators and obtain all permits, authorisations, approvals and certificates which relate to the carrying out of the works. Pay all required fees and levies, including those for re-inspections.
- 3161 **COMPLIANCE SCHEDULE** Obtain from the owner the list of all systems and features agreed as comprising the compliance schedule when application was made for building consent. Supply to the owner the inspection, maintenance and reporting procedure information for each system or feature of the building needed to complete the schedule for issue by the territorial authority.
- 3171 **CODE COMPLIANCE ADVICE** On behalf of and in the name of the owner, advise the territorial authority, on the prescribed form 9 in the Building regulations 1992, that all of the building work under the building consent is believed to have been completed to the extent required by the building consent. Include any building certificates issued by building certifiers, any energy work certificates and copies of any producer statements.

A01:32 HEALTH AND SAFETY

- 3201 **HEALTH AND SAFETY (MW2 Rule 19)** Refer to the requirements of the Health and Safety in Employment Act 1992. Identify hazards and if their elimination or isolation is not possible then minimise hazards in the work on site by using proper equipment and techniques. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put in place procedures for dealing with emergencies. Fence off, light or otherwise separate any source of danger to people both on and off the site, particularly outside work hours. Refer to the individual work sections for detailed requirements on this project.
- 3211 **SMOKING** Do not smoke on site except in a designated location in accordance with the Smoke Free Environments Act 1990. This location to be determined by the contractor with the approval of the owner.
- 3221 **NUISANCE** Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and all other causes resulting from the contract works. Comply with the requirements of the territorial authority and relevant Acts and Standards.
- 3231 **ATTEND** Attend on territorial authority officers, statutory and network utility inspectors, as necessary to obtain approvals for and the satisfactory completion of, the works.

A01:33 TEMPORARY WORKS/SERVICES

- 3301 **PROVIDE** Provide, erect and maintain all scaffolding, sheds, toilets, water, power, hoardings and access to the site. Allow for all cartage, craneage, plant hire and storage. Arrange for all temporary works and services necessary for the completion of the works, including that for subcontractors. Pay all fees and remove temporary works and services on completion of the works.
- 3311 **PROTECT** Protect all parts of the work liable to damage, including all adjoining public or private property, existing buildings, and all existing retained site features, until completion of the works. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Brace and support all parts of the works against damage during construction.
- 3321 **WORK-SITE BARRIERS** Provide fences, hoardings and toe-boards as required by NZBC acceptable solution F5/ASI but excluding domestic dwellings up to 2 - storeys above ground.
- 3331 **STORAGE** Provide temporary storage areas and protective covers and screens. Framing structural members to be fillet stacked and protected from moisture and contamination. Finishing materials to be completely protected from the weather and damage and stored in accordance with the manufacturer's recommendations. Fabricated elements to be protected from the weather and damage, and stored in accordance with the supplier's recommendations.

A01:34 MATERIALS/EXECUTION GENERALLY

- 3401 **MATERIALS** Materials are to be new unless stated otherwise, the best quality of their respective kinds, and complying with all cited documents.
- 3411 **EXECUTION** Conform to the requirements of this specification. All work to be level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.
- 3421 **SET OUT** Set out the work to conform with the drawings. Establish a permanent site datum to confirm the proposed building ground floor level and its relationship to all other existing and new building levels. While it remains the contractor's responsibility to set out the works accurately and correctly and to confirm any changes from the approved location with the territorial authority, the contractor to obtain the owner's written confirmation that the owner has sighted the proposed building location, site datum and profiles before commencing any further work.
- 3431 **QUALITY ASSURANCE** Carry out and record regular checks of material quality and accuracy, including:
1. Concrete quality and finish.
2. Levels of all floors relative to the site datum.
3. Framing timber moisture content.
Where any material, quality or dimension exceeds specified or required tolerances, obtain written confirmation from the owner and then confirm remedial action with the territorial authority.
Provide all materials, plant, attendances, supervision, inspections and programming to ensure the required quality standards are met by all project personnel.
- 3441 **SUPPLY** Supply all labour, materials, services, temporary works and equipment and plant required for the proper execution and completion of the works.
- 3451 **KEYING AND SECURITY** Provide locksets with temporary keying, or install with the cylinders removed. Complete final keying prior to handing over keys to the owner on completion of the works.

A01:35 COMPLETION

- 3501 **CLEAR AWAY** Clear away all trade debris, unused materials and components from the site and leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove all temporary markings, coverings and protective wrappings.
- 3511 **FINAL PRESENTATION** Clean and wash down all external surfaces to remove dirt, debris and marking. Clean all interior surfaces, including cabinetwork, joinery, sanitary and hardware items. Vacuum or polish all floor finishes. Clean and polish all glass, both sides. Ensure all building services are complete and operational, with all labelling complete.

A01:4 CONTRACT CONDITIONS

A01:41 GENERAL

- 4101 **FORM OF CONTRACT**
The General Conditions of Contract is the NZIA Standard Conditions of Contract for Minor Works MW2 1996. A copy of the conditions of contract is attached.

A01:42 DOCUMENTATION

- 4201 **MASTER BUILD GUARANTEE**
Provide a "New Home" Master Build 5-year guarantee at no cost to the owner, including all costs in the contract price and covering completion, inspection, execution and material defects under the terms of the guarantee offered by Master Build Services Ltd. Execute with all three signatories; owner, registered master builder and Master Build Services Ltd, before commencing the contract works.

- 4221 **PROVIDE GUARANTEES**
Provide guarantees in favour of the owner and executed by the contractor/subcontractor in respect of, but not limited to, materials, components, service, application, installation and finishing called for in that specified section of work. The terms and conditions of the guarantee in no way negate the minimum remedies available under common law as if no guarantee had been offered.
Provide two copies of all completed guarantees to the architect.
- 4231 **OVERALL WEATHERTIGHTNESS/WATERTIGHTNESS**
A guarantee is required from the contractor for a minimum period of 2 years, covering the weathertightness of the complete building envelope and the watertightness of all liquid supply and disposal systems and fittings. This general guarantee is in addition to any specific guarantees required.
- 4241 **TRADE GUARANTEES** Where specific trade guarantees/warranties are offered covering materials and/or execution of proprietary products or complete installations, provide copies of all such guarantees/warranties to the architect.
- 4251 **FORM OF GUARANTEE** Conform with the form of guarantee included in this specification.
- 4261 **FORM OF GUARANTEE** The wording of the guarantee to conform with the form of guarantee attached.

A01:43 MANAGEMENT

- 4301 **INSURANCES** Provide evidence to the architect in the form of cover notes that the insurances called for in the conditions of contract have been taken out against this contract.
- 4311 **CLAIMS PROCEDURE** Provide in writing to the architect the evidence required, the time limits and the method that forms the basis for which the insurers require claims to be made.
- 4321 **PROGRAMME** Provide within 5 working days of contract signing an approved programme for the contract works including the work of subcontractors and the work of separate contractors that is to be carried out concurrent with this contract. Supply a copy of the programme and all updates to the owner and architect.
- 4331 **SITE TELEPHONE** Provide a site telephone for the duration of the contract.
- 4351 **SITE MEETINGS** Allow for holding site meetings when required by the architect. The contractor's representative and site supervisor are to attend such meetings. Inform subcontractors when their presence is required.
Meetings will normally be held: Every 2 weeks
The engineer will be observing all structural works.
- 4361 **ATTENDANCE** Attend upon separate contractors as required, including use of standing scaffolding, connection points for water, power and lighting, provision of fixings required for their work and the clearing away of rubbish.

A01:44 MONETARY ALLOWANCES

- 4401 **MONETARY ALLOWANCES** (MW2 rules 22 & 23) Monetary allowances are:
Contingency sum: \$ 5000.00
Prime cost sums: Light Fittings \$ 720.00
Provisional allowances: Sewerage system \$ 8000.00

A01:45 CONTRACT SPECIFICS

- 4501 **ITEMS SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR:**
- Light fittings.
- 4531 **PUBLIC LIABILITY INSURANCE** In the amount of: \$ 1,000,000.00

4541 **INSURANCES** The following additional insurances to be arranged and maintained by the contractor until the contract works are completed:
- Motor vehicle liability.

4551 **DATA TO BE SUPPLIED** The following cost data/rates to be supplied:
- Labour rates

A01:46 GUARANTEES

4601 **LIST OF GUARANTEES**

Type of Master Build guarantee:

General guarantees

Guarantee period

N01 Roofing & external wall claddings
 (see also N01 clause A041)

25 years

Septic tank

10 years

301 Aluminium doors and windows

2 years

4611 **FORM OF GUARANTEE**

FIRST SCHEDULE (Description of the relevant work)

SECOND SCHEDULE (Period of Guarantee)

Provide a guarantee for a period of not less than ~ years from practical completion of the contract against failure of materials and faulty execution in application and installation under conditions of normal use when maintained in accordance with the manufacturer's recommendations.

This guarantee to provide for making good all guaranteed materials and execution which are not in accordance with the contract at any time during the guarantee period.

THIRD SCHEDULE

COMMON SEAL

Guarantor

Signature

Contact Person

Witness

Address for notices

Phone Number

Date

A02 TENDER CONDITIONS

A02:1 GENERAL

- 1001 SUBMISSION OF TENDER** The tender to be submitted at the place, time and date stated in the invitation to tender. The tender to be submitted either:
- By being in a sealed envelope marked **TENDER** together with the contract name and be delivered to the place stated.
 - By facsimile to the number stated in the invitation to tender with the cover sheet marked **TENDER** together with the contract name. If the tender is submitted by facsimile it will only be considered if the original tender is delivered on the next working day following the date for submission of tenders. The original tender to be in a sealed envelope marked **TENDER** together with the contract name.
 - Tenders received late will be declined.
- 1011 OPENING OF TENDERS** Tenderers may be invited to attend the opening of tenders, but at the sole discretion of the owner.
- 1021 SCOPE OF WORK TENDERED FOR** Tenderers to tender to carry out the whole of the contract works. Tenderers may be asked to provide additional information during the tender evaluation period to clarify this requirement.
- 1031 TAGS** Should there be any discrepancy, omission, or obscurity in the tender documents, the tenderer to notify the owner within a reasonable time prior to tenders closing. An addenda will then be issued to all tenderers, setting out any amendment necessary to ensure an equal basis for all tenderers. Where the tenderer does not notify the owner concerning any discrepancy, obscurity or omission which could affect the tender and the tenderer includes a tag or proviso, the tag will be considered valid, provided the tenderer clarifies the discrepancy, obscurity or omission and includes a monetary or time allowance to qualify the tag as part of the tender. Other additional conditions of tender included by the tenderer are deemed invalid.
- 1041 CHECK THE SITE** Tenderers to inspect the site and ascertain site conditions, including the effects of adjoining private and public properties. Tenderers to allow in their tender for all site or existing building conditions affecting the completion of the contract.
- 1051 ACCESS** Access to the site to be by prior arrangement with the owner.
- 1061 TIME** The owner requires the contract to be completed as soon as possible after access to the site is available. Tenderers to state in their tender the time they require to complete the contract. Time is of the essence of the contract and this will be taken into account when awarding the contract. In stating the time required to complete the contract, tenderers to make due allowance for all statutory and annual holidays occurring during the contract period. Allowance to also be made for normal seasonal weather conditions and for the importation or supply of materials and components.
- 1071 OVERTIME** Where the nature of the contract or the tenderer's proposed programme requires work to proceed outside the hours of 7.30 am to 5.00 pm, Monday to Friday, or to continue work during statutory holidays, tenderers are to make due allowance for additional labour or administrative costs in their tender.
- 1081 PROGRAMME** Tenderers to nominate the method by which they intend to plan and track the progress of the contract works. Unless stated otherwise, The minimum requirement is a dated bar chart, detailing the commencement and duration of all on and off-site operations. The chart to be reviewed monthly, to record actual progress and the effect of progress to date on the remaining programme.

1091 **SUBCONTRACTS** When stated, tenderers to provide a tender summary in the form provided, including the names of all proposed subcontractors. Tenders which include provisional allowances in lieu of fixed amounts for any activity or supply item will be treated as being informal, unless the inclusion of such sums was agreed to by the owner prior to tender submission.

A02: 2 PRICING

2001 **MARGINS, OVERHEAD AND PROFIT** When requested, the contractor to provide details of the allowances for margins, overhead and profit included in the tender.

2011 **LABOUR-ON-COSTS** Allow for all labour-on-costs such as fares, board, travelling time.

2021 **SERVICE-ON-COSTS** Allow for all service-on-costs such as cartage, cramage, and all other charges necessary for the completion of the works.

2031 **OBTAIN "OR EQUAL" APPROVAL** Obtain "or equal" approval for proposed substitutions before tenders close, or tender as specified with the proposed "or equal" product or system stated as a clearly defined and costed alternative.

2041 **LIST ITEMS** List items for which substitution will be sought during the course of the contract.

2051 **ALLOW ALL COST** Allow all costs associated with substitutions, including design if necessary, as no redesign by the architect will be carried out as a result of a substitution.

A02:3 TENDER SUBMISSION

3001 **TENDER BASIS** The tender to be submitted in the required form, including all information asked for in the tender documents, including any notices sent to tenderers before the close of tenders. The tender to be signed (and/or sealed) by the person or persons fully authorised to do so by the tenderer or tendering company.

3021 **LUMP SUM** Tenderers to tender on a lump sum basis. Where a tender summary is required, tenderers to submit an itemised breakdown of their tender in the form provided.

3031 **ACCEPTANCE** The owner reserves the right to reject any tender. The lowest tender or any tender will not necessarily be accepted. All tenderers will be notified of the result in writing.

3041 **RETURN OF DOCUMENTS** Tenderers to return all tender documents with their tender.

3051 **REPUDIATION OF CONTRACT** If, the tender having been accepted and before taking possession of the site the tenderer withdraws from the contract, or does not sign the contract within 10 working days of being asked to do so, the owner will regard the tenderer as having ended the contract.

3061 **VALIDITY PERIOD** Tenders to remain valid for a minimum period of 30 days.

A02: 4 TENDER SPECIFICS

4001 CONTRACT DETAILS

Contract name: Robinson Lineham House Stage 1
Owner's name: Clare Robinson and Brett Lineham
Project site location: Lot 1 LT 83749
Architect: Studio of Pacific Architecture Ltd
Engineer: Holmes Consulting Group

- 4011 **SUBMISSION OF TENDERS**
To (address): Bronwen Kerr
Or by facsimile to (number): 04 499 1888
Time: 4:00 pm
Day and date: Friday, 16 January 1998
- 4021 **TENDERS ADDRESSED TO**
Owner's representative: Bronwen Kerr
Practice/company name: Studio of Pacific Architecture Ltd
Address: PO Box 11 517, Wellington
- 4031 **TENDER DOCUMENTS**
Tender form
Tender summary
Tender conditions and conditions of tender
Notices to tenderers
Contract conditions and conditions of contract
Specification
Drawings No.10-01 to10-17
- 4041 **ACCESS TO SITE**
Contact to arrange access: Clare Robinson and Brett Lineham
Telephone: 04 389 4035

A03 TENDER FORM

To: Studio of Pacific Architecture Ltd.
Postal address: PO Box 11 517, Wellington
Street address: Level 2 Hibernian house, Willis St
Facsimile: 04 499 1888

Contractor:
Tender for:

I/we the undersigned offer to carry out the whole of the contract works in accordance with the tender documents for the sum of (\$.....)
(words) GST (\$.....)
(\$.....)

- 1.0 I/we nominate the time for completion as(weeks)
- 2.0 I/we acknowledge receipt of notices to tenderers number:.....
and have allowed for these notices in our tender.
- 3.0 I/we confirm we have or will arrange and maintain public liability insurance in the joint names of the owner and the contractor until the contract works are completed. The insurance will be for at least \$1,000,000.00.
- 4.0 I/we confirm we will arrange for the following insurances as set out in the contract conditions.
.....
.....
- 5.0 Additional data requested in the contract conditions concerning.....
is attached to this tender form.
- 6.0 My/our nominated method for contract programming is.....
- 7.0 The TENDER SUMMARY has been completed and is attached to this form.
-

Tenderer.....
(name)

Signed
(for the tenderer) (date)

Position
(capacity of signatory)

Address
(telephone/fax)

A04 TENDER SUMMARY

Contractor:

Tender for:

(name of subcontractor) (amount - GST exclusive)

PRELIMINARIES AND GENERAL
SITE CLEARANCE/EXCAVATION/FILLING
CONCRETE
CONCRETE MASONRY
CARPENTRY
JOINERY
STRUCTURAL STEELWORK
METAL WORK
ROOFING
SYNTHETIC RUBBER SHEET COVERINGS
PLASTERBOARD LININGS
GLAZING
PAINTING
ALUMINIUM WINDOWS AND DOORS
DRAINAGE
PLUMBING
ELECTRICAL

.....
.....
.....
.....

CONTINGENCY SUM	\$	5,000.00
PRIME COST SUMS	\$	720.00
PROVISIONAL ALLOWANCES	\$	8,000.00
	\$	
SUB-TOTAL	(\$.....)	

GST (\$.....)

(\$.....)

Tenderer.....
(name)

Signed
(for the tenderer)

.....
(date)

Position
(capacity of signatory)

C01 SITE CLEARANCE/EXCAVATION/FILLING

C01:A GENERAL

A001 SCOPE: Excavation to allow for floor levels and footings as drawn, and to allow for nominal falls away from the new building platform.

A011 DOCUMENTS Documents referred to in this section are:
NZS 3604 Light timber frame buildings not requiring specific design
Occupational Safety and Health Service (OSH) publication:
Approved code of practice for safety in excavation and shafts for foundations

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

A041 SITE VISIT Visit the site, making all necessary investigations of conditions that affect the contract works.

A051 ANTIQUITIES Report immediately the finding of any fossils, antiquities and other objects of value, all of which are to remain undisturbed until approval is given for removal. Antiquities remain the property of the owner.

A061 TREES TO BE RETAINED Generally protect existing vegetation, where possible, from damage, throughout the course of the work.

A071 SAFE WORKING CONDITIONS To be the sole responsibility of the contractor by the provision of adequate support to all excavations at all times. Cover holes and fence off trenches and banks.

C01:1 EXECUTION CLEARANCE

1011 PREPARATION Comply with NZS 3604, Clause 3.4: Site preparation. Remove all turf, vegetation, trees, topsoil, stumps and rubbish from the area to be built on.

1051 TOPSOIL Stockpile excavated topsoil on site where directed. Keep separate from other excavated materials. Spread and level where directed before completion of the contract works.

1101 UNDERGROUND VOIDS/SERVICES/OLD FOUNDATIONS Break out and remove old foundations, slabs, drainage pipes, manholes, tanks and cables. Report for instructions when any unexpected voids, made-up ground or services are encountered. Seal off ends of drains to authority approval.

C01:4 EXCAVATION

4001 GENERALLY Generally carry out all excavation to the guidelines set in the Occupational Safety and Health Service (OSH) publication: Approved code of practice for safety in excavation and shafts for foundations.

4011 GENERAL EXCAVATION Trim ground to required profiles, batters, falls and levels. Remove all loose material. Protect all cut faces from collapse. Keep all excavations free from water. General excavation is assumed to be in material other than rock.

4051 ROCK EXCAVATION If rock is found at any level above the underside of the structural foundations, or above the required base levels for site service trenches, obtain written instructions before proceeding further.

4101 EXCAVATION FOR FOOTINGS Footing excavations to be taken down to the depths shown. Keep trenches plumb and straight, bottoms level and solid, stepped as required and clean and free of water.

- 4151 **INADEQUATE BEARING** If due to any cause, bearing becomes inadequate then obtain written instructions before excavating further. Backfill and compact to approval with material as follows:
 Below slabs on grade: Hardfill
 Below footings: 10MPa concrete
 Service trenches: Hardfill
- 4251 **EXCESS EXCAVATION** If for any reason, excavation exceeds the required depths, backfill and compact to the correct level with material as shown in the table in the **INADEQUATE BEARING** clause at no additional cost.
- C01:5 FILLING**
- 5051 **GRANULAR BASE FOR SLABS** To conform with NZS 3604, appendix E5, granular base. Consolidate with a vibrating roller. Blind the surface with coarse sand and roll ready to receive a damp proof membrane.
- 5101 **GENERAL BACKFILLING** Obtain written approval before using excavated material. Compact in 150 mm layers with the last 200 mm in clean top soil, lightly compacted and neatly finished off.
- 5151 **RETAINING WALLS** Ensure tanking membranes, drain coil and damp proofing are not punctured. Backfill walls with free draining granular material and compact in 200 mm layers.
- C01:6 COMPLETION**
- 6051 **FIRES** Do not light rubbish fires on site.
- 6101 **LEAVE** Leave all work to the standard required for following trades.
- 6151 **REMOVE** Remove from the site all surplus excavated material including that excavated for drains.

E01 CONCRETE

E01:A GENERAL

A001 SCOPE Exposed concrete slabs throughout, concrete steps, footings and the beams over WS. Refer drawing 10-14 for reinforcing details.

A011 DOCUMENTS

Documents referred to in this section are:

NZS 3104 Concrete production - High grade and special grade

NZS 3108 Concrete production - ordinary grade

NZS 3109 Concrete construction

NZS 3114 Concrete surface finishes

NZS 3402 Steel bars for the reinforcement of concrete

NZS 3422 Welded fabric of drawn steel wire for concrete reinforcement

NZS 3604 Light timber frame buildings not requiring specific design

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

MATERIALS

H011 FORMWORK

Framing: No 2 framing radiata pine

Boards: No 2 framing radiata pine

Rigid sheets: Construction plywood CP-D grade

H051 REINFORCEMENT

Grade 300 deformed bars, to NZS 3402. 668 & 665.

Welded reinforcing mesh, to NZS 3422.

L011 VAPOUR BARRIER 0.25 mm minimum polythene to NZS 3604, appendix E8.

Y011 READY-MIX CONCRETE: High grade 20 MPa, maximum aggregate size 19 mm to NZS 3104. All READY MIX CONCRETE for use in structural members, such as the beams above WS and foundations, are to have a 28 day compressive strength of no less than 25 MPa.

Y051 SITE-MIX CONCRETE Ordinary grade 20 MPa with separate batching of sand and coarse aggregate all to NZS 3108.

Y101 SITE WORKS CONCRETE 1:8 (cement : all-in aggregate) with minimum water for workability, all materials and batching to NZS 3108.

Y102 POLYSTYRENE INSULATION to be located as shown on Drawing 10-14 around the perimeter of all slabs according to the manufacturer's recommendations.

Brand: BASF

Style: Styroder 25 Kg/m², 50 mm thick.

EXECUTION

E01:1 GENERAL

1051 COMPLY Comply with NZS 3109 and NZS 3604 for execution and construction.

1101 INSPECTION Place no concrete until all excavations, boxing and reinforcing have been inspected and passed by the territorial authority inspector.

E01:2 ERECTION

2011 FORMWORK To be securely fixed and braced, have sufficient strength to support all loads and with joints and linings tight enough to prevent loss of water. Hose out to clean thoroughly and keep wet before and after concrete is placed.

2051 VAPOUR BARRIER Apply polythene with 150 mm laps, tape sealed to laps and penetrations.

- 2101 **REINFORCEMENT** To comply with NZS 3109. Bends to be made cold, without fracture. All reinforcing to be accurately placed and well secured against displacement. Do not weld reinforcement.
- 2151 **CASTING IN** Allow to build in all grounds, holding down bolts, pipes, sleeves and fixings as required by the various trades and as shown on the drawings, prior to pouring concrete.
- E01:3 PLACING**
- 3051 **FLOOR SLABS** Construct in accordance with NZS 3604, appendix E. Lay to true and straight surfaces, screeded, floated and steel (manual or power) trowelled to a NZS 3114, class U3 finish. Tolerance on flatness to be a maximum 3 mm gradual deviation over a 3 metre straight-edge.
- 3101 **SAW CUTS** Cut slabs where shown on the drawings and as required to control shrinkage cracking. Cutting to be carried out as soon as possible, without causing tear-out of aggregate and before shrinkage cracking has occurred. Saw cuts to be implemented within 24 hours of pouring. Where saw cuts are to be made, cut out 100 mm of every second wire of the mesh for a length of 50 mm each side of the saw cut position.
- 3151 **EXPOSED CONCRETE** Provide formwork with smooth plywood linings where the finish is exposed. Surface finish to be F5 for surface tolerance, colour variation, physical irregularities and surface dressing as required by NZS 3114. Discuss with and obtain written approval of the type of joint to be used.
- E01:04 COMPLETION**
- 4011 **CLEAN OUT** Clean out saw cuts after a period of not less than six weeks, and fill with cement grout where the floor will be covered with carpet or vinyl. Where the slab is exposed fill joints with gun-grade sealant over a back-up rod in accordance with the manufacturers recommendations.
- 4151 **CURING OF CONCRETE** Protect fresh concrete from premature drying and extremes of temperature. Use suitable methods to limit evaporative drying and keep damp for not less than seven days. Ensure curing of slabs commences as soon as possible after final finishing, by the use of continuous water sprays, ponding, or the application of a curing membrane. Make sure any membrane used will not affect subsequent applied finishes.
- 4201 **STRIKE FORMWORK** Strike formwork without damaging or overloading structure. Do not remove formwork before the following minimum periods:
 Sides of beams, walls and columns, 12 hours
 Slabs in beam and slab construction, 4 days
 (leave props under slab for spans over 2 metres)
 Props from under slab spans over 2 metres, 10 days
 Beams, soffits and slab spans over 5 metres, 18 days

H01 CARPENTRY

H01:A GENERAL

A001 SCOPE

A011 DOCUMENTS

Documents referred to in this section are:

AS/NZS 1859	Reconstituted wood based panels 1859.1 Particle board
AS/NZS 2269	Plywood - Structural
NZS 2295	Building papers (breather type)
AS 2458	Hardboard
NZS/AS 2908	Cellulose-cement products
NZS 3109	Concrete construction
NZS 3602	Timber and wood-based products for use in building
NZS 3603	Timber Structures Standard
NZS 3604	Light timber frame buildings not requiring specific design
NZS 3606	The manufacture of glue-laminated timber
NZS 3611	Exterior plywood
NZS 3612	Interior plywood
NZS 3617	Profiles of weatherboards fascia boards and flooring
NZS 3631	New Zealand timber grading rules
NZMP 3640	Minimum requirements of the NZ Timber Preservation Council Inc.
NZS 4218	Energy efficiency - Housing and small building envelope
NZS 4222	Materials for the thermal insulation of buildings
NZS 7607	Plastics - Decorative laminated sheets based on thermo-setting resins Part 1: Specification Part 2: Determination of properties

BRANZ Bulletin 343: Moisture in timber

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

MATERIALS

H051 TIMBER FRAMING

Grading to NZS 3631 and treated to NZMP 3640.

H071 TIMBER BATTENS

Grading to NZS 3631 and treated to H3 as required by NZS 3604, appendix G.

H201 FASCIA, BARGE BOARDS AND GARAGE REVEALS

Dressing grade to NZS 3631 and H3 treated to NZMP 3640.

K011 GLASS FIBRE

Interleaved glass fibre quilt in insulating panel form, fitted to NZS 4218.

Brand: 75 mm, 100 mm thick Pink Batts, CH Harvey (R1.8 walls, R2.4 ceiling).

L011 BUILDING PAPER

Breather type flame proof kraft paper laminates to NZS 2295.

Brand/weight: Medium (walls), heavy (roof).

R251 FIBRE CEMENT SHEET

Cellulose cement fully compressed autoclaved sheets to NZS/AS 2908.

Brand: Hardies 6 mm Villaboard

X051 NAILS

Steel, galvanised steel and stainless steel of pattern to suit the location and to NZS 3604, appendix A..

X071 BOLTS & SCREWS

Steel, galvanised steel and stainless steel to suit location and to NZS 3604.

X081 FLASHINGS
0.6 Coloursteel steel flashings, soakers and covers to suit exterior sheathings and to detail.

X101 NAIL PLATES
Toothed or nailed steel plates to the manufacturer's design for the particular location shown on the drawings.
Brand: Pryda or similar approved.

**H01:1 EXECUTION
GENERAL**

1011 GENERALLY
To NZS 3603 and 3604 except as varied in this specification. Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

1101 ATTENDANCE
Allow for attending on all trades. Provide and fix all blocks, nogs, openings and other items as required for them.

1151 MOISTURE CONTENT
Maximum allowable equilibrium moisture content (EMC) in accordance with BRANZ Bulletin 343 for:

EMC

- | | |
|---------------------------|-----|
| 1. Framing at erection: | 24% |
| 2. Framing at enclosure: | 20% |
| 3. Framing at lining: | 16% |
| 4. Timber strip flooring: | 10% |
- (at time of laying)

H01:3 FRAMING

3051 WALL FRAMING
Frame to required loading and bracing complete with lintels, sills and nogs all fabricated and fastened to NZS 3604, section 6.

3101 ROOF FRAMING
Frame to required loading and bracing complete with valley boards, and purlins. Design and fit roof trusses complete with anchorage. All fabricated and fastened to NZS 3604, section 10.

H01:4 FINISHING

4011 PAPERS AND INSULATION
Lay aluminium foil insulating sheet, fix breather type building paper and fit fibre glass insulation as detailed and to the manufacturer's recommendations.

4101 PRIME OR SEAL
Prime or seal faces, edges and end grain before fixing of all weatherboards and exterior trim, to finish and execution specified in V01 PAINTING.

4151 FINISHINGS
Fix fascias and barge boards to framing, level, true to line and face with all end grain sealed and all joints mitred.

4251 FIBRE CEMENT SHEET
Fix to timber framing to detail and to the manufacturer's recommendations, with flush joints or negative detail as detailed.

H01:5 SCHEDULES**5011 SCHEDULE OF TIMBER FRAMING AND FINISHES**

<u>Member</u>	<u>Size</u>	<u>Centres</u>	<u>Species & grade</u>	<u>Treatment</u>
Studs:	100 x 50		Pinus radiata	H1
Nogs:	100 x 50		Pinus radiata	H1
Top plate:	100 x 50		Pinus radiata	H1
Roof framing:	250 x 50	As detailed	Pinus radiata	H1
Ceiling battens:	50 x 25	400 centres	Pinus radiata	H1
Rafters:	250 x 50	As detailed	Pinus radiata	H1
Under purlins:	50 x 40	400 centres	Pinus radiata	H1
Beams:		As detailed	Pinus radiata	H1
Fascias:	Ex 125 x 25	As detailed	Pinus radiata	H1

H01:6 COMPLETION

- 6051 REPLACE Replace all damaged or marked elements.
- 6101 LEAVE Leave all work to the standard required for all following trades.
- 6151 REMOVE Remove all debris, unused materials and components from the site.

H03 JOINERY

H03:A GENERAL

A001 SCOPE

- A011 DOCUMENTS** Documents referred to in this section are:
- | | |
|-------------|---|
| NZBC | D1/AS1 Access routes
4.0 Stairways |
| AS/NZS 1859 | Reconstituted wood based panels
1859.2 Medium density fibreboard (MDF) |
| NZS 3610 | Profiles of mouldings and joinery |
| NZS 3619 | Timber windows |
| NZS 4211 | Performance of windows |
- Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

MATERIALS

- H151 INTERIOR FRAMES SOLID** Heads and jambs solid rebated to NZS 3610 or as detailed.
- H251 ARCHITRAVES** To NZS 3610. Rebated slimline jambs.
- H301 SKIRTINGS** To NZS 3610 or as detailed. Generally 75 x 3 flat bar screw fixed with stainless steel countersunk screws. Refer appendix A Finishes Schedule for location.
- R151 MEDIUM DENSITY FIBREBOARD - MELAMINE VENEER** Melamine veneer sheet factory laminated to form a double sided panel.
Brand: Melteca
Panel thickness: 18 mm
Melamine pattern/colour: To be confirmed
- R152 MEDIUM DENSITY FIBREBOARD - LAMINATE VENEER**
Brand: Formica
Thickness: 18 mm
Colour: To be confirmed.
- X301 HOLLOW CORE DOORS, PAINT** Hollow core with clashing strips two sides.
- X351 GARAGE DOORS** Sectional lift door
Brand: AHI
Style name: Automatic section lift door gear for low headroom.
Powder coated 4 panel door with lock.
Weather seals all around. Refer Windows Schedule.
- X401 FLASHINGS** Powder coated galvanised steel as detailed.
- X501 DOOR HINGES** Door hinges to be butt hinges, stainless steel fixed pin for exterior use. Bright steel, loose pin for interior use and to suit adjoining finish. Size and gauge to carry door size and weight - 3 hinges per door.
- X551 JOINERY FITTINGS - COMPONENTRY** Carcase connectors to be one-piece steel straight deep-cut thread, fibreboard screws with press fit plastic trim cap. Carcase fasteners to be knocked down type centric sphere zinc alloy connectors with connecting bolts, sleeves and dowels to suit each particular fastening location.
- X601 JOINERY FITTINGS - HINGES** To be spring loaded chrome plate finish with opening range from 115° to 170° to suit location.
Brand: Grass or similar
- X602 ALUMINIUM ANGLE PULL HANDLE** SIZE: As detailed on Drawing No. 10-15
Colour/finish: 50x25x3 Natural anodised aluminium angle

- X651 SASH STAYS Aluminium, nylon-bearing friction stays - 2 per sash. Size and gauge to suit sash size and weight.
Brand:
- X701 SLIDING DOOR GEAR To suit door size and weight and as detailed. Refer Section 301 Aluminium windows/doors
- X801 DRAWER SLIDES Heavy duty extruded aluminium with nylon rollers/ball bearings.
Brand: Grass or similar.
- X802 CLEAR CORRUGATED SHEET
Brand: Durolite
Style name: Orchid
- X803 CONCRETE PIPE to form vanity stand. Refer details Dwg. 10-17.
Cut down to suit height and slot cut to suit waste pipe as detailed.
Brand: Hume (second is acceptable)
Size: As detailed

EXECUTION

H03:1 GENERAL

- 1051 GENERALLY Execution to include those methods, practices and processes contained in the unit standards for the National Certificate in Carpentry and the National Certificate in Joinery (cabinetry, exterior joinery, stairs).

H03:2 JOINERY FRAMES

- 2051 EXTERNAL JOINERY FRAMES Construct to the requirements of NZS 4211. Wedge and rigidly fix in place without distortion, plumb and true to line and face, complete with tray and cap flashings and all doors and sashes operating freely. Fit hardware.
- 2101 INTERNAL JOINERY FRAMES To be wedged and rigidly fixed in place without distortion, plumb and true to line and face. Hang doors on hinges, sliding and bi-fold gear to the manufacturer's recommendations and to operate freely. Fit hardware.

H03:3 CABINETWORK

- 3051 KITCHEN/LAUNDRY JOINERY FITTINGS
Check site dimensions. Carry out machining within the practices recommended for the particular timber, wood product or pre-finished wood product being used. Machine drill and cut all holes and recesses and form all joints to the componentry manufacturer's recommendations. All work to be accurate, square and true to line and face.
Carry out glueing, dowelling and all other operations necessary for the proper assembly of the fittings as detailed, with all fixings concealed unless otherwise detailed. Scribe fit adjustable shelves with 4 shelf pins and locate force fit pin holes at 50 mm maximum centres in solid cheeks. Construct drawers and using groove mounting runners fit them with 3 mm clearance into drawer space. Hang doors on concealed hinges with 115° openings except where detailed for 170°. Use glue joints where provision for shrinkage is not required, with contact surfaces, glueing and pressure applied all to the glue manufacturer's recommendations. Locate and drive connectors and connecting bolts to the manufacturer's recommendations. Scribe fit on site level, square, plumb and true to line and face.

H03:5 SUNDRIES

- 5251 TRIM Scribe and fit facings to exterior joinery, architraves to interior joinery, skirtings to all walls and timber bead cornices as detailed and shown.

H03:6 SCHEDULES

- 6011 HARDWARE SCHEDULE Refer Appendix B.

H03:7 COMPLETION

H11 STRUCTURAL STEEL

H11:A GENERAL

A001 SCOPE The fabrication and erection of structural steel beams, cleats.

A011 DOCUMENTS

Documents referred to in this section are:

NZBC	F5/AS1	Construction and demolition hazards
BS 729		Hot dip galvanised coatings on iron and steel articles
AS/NZS 1111		ISO metric hexagon commercial bolts and screws
AS/NZS 1112		ISO metric hexagon nuts, including thin nuts, slotted nuts and castle nuts
AS/NZS 1252		High strength steel bolts with associated nuts and washers for structural engineering
AS/NZS 1554		Structural steel welding 1554.1 Welding of steel structures
AS 1897		Electroplated coatings on threaded components (metric coarse series)
AS 2204		Zinc rich organic priming paint
NZS 3404		Steel structures Standard Part 1: Steel structures Standard Part 2: Commentary to the Steel structures Standard
NZS 4711		Qualification tests for metal-arc welders
AS/NZS 9002		Quality systems - Model for quality assurance in production, installation and servicing
SAA/SNZ HB62		Safe erection of building steelwork
Heavy Engineering Research Association: 17 - Vol 2 HERA design guides - Fabrication and erection of structural steel		
Occupational Safety and Health Service (OSH) publication: Guidelines for the provision of facilities and general safety in the construction industry		

Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

A051 REFER
Refer to architectural, electrical and services drawings to ensure all details and all fixings required are provided for in the structural steel work.

A061 VERIFY DIMENSIONS
Verify dimensions against site measurements prior to fabrication.

STANDARDS OF PERFORMANCE

A501 GENERAL
Maintain quality assurance programmes to AS/NZS 9002 for both fabrication and erection, as necessary to assure that all work is performed in accordance with this specification and the qualifying requirements of the contract documents.

A521 INSPECTION
Adequately inspect all stages of fabrication and construction of the structure to NZS 3404, part 1.

A541 MATERIAL
Supply mill test certificates relating to mill sections, bolts and nuts or welding consumables. High strength steel to be marked accordingly by the supplier before delivery.

A561 WELDING
Non-destructive test welding with method, extent and standards of acceptance to AS/NZS 1554.1.

A571 FASTENERS
Bolts, nuts and washers to comply with and be installed to the requirements of NZS 3404.

- A581 TOLERANCES**
Comply with the tolerances laid down for holding down bolts, columns, beams and other members in HERA 17, Vol 2 and NZS 3404.
- H11:H MATERIALS SECTIONS AND SHEET**
- H051 STRUCTURAL STEEL**
Comply with Australian, British and Japanese Standards for steel as required by NZS 3404, part 1. Test and stress relieve for brittle fracture as required by NZS 3404, part 2.
- H11:X ACCESSORIES**
- X051 ELECTRODES**
To comply with and selected for grade of steel being welded as required by AS/NZS 1554.1.
- X101 WIRE**
Welding wire as recommended by the manufacturer for materials to be joined and the welding position.
- X151 FLUX** Welding flux to be dry and from sealed containers.
- X201 STEEL STUDS** Material for arc stud welding to comply with AS/NZS 1554.1.
- X251 BOLTS, NUTS AND WASHERS**
Grade 4.6 screws and bolts to comply with AS/NZS 1111. Grade 4.6 nuts to comply with AS/NZS 1112. Grade 8.8 bolts, nuts and washers (high strength structural quality only) to comply with NZS/AS 1252. Hot dip galvanise to BS 729 bolts, nuts and washers forming a permanent part of a structure subject to a protective coating. Alternatively electrogalvanise to AS 1897.
- H11:Y COATINGS**
- Y051 PRIMER** Zinc-rich organic priming paint to AS 2204.
- H11:1 EXECUTION GENERAL**
- 1051 GENERALLY** Carry out all construction of the structure to NZS 3404, part 1 and part 2.
- 1151 DEFECTS** Discard material showing visual defects affecting its structural integrity.
- 1201 SURFACE FINISH** Grind off all burrs and sharp arrises.
- 1251 IDENTIFY STEEL** Identify steel at all stages to NZS 3404.
- H11:2 FABRICATION**
- 2051 TOLERANCES**
Structural components to comply for straightness, length, full contact splices and struts not prepared for full contact with NZS 3404.
- 2151 CUTTING** Hand cut only where machine cutting is not possible. All cutting to comply with NZS 3404 and HERA 17, Vol 2, clause 5.2.
- 2351 WELDING** Employ NZS 4711 qualified welders only on the construction. Comply with NZS 3404 and AS/NZS 1554.1.
- 2371 WELD FAILURE** Comply with AS/NZS 1554.1 for detailed guidance on welding inspection and quality control.
- 2551 HOLING** Comply with NZS 3404 for sizes, alignment, finishing, punching and flame cutting of holes.

2751 **BOLTING** High strength bolting to comply with NZS 3404.

2771 **NOTATION** Notation of bolting categories:

<u>Bolting category</u>	<u>Bolt standard</u>	<u>Bolt grade</u>	<u>Tension method</u>	<u>Tensioned joint type</u>
4.6/S	AS/NZS 1111	4.6	snug tight	
8.8/S	AS/NZS 1252	8.8	snug tight	
8.8/TB	AS/NZS 1252	8.8	full tension	Bearing
8.8/TF	AS/NZS 1252	8.8	full tension	Friction

In bearing type connections where the thread position relative to the shear plane is to be controlled.

N - threads included in shear plane

X - threads excluded from shear plane

2791 **THREADS EXCLUDED FROM SHEAR PLANE**

Select length of bolts such that the threaded portion does not occur within the shear plane between joined parts.

H11:4 ERECTION

4051 **START ERECTION**

Start erection only when the holding down bolts and anchorages have been cast-in-place long enough to achieve sufficient strength.

4101 **CARRY OUT** Carry out the erection of structural steel to the requirements of SAA/SNZ HB62. Comply with NZBC acceptable solution F5/AS1, NZS 3404 and the Occupational Safety and Health Service (OSH) publication: Guidelines for the provision of facilities and general safety in the construction industry.

4151 **TOLERANCES** Comply with NZS 3404 for level and alignment of beams and alignment and plumbing of struts.

4171 **BASE PLATES** Enlargement or cutting of holes is not permitted. Bending or displacement of holding down bolts is not permitted.

H11:5 SURFACE TREATMENTS

5051 **GENERALLY** All steelwork unless specifically noted otherwise to be coated with the specified priming paint, including patch priming on site after erection. Decorative and other finishing paint coatings are covered under section V52 PAINTING/CLEAR FINISHING.

5101 **STEELWORK TO BE GALVANISED** Clean sections thoroughly and apply zinc coating by the hot-dip process to the requirements of BS 729 to give a coating weight of not less than 600 grams per square metre.

5102 **EXTERNAL STEELWORK** to be etch primed over galvanising, then add an epoxy top coat.

5151 **PREPARATION OF ENCASED STEELWORK** Clean all steelwork being encased in concrete to remove all loose mill scale, rust, dirt and other contaminants that will affect bond with concrete. Achieve this by wire brushing and suitable solvents.

5201 **STEELWORK TO BE PAINTED - BRUSHING**
Remove oil and grease by the use of solvents. Scrape and power wire brush to bright metal. Avoid producing a polished surface. Check that no burrs or sharp arrises remain which may prevent full coating thickness being attained.

- 5211 **STEELWORK TO BE PAINTED - BLASTING**
Remove oil and grease by the use of solvents. Abrasive blast clean to bright metal. Select grit type and equipment such that the cleaned surface profile between peaks and valleys does not exceed one third of the dry film thickness. Check that no burrs or sharp arrises remain which may prevent the full coating thickness being attained.
- 5301 **UNPAINTED SURFACES**
Do not paint:
- Faying face of HSFG bolted joints
- Areas to be site welded, keeping 75 mm clear all round
- Surfaces to be embedded in concrete.
Where steel is only partly encased, then extend priming 30 mm maximum into the concrete encasement area.
- 5401 **PATCH PRIMING**
Clean areas of damaged priming and areas left clear for site jointing to a standard comparable with the shop cleaning specified. Wash off chemical deposits from welding fumes. Apply priming coats to same standard as shop primers, ensuring thorough coating of bolts, nuts and connection areas. Allow for and reprime if the primer fails, or more than 4 weeks elapse before the final coating system is applied.
- 5451 **COATING SYSTEMS**
Apply all coatings strictly in accordance with the manufacturer's recommendations.
- 5501 **CONDITIONS FOR APPLYING COATINGS**
Apply coatings to steel immediately after cleaning and before condensation or light rusting can occur. Steel must be dry and atmospheric conditions warm and dry, with air temperature greater than 12 degrees C and relative humidity less than 85%.

H14 METALWORK

H14:A GENERAL

- A001 SCOPE** This section deals with the fabrication of metal components such as the shower screen support, exterior shower post, frames to W4 and the brackets to support kitchen bench top and shelves.
- A011 DOCUMENTS** Documents referred to in this section are:
- BS 4** Structural steel sections Part 1: Hot rolled sections
 - NZS/BS 1387** Screwed and socketed steel tubes and tubulars and for plain end steel tubes suitable for welding or screwing to BS 21 pipe threads
 - AS/NZS 1554** Structural steel welding 1554.1 Welding of steel structures
 - AS 1566** Copper and copper alloys - Rolled flat products
 - AS 1567** Copper and copper alloys - Wrought rods, bars and sections
 - AS 1572** Copper and copper alloys - Seamless tubes for engineering purposes
 - AS 1594** Hot-rolled steel flat products
 - NZS/AS 1650** Hot-dipped galvanised coatings on ferrous articles
 - AS 1734** Aluminium and aluminium alloys - Flat sheet, coiled sheet and plate
 - AS/NZS 1865** Aluminium and aluminium alloys - Drawn wire, rod, bar and strip
 - AS 1866** Aluminium and aluminium alloys - Extruded rod, bar, solid & hollow shapes
 - AS/NZS 1867** Aluminium and aluminium alloys - Drawn tubes
 - AS 2204** Zinc-rich organic priming paint
 - BS 2630** Resistance projection welding of uncoated low carbon steel sheet and strip using embossed projections
 - NZS/BS 4848** Hot-rolled structural steel sections
 - Part 2: Hollow sections
 - Part 4: Equal and unequal angles
 - BS 6265** Resistance seam welding of uncoated and coated low carbon steel
 - BS 6497** Powder organic coatings for application and stoving to hot-dip galvanised hot-rolled steel sections and pre-formed steel sheet
 - BS 7475** Fusion welding of austenitic stainless steels
- Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.
- A031 QUALIFICATIONS** All work in this section to be carried out by competent people qualified as welders and experienced in working with the various metals.

MATERIALS

H14:H SECTION WORK

- H051 STEEL SECTIONS** To be hot-rolled steel to BS 4 and NZS/BS 4848, part 4 as detailed.
- H151 HOLLOW STEEL SECTIONS** To be hot steel rolled to NZS/BS 4848, part 2 as detailed.
- H201 STAINLESS STEEL SECTIONS**
To be plates/rods/flat bars/equal angles/tubes/square tubes/ chromium/nickel steel alloy.
Alloy number: 316 Architectural
Finish: Polished
Dimensions: As detailed.
- H351 ALUMINIUM SECTIONS** To be plates/tubes/square tubes/flat bars/square bars/rods/angles/channels and sections complying with AS/NZS 1865, AS 1866 and AS/NZS 1867.
Alloy designation: 6063
Temper: T6
Dimensions: As detailed for skrtings and trim also refer Finishes Schedule, Appendix A.

H14:I PIPE WORK

I051 GALVANISED PIPE

Medium gauge galvanised steel pipe to NZS/BS 1387 with plain ends/screwed and socketed joints, complete with galvanised and bolted couplings.

I101 STEEL TUBES AND TUBULARS To NZS/BS 1387.

H14:V FINISHES

V051 GALVANISING After fabrication completely remove all surface contaminants and hot-dip galvanise to NZS/AS 1650.

H14:X COMPONENTS

X051 COMPONENTS

EXECUTION

H14:1 GENERAL

1051 FINISHES SAMPLES Submit samples on request of finish offered.

1101 PREPARATION FOR COATINGS Before applying coatings remove all welding slag, weld spatter, anti-splatter compounds, paints, grease, flux, rust, burrs and sharp arrises. Make good all defects which would show after application of coating. Finish surfaces smooth.

H14:2 FABRICATION

2051 PROTECTION During fabrication protect all surfaces which will be visible in completed work.

2101 COLD FORMED Cold formed work to be free from warping, buckling and fractures. Form bends with a brake press or by cold rolling.

2151 CORNERS Unless specified otherwise, mitre junctions of identical sections.

2201 HOLES Form without distortion of surrounding metal.

2251 MOVING PARTS When assembled, all moving parts must move freely and without binding.

2301 CLEANING Remove all burrs and sharp arrises which would be visible after fixing, or a hazard to the user.

2351 STAINLESS STEEL Grind off materials liable to corrode after thermal cutting.

2401 BONDING Prepare surfaces of metals to receive adhesives by degreasing and abrading mechanically or chemically. Use adhesives in accordance with the manufacturer's recommendations. Form bond under pressure.

2501 MECHANICAL JOINTS Mechanical joints to be tight with no visible gaps.

2511 MECHANICAL JOINTS - COMPONENTS Mechanical joints of components which will be located externally, to be bedded in mastic, including all mating surfaces, cleats and other fixings.

2521 MECHANICAL JOINTS - CLEATS Unless specified otherwise connect cleats to frames with countersunk screws where they will be visible after the component has been fixed and where raised heads would interfere with any moving part.

H14:3 WELDING

3051 PREPARATION Remove grease, dirt, moisture and oxide from edges to be welded. Remove scale and residue from arc and power cutting by machining or hand grinding.

- 3101 **ACCURACY** Ensure accurate fit using clamps and jigs where practical. Use tack welds for temporary attachment where jigging is not practical.
- 3151 **TACK WELDING** Use only for temporary attachment unless otherwise specified.
- 3201 **WELDS** Make joints with parent and weld metal fully fused throughout with no inclusions, holes, porosity or cracks.
- 3301 **STAINLESS STEEL** Use double level butt welds, backing bars to remove heat, jigging, tack welds and any other measures necessary to minimise distortion. Remove slight distortion by light hammering, taking care not to damage the surface finish.
- 3351 **SPATTER** Prevent weld spatter falling on surfaces of materials which will be self finished and visible in completed work.
- 3401 **RESIDUES** Ensure complete removal of flux residues and slag.
- 3451 **BUTT WELDS** Butt welds which will be visible in completed work to be finished smooth and flush with adjacent surfaces.
- 3501 **WELDING OF STEEL** Welding of steel to be by one of the following methods:
- gas welding
 - metal-arc welding to AS/NZS 1554.1 for mild steel
 - projection welding to BS 2630
 - seam welding to BS 6265
 - other methods subject to approval.
- 3551 **WELDING OF STAINLESS STEEL** Welding of stainless steel to be to BS 7475. Other methods subject to approval.

H14:4 FIXING

- 4011 **DO NOT DELIVER** Do not deliver any components to the site which cannot be unloaded immediately into suitable storage conditions.
- 4021 **AVOID** Avoid distortion of components during transit, storage and handling.
- 4031 **PREVENT** Prevent pre-finished surfaces rubbing together, and any contact with mud, plaster or cement. Keep protective coverings dry.
- 4051 **PREPARATION** Ensure location and substrate is ready to receive the components and will allow first quality work.
- 4101 **INSTALLATION** Locate plugs accurately and use in accordance with the manufacturer's recommendations. Fix to comply with the specified standards, the reviewed shop drawings and installation details, including bedding compounds and sealants and all work plumb, level and true to line.
- 4131 **LOADING**
Components must not carry any structural load unless designed to do so. Do not use railings, balustrades, or similar components as strutting or support when in place.

H14:5 COMPLETION

- 5021 **ENSURE** Ensure all components are free of marks or blemishes, with all moving parts working fully and freely.
- 5051 **REPLACE** Replace any damaged, cracked or marked elements.
- 5101 **LEAVE** Leave all work to the standard required for all following trades.
- 5151 **REMOVE** Remove all debris, unused materials and components from the site.

L21 SYNTHETIC RUBBER SHEET COVERINGS

L21:A GENERAL

- A001 SCOPE** Rubber sheets as single layer external waterproof coverings, bonded construction plywood, including all underlays and accessories.
For Substrate refer to Section N01 Roofing.
- A011 DOCUMENTS** Documents referred to in this section are:
BRANZ Bulletin 345: Flat membrane roofs - design and installation
BRANZ Bulletin 346: Flat membrane roofs - materials
Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.
- A031 APPLICATOR** Applicator to be licensed and recommended by the membrane system manufacturer. Use only competent, experienced applicators.
- A041 GUARANTEE** Guarantee this work under normal environmental and use conditions against failure of materials for 20 years and execution for 3 years from ~
In addition provide a joint warranty signed by both manufacturer/supplier and applicator for the same terms and conditions as the synthetic rubber sheet coverings guarantee. Refer to the CONTRACT CONDITIONS division of PRELIMINARIES AND GENERAL for the required form of guarantee and details of when completed guarantees must be submitted.

MATERIALS

L21:H TAPES AND SECTIONS

- H051 TAPES** Lap and moulding tapes to the manufacturer's recommendations to suit the specific location. Use tape on all joints.
- H101 EDGE TRIM** Metal or timber to the manufacturer's details to suit the specific location.

L21:L FLEXIBLE SHEETS

- L051 SYNTHETIC RUBBER SHEET** Single ply membrane compounded from butyl or EPDM.
Brand: Butynol
Thickness: 1.5 mm
Colour: Black

L21:X ACCESSORIES

- X051 VENT SYSTEM** Venting tapes and one-way vents to the manufacturer's recommendations.

L21:Y ADHESIVES, SOLVENTS AND SEALANTS

- Y011 APPROVED** "As approved" means that the following materials are compatible to the membrane and are part of the system recommended by the membrane manufacturer for each specific location.
- Y051 ADHESIVES** As approved.
- Y101 PRIMER** As approved.
- Y151 SEALANTS** As approved.
- Y201 SOLVENTS** As approved.

EXECUTION

L21:1 GENERALLY

EXECUTION GENERALLY

L21:1

- 1101 **GENERALLY** All work and materials to BRANZ Bulletins 345: "Flat membrane roofs - design and installation" and 346: "Flat membrane roofs - materials."
- 1111 **WEATHER** Apply coverings in a dry atmospheric condition and only when the air temperature is above 8°C.

L21:2 SUBSTRATE PREPARATION

- 2051 **PRELIMINARY WORK** Before laying coverings ensure that all preliminary work, including formation of falls, flashing rebates, grooves, ducts, provision of battens and fillets and fixing of vents and outlets to levels, is complete and properly constructed to enable the system to work as intended. All this work and the substrate to be smooth, clean and dry.
- 2101 **ACCEPTANCE OF SUBSTRATE** Commencement of this work means that the substrate, including fillets, sumps, outlets and projections, is accepted as allowing work of the required standard.
- 2401 **PLYWOOD SUBSTRATE** All sheets rigid, with joints flush, no lumps or hollows, smooth, clean, dry and free of all debris.

L21:3 LAYING AND JOINTING SHEETS

- 3051 **GENERAL** Tape all plywood joints with the recommended 25 mm self-adhesive tape. Run out sheets and allow to relax for 20 minutes before laying. Do not lay sheets in lengths exceeding 25 metres. Do not stretch sheets or tapes in laying.
- 3151 **ADHESIVE** Apply an even layer of adhesive over the whole base and allow to dry before applying covering.
- 3201 **LAY** Lay sheets and smooth down. Roll to remove entrapped air. Remove surplus, squeezed out adhesive.
- 3251 **LAY** Lay sheets with the roof slope and lap long edges to full width of selvage, 50 mm minimum.
- 3261 **LAY** Lay sheets with the roof slope and butt joint long edges.
- 3301 **END JOINTS** Lap 100 mm.
- 3311 **END JOINTS** Butt joint.
- 3351 **LAP JOINTS** Seal to the manufacturer's recommendations and roll or rub down as the work proceeds.
- 3361 **LAP JOINTS** Adhesive bond to the manufacturer's recommendations.
- 3411 **BUTT JOINTS** Cover with sealing tape in accordance with the manufacturer's recommendations.
- 3501 **MINOR MOVEMENT JOINTS** Lay sheets across joint but leave unbonded on both sides. Unbonded width: ~
- 3551 **INSPECT** Inspect and test all joints on completion.
- 3601 **PENETRATIONS** Form and finish all upstands, downturns, penetrations, sumps and vents to conform with the manufacturer's recommended details.
- ### **L21:5 PROTECTION**
- 5051 **DO NOT PERMIT** Do not permit anyone other than the applicator to walk on the covering after laying.

- 5101 **ACCESS BOARDS** Access boards for later operations to be placed by, and removed when no longer needed, only by the applicator.
- 5151 **ACCEPTANCE** Arrange for a final inspection of the completed work. On agreement that the roof system is in accordance with the contract, protect and maintain it until completion of the contract works.
- 5201 **SUBSEQUENT WORK** Make good where the covering has been cut or deformed by later work. Making good to take the form of inserting a new whole or part infill sheet to maintain the appearance of the covering as originally laid.

L21:6 COMPLETION

- 6001 **TEST** Flood test all horizontal applications with a minimum 50 mm depth of water for 24 hours. Make good any lack of watertightness when the surface is completely dry.
- 6011 **CLEAN UP** Clean up as the work proceeds.
- 6101 **LEAVE** Leave all work to the standard required for all following trades.
- 6151 **REMOVE** Remove all debris, unused materials and components from the site.

N01 ROOFING & EXTERNAL WALL CLADDING

N01:A GENERAL

- A001 SCOPE The section deals with longrun steel roofing to the guest room and with the substrate to the synthetic rubber sheet.
- A011 DOCUMENTS Documents referred to in this section are:
NZS/AS 1397 Steel sheet & strip - hot-dipped, zinc-coated, or aluminium/zinc-coated
NZS 2295 Building papers (breather type)
NZS 3403 Hot-dip galvanised corrugated steel sheet for building purposes
NZS 3602 Timber and wood-base products for use in building
NZS 3604 Light timber frame buildings not requiring specific design
NZMP 3640 The minimum requirements of the NZ Timber Preservation Council Inc.
NZS 4203 General structural design and design loadings for buildings
NZS 4206 Concrete interlocking roofing tiles
NZS 4217 Pressed metal tile roofs
Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.
- A031 ROOFER QUALIFICATION Carry out all roofing work using experienced competent roofers familiar with the materials and techniques specified.
- A041 GUARANTEE Provide before commencing work written warranties for work in this section for coating 25 years, for material 25 years and for workmanship 2 years. Make out in the name of Principle and date from Practical Completion.
- A051 STANDARD OF PERFORMANCE - WIND Design and use the roofing fixing appropriate for the wind zone (R) and topographical classification (T) of this site and building height as required by NZS 3604 and the wind loads on various roof areas as given by NZS 4203.
- A061 STANDARD OF PERFORMANCE - EARTHQUAKE Use fixings and methods capable of sustaining the loads appropriate to the area as set out in NZS 3604.
- A071 COORDINATE Coordinate to ensure substrate and preparatory work is complete and other work programmed in the order required for access and completion of the roof. Cooperate with the plumber regarding penetrations, flashings and water collection system. Check that all preparatory work is satisfactory for the proper and watertight application of the roof covering. Arrange to bring the substrate and preparatory work up to the required standard before commencing work.

MATERIALS

- H101 BATTENS To NZS 3602 No 1 framing radiata pine, treated to NZMP 3640 H1, group A and to the roofing manufacturer's recommended size.
- L051 BUILDING PAPER Breather type flame retardant kraft paper laminates to NZS 2295.
Brand: Heavy weight
- J051 WIRE NETTING 50 mm hexagon mesh of 1 mm diameter galvanised steel wire in 900 mm wide sheets.
- J052 PLYWOOD SUBSTRATE
Thickness: 18 mm
Treatment: H3
Fixing: Glued and nailed with 2.8 mm flathead galvanised nails at 100 centres to all sheet edges. Block all sheet edges. For fixing plywood to the top of masonry walls use one M12 dynabolt to the top of each block.

*note: Butyl not substrate
Specifications require
screw fixings.*

N051 **PROFILED METAL ROOFING** Steel sheet galvanised to NZS 3403 or zinc-coated to NZS/AS 1397. Accessories, cappings, flashings and fixings to match and to the manufacturer's recommended practice.
Brand: Dimond
Profile: Trimdeck
Thickness: 0.44 mm
Coating: Coloursteel VP
Colour: To be confirmed.

N052 **PROFILED METAL CLADDING** Steel sheet galvanised to NZS 3403 or zinc-coated to NZS/AS 1397. Accessories, cappings, flashings and fixings to match and to the manufacturer's recommended practice.
Brand: Dimond or similar approved
Profile: Corrugate
Thickness: 0.44 mm
Coating: Coloursteel VP
Colour: To be confirmed.

N053 **FIXINGS** Use stainless steel fixings where the VP coatings system is used.

N054 **CPMORESSIBLE FOAM STRIP:** As detailed.
Brand: Halico.

EXECUTION

N01:1 GENERAL

1051 **STACK ROOFING** Stack roofing and accessories on clean level areas of the site and protect from damage and from weather until ready to fix in place.

1101 **SET OUT** Set out the planned layout before fixing commences to ensure true lines, correct relationship to module, grid and roof features.

1151 **BUILDING PAPER** Lay and fix to NZS 3604, the manufacturer's recommendations and relative to the requirements of the roofing.

1201 **PRIME LAPS** Prime laps of uncoated galvanised steel and other metal roofing both upper and lower face.

N01:2 ROOFING

2051 **CUT PROFILED METAL ROOFING** Cut profiled metal roofing with recommended tools, fold ends and seal cut edges all to the manufacturer's recommendations.

2101 **LAY PROFILED METAL ROOFING** Lay profiled metal roofing and fix complete with all matching accessories, flashed to all roof features and penetrations and all to the manufacturer's recommendations.

2151 **FIX THE BATTENS** Fix the battens to the roofing manufacturer's recommendations and with all joints fully supported and staggered.

N01:3 COMPLETION

3051 **REPLACE** Replace all damaged or marked elements.

3101 **LEAVE** Leave this work complete with all necessary flashings, undercloaks, valleys, ridges and hips all properly installed as the work proceeds so the finished roof is completely weathertight.

3151 **REMOVE** Remove all trade rubbish and unused materials from the roof and surrounds regularly during the work. Sweep down the completed roof and clean out all spoutings, gutters and rainwater pipes. Remove all debris, unused materials and components from the site.

R01 PLASTERBOARD LININGS

R01:A GENERAL

- A001 SCOPE** This section deals with the supply, fixing and stopping of plasterboard sheets and accessories to walls and ceilings as shown on the drawings and as outlined in Appendix A Finishes Schedule.
- A011 DOCUMENTS** Documents referred to in this section are:
NZS 3604 Light timber frame buildings not requiring specific design
Interior Systems Association: Levels of Gib Board, finish
Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.
- A021 LEVELS OF FINISH** Provide levels of finish to standards laid down in the Interior Systems Association's document: "Levels of Gib Board, finish" as follows:
Level 5: surfaces receiving thin coating finishes.

MATERIALS

- H031 EXTERNAL ANGLE** Slim type 0.5 mm galvanised steel.
- H032 NEGATIVE ANGLE** Beadex Shadowline or similar approved aluminium.
- H161 CASING BEAD** Slim type 0.5 galvanised steel/PVC.
- R011 STANDARD SHEETS** Plasterboard 9.5 mm and 12.5 mm thick, tapered edge.
- R051 BRACING SHEETS** High density plasterboard 9.5 mm thick, tapered edge.
- R071 WATER RESISTANT SHEETS** Modified plasterboard 9.5 mm thick, tapered edge, with filler sealant and pre-formed metallic skirting to the manufacturer's recommendations.
- R072 INSULATION BACKED SHEETS** Plasterboard 9.5 mm thick, tapered edge, backed with 20mm of polystyrene insulation. Glue fix to the manufacturer's recommendations.
Brand: Forman insulation
- X011 NAILS** Galvanised clouts 30 mm and 40 mm x 2.5 mm.
- Y011 ADHESIVE** Multi-purpose water based wallboard adhesive.
- Y051 JOINTING** Compound and tape to the board manufacturer's recommendations.

EXECUTION

R01:1 GENERAL

- 1051 SUBSTRATE** To NZS 3604 and the manufacturer's recommendations. Starting work implies acceptance that the substrate will allow work of the required standard.
- 1101 PROTECT** Protect all joinery, fittings and finishes already in place from water staining or damage. Make good immediately any damage occurs.
- 1151 LEVELS OF FINISH** Before commencing work, confirm the surface finish assessment procedures necessary to ensure the specified levels of finish are obtained.

R01:2 FIXING

- 2071 LINE CEILINGS** Line ceilings with 12.5 mm thick sheets and fasten with adhesive/nail system to the manufacturer's recommendations.
- 2091 LINE WALLS** Line walls that are up to 2400 mm high by the horizontal method and walls above 2400 mm high by the vertical method, with 9.5 mm thick sheets and fasten with adhesive/nail system to the manufacturer's recommendations.

- 2101 **LINE WET AREA WALLS** Line wet area walls with 9.5 mm water resistant sheet using adhesive/nail fixing to studs at centres all to suit the surface finish and to the manufacturer's details. Seal all edge joints. Fit skirting to detail.
- 2131 **BRACING PANELS/SYSTEMS** Line walls using high density sheets fixed with clout-washers and clouts to the manufacturer's details. For panels strap substrate, and for systems diagonal brace, all to NZS 3604, appendices K.4 and K.2.
- 2701 **EXTERNAL ANGLES** Fix full length to all external corners with clouts at 100 mm each side staggered.
- 2701 **NEGATIVE ANGLE:** To all locations where plasterboard sheets form a junction with blockwork walls, unless detailed otherwise.
- R01:3 STOPPING**
- 3811 **JOINTS** Fill recess with bedding compound, centre the tape, apply second coat of bedding compound followed by a coat of finishing compound, allow to dry and lightly sand off, all to the manufacturer's recommendations.
- 3851 **STOPPING** Fill nail holes and flush up external angles with two successive coats of bedding compound followed by a coat of finishing compound, allow to dry and lightly sand off, all to the manufacturer's recommendations.
- R01:4 COMPLETION**
- 4011 **CLEAN ALL** Clean all adjoining surfaces and fittings of spots, marks, dust and droppings leaving the surrounding areas clean and tidy.
- 4051 **REPLACE** Replace all damaged, cracked or marked elements.
- 4101 **LEAVE** Leave all work to the standard required for all following trades.
- 4151 **REMOVE** Remove all debris, unused materials and components from the site.

R03 GLAZING

R03:A GENERAL

- A001 SCOPE** This section relates to the glazing of external joinery on site internal glazed screen to shower, and mirror to ensuite. It also includes the supply and fitting of decorative film.
- A011 DOCUMENTS** Documents referred to in this section are:
NZS 4223 Glazing in buildings
 Part 1: The selection and installation of glass in buildings
 Part 2: The selection and installation of manufactured sealed insulating glass units
 Part 3: Human impact safety requirements
Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

MATERIALS

- H051 GLAZING TAPE** Single/double pressure sensitive, self-adhesive, low/medium/high density vinyl foam tapes selected to suit the glazing detail.
- R011 FLOAT GLASS** Factory run quality as used for most glazing work. Thickness as required by NZS 4223, parts 1 and 3.
- R201 GLAZING FILM:**
Manufacturer: 3 M
Pattern: Dusted
- R401 TOUGHENED GLASS** To grade A safety glazing material requirements. To shower.
Manufacturer: Winstones
Pattern: Clear
Thickness: 10 mm to shower screen
- R431 LAMINATED GLASS** To grade A safety glazing material requirements with a resin interlayer.
Total thickness: To NZS 4223

R03:X COMPONENTS

- X051 BLOCKS** Generally silicone extrusion/santoprene to set/locate/space glass to suit detail.
- X101 SPRIGS** Standard diamond metal pieces to retain the glass.

EXECUTION

R03:1 GENERAL

- 1051 GENERALLY** Glaze directly into joinery fittings from the truck and carry out the whole of this work to NZS 4223, parts 1, 2 and 3.
- 1101 SAFETY GLASS** Glaze all doors, side panels, low level windows, window seats and all similar locations to NZS 4223, part 3, in safety glass.

R03:2 GLAZING

- 2201 MIRRORS** Silvered 4 mm float glass to NZS 4223 plastic back sprayed. Arris and edge the glass, drill holes in each corner and screw fix to wall with chrome plated screws and chrome plated cups on neoprene washers.
Size: As detailed
Location: Ensuite
- 2401 INDICATE** Indicate the glass in place with inert whitening or glued white paper strips.
- 2411 PRIME** Prime all exposed putty within 21 days of completion of glazing.

R03:3 COMPLETION

- 3051 **REPLACE** Replace all damaged, cracked or marked elements.
- 3101 **LEAVE** Leave all work to the standard required for all following trades.
- 3151 **REMOVE** Remove all debris, unused materials and components from the site.
- 3201 **CLEAN** Clean off indicators at completion of the building works. Clean all glass inside and out to a shining finish.

V01 PAINTING

V01:A GENERAL

A001 SCOPE This section relates to the normal coating and sealing work on prepared surfaces. The scope includes all walls, ceilings, concrete floors and timber trims. Read this section in conjunction with Appendix A Finishes Schedule.

A011 DOCUMENTS Documents referred to in this section are:
NZS 7703 The painting of buildings
Health and Safety in Employment Act 1992
Occupational Safety and Health Service (OSH) publication: Guidelines for the provision of facilities and general safety in the construction industry.
Occupational Safety and Health Service (OSH) publication: Guidelines for the management of lead-based paint.
Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

A031 ALL WORK All work to be carried out by persons competent & experienced in the trade.

A101 HEALTH AND SAFETY Refer to the requirements of the Health and Safety in Employment Act and the Occupational Safety and Health Service (OSH) publication "Guidelines for the provision of facilities and general safety in the construction industry." If the elimination or isolation of potential hazards is not possible then minimise hazards in this work on site by using the proper equipment and techniques. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put in place procedures for dealing with emergencies.

Refer to NZS 7703 and the Occupational Safety and Health Service (OSH) publication "Guidelines for the management of lead-based paint" for the recommended procedures and precautions when:

1. treating/removing lead-based paint
2. burning off paint
3. sanding off paint
4. using solvent based paint removers.

MATERIALS

V051 PAINT TYPES To NZS 7703 for exterior/interior solvent-borne and water-borne paints, undercoats, wood and metal primers, sealers, stains and clear coatings.

Y051 GAP FILLERS Suitable gap fillers to suit and to match the surface being prepared. Any special primers required of the fillers must be satisfied.

EXECUTION

V01:1 GENERAL

1051 INSPECT Inspect all surfaces to be painted and report any that will not, after preparation as laid down in NZS 7703, allow work of the required standard.

1101 COVER UP Cover up all adjoining surfaces and areas liable to damage by this work.

1151 REMOVE ALL HARDWARE Remove all hardware liable to damage by this work and replace on completion.

V01:2 PREPARATION

2051 WHERE NECESSARY Where necessary to prime or seal surfaces before or while building in, arrange with the trade concerned to inform when this work is required.

2101 CARRY OUT Carry out this work within the temperature and humidity limits, and with timber dry and in the equilibrium moisture content range, all as required by NZS 7703.

2151 **PREPARE ALL SURFACES** Prepare all surfaces to be coated by making good all damage and defects. Use suitable gap fillers to match the surface being prepared. Any special primers required of the fillers must be satisfied.

V01:3 APPLICATION

3051 **APPLY PAINT** Apply paint by brush and/or roller to suit the location of the coating and to NZS 7703, clause 6.7. Do not spray on site without express permission.

3101 **REFER TO** Refer to the manufacturer's manuals for and follow their preparation, sequence and application recommendations as they apply to each system. Correct defective work immediately with any recoating following the system's recommendation. All coats in any system must be supplied by the same manufacturer.

3151 **SCUFF BETWEEN ALL COATS** Scuff between all coats to remove any dust pick-up, protruding fibres and coarse particles.

3201 **ALL FINISHED PAINT SURFACES** All finished paint surfaces to show uniformity of gloss and colour, the correct thickness of each coat, freedom from painting defects such as tackiness and conspicuous brush marks, cleanliness and absence of disfigurement.

V01:4 SCHEDULES

4051 **PAINTING SYSTEMS, EXTERIOR** To the manufacturer's recommendations & to NZS 7703, section 5.

<u>Substrate</u>	<u>Brand</u>	<u>Name</u>	<u>Spec No.</u>	<u>Finish</u>
Concrete blockwork	Resene	Lumbersider	1e 1.3	Satin
Timber trim	Resene	Lumbersider	2e 1.3	Satin
Fibre cement	Resene	Sonyx 101	1e 1.2	Semi gloss

4071 **PAINTING SYSTEMS, INTERIOR** To the manufacturer's recommendations and to NZS 7703, section 5.

<u>Substrate</u>	<u>Brand</u>	<u>Name</u>	<u>Spec No.</u>	<u>Finish</u>
Plasterboard walls	Resene	Zylone sheen	15i 9.4	Low sheen
Plasterboard ceiling	Resene	Zylone 20	15i 9.5	Flat
Doors and trim	Resene	Lustacryl	3i 9.2	Semi-gloss
Cupboards	Mirotone	—	—	Satin
Concrete Floor Generally	Resene	Concrete stain	D58	Clear flat
Concrete floor wet areas	Sika	Sikafloor 94	—	Add clear glass beads to produce non-slip surface. 2 Coats to manufacturer's recommendations.
Masonry walls generally	Resene	Aquapel	13ei 4.5	Clear matt. Wait 3 weeks before applying 2 fully saturating, penetrating coats.
Masonry walls wet areas	Sika	Sikafloor 94	—	2 Coats to manufacturer's recommendations.

V01:5 COMPLETION

5051 **CLEAN** Clean all adjoining surfaces, glass and fittings of any paint contamination. Clean off indicators at completion of the building works. Clean all glass inside and out to a shining finish.

- 5101 LEAVE Leave all work to the standard required for all following trades.
- 5151 REMOVE Remove all debris, unused materials and components from the site.
- 5161 REPLACE ALL Replace all hardware without damage to it or the adjoining surface.

301 ALUMINIUM WINDOWS/DOORS

301:A GENERAL

A001 SCOPE

A011 DOCUMENTS Documents referred to in this section are:
AS/NZS 1231 Aluminium and aluminium alloys - Anodized coatings for architectural applications
NZS 3504 Aluminium windows
AS 3715 Metal finishing - Thermoset powder coatings for architectural applications
NZS 4211 Performance of windows
NZS 4223 Glazing in buildings
Parts 1 & 2: Glazing in buildings
Part 3: Human Impact Safety Requirements
Architectural Aluminium Association of New Zealand: Aluminium Window Handbook
Architectural Aluminium Association of New Zealand: Specification for powder organic coatings on architectural aluminium products.
Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.

A041 GUARANTEE Guarantee this work under normal environmental and use conditions against failure of materials and execution for 2 years from ~
Refer to the CONTRACT CONDITIONS division of PRELIMINARIES AND GENERAL for the required form of guarantee and details of when completed guarantees must be submitted.

A101 SAMPLE SECTIONS Submit full size section samples on request, with the selected finish and hardware through all profiles offered.

A111 PROVIDE EVIDENCE Provide evidence prior to fabrication from a laboratory accredited by International Accreditation of New Zealand that the windows offered comply with the requirements of NZS 3504 and the required site and building design wind pressure and air leakage level to NZS 4211.

MATERIALS

H051 REVEALS

Type: 18 mm thick clears
Colour/finish: Paint
Timber species: Pinus radiata

R011 FLOAT GLASS Factory run quality as used for most glazing work. Thickness as required by NZS 4223.

R401 TOUGHENED GLASS To Grade A safety glazing material as and where required by NZS 4223, part 3.

V101 ORGANIC POWDER COATING FINISH To AS 3715 and the Architectural Aluminium Association of New Zealand: Specification for powder organic coatings on architectural aluminium products, with a minimum thickness of 40 microns. Use polyester powders capable of in-situ re-coating. All finished surfaces to show uniformity of gloss and colour (to match approved sample) free of all coating defects. Colour to be confirmed.

X051 ALUMINIUM WINDOWS & DOORS To comply with NZS 3504 & to have security beading.
Brand: Omega from Conservatory King
Type: Delta range with square beads to all sections
Colour/finish: Natural anodised aluminium
Note: An alternative window section could be approved if samples & alternative details are provided.

Y051 SEALANT
To the manufacturer's recommendations.

**301:1 EXECUTION
GENERAL**

1051 GENERALLY Execution to be in accordance with the Architectural Aluminium Association of New Zealand: Aluminium Window handbook and to the requirements of NZS 4211.

1101 GLAZING Glazing and infill panels to be the responsibility of the window manufacturer for structural and weather-tight performance.

1151 AVOID DISTORTION Avoid distortion of components during transit, handling and storage. Prevent pre-finished surfaces from rubbing together. Prevent contact with mud, plaster and cement. Do not deliver to site any components which cannot be immediately unloaded into suitable conditions of storage.

301:2 FIXING

2051 CORROSION PROTECTION Before fixing, apply suitable barriers of separating coatings, slips or underlays between dissimilar metals in contact, or aluminium in contact with concrete.

2101 FLASHINGS Install flashings to heads, jambs and sills of frames as supplied and recommended by the window manufacturer, and as detailed on the drawings. Head flashings finish to match windows.

2151 FIX FRAMES Rigidly fix in place without distortion to the manufacturer's and the Architectural Aluminium Association of New Zealand: Aluminium Window Handbook recommendations; plumb, true to line and face, weathertight and with all openings operating freely.

2201 SEAL FRAMES Seal frames to the adjoining structure where necessary and as recommended by the manufacturer to make weathertight.

2251 RETAIN PROTECTIVE COVERINGS Retain protective coverings and coatings in place during fixing wherever possible. Provide additional protection as necessary to prevent marking of surfaces visible in the completed work. Keep paper and cardboard wrappings on aluminium components dry. Remove protection on completion unless designed to remain in place.

301:3 COMPLETION

3011 TAKE OFF Take off temporary protection and thoroughly clean down both sides of all aluminium and glass, using the method recommended by the manufacturer. Protect glass from damage by crossing clearly visible reinforced paper or plastic tape between jamb liners and clear of the glass.

3051 REPLACE Replace all damaged, cracked or marked elements.

3101 LEAVE Leave all work to the standard required for all following trades.

3151 REMOVE Remove all debris, unused materials and components from the site.

501 DRAINAGE

501:A GENERAL

- A001 SCOPE** This section describes the supply and laying of foulwater, stormwater and field drains to septic tanks and installation of the soak pits. Also to install a water bore to provide irrigation water to the site.
- A011 DOCUMENTS** Documents referred to in this section are:
- | | | |
|----------|---------|--|
| NZBC | B1/AS1 | Structure - general
6.0 Drains |
| NZBC | G13/AS2 | Foul water - drainage |
| BS 416 | | Discharge & ventilating pipes & fittings, sand-cast or spun in cast iron |
| BS 1196 | | Clayware field drain pipes and junctions |
| NZS 3108 | | Concrete production, ordinary grade |
| NZS 3302 | | Ceramic pipes, fittings and joints |
| NZS 3402 | | Steel bars for the reinforcement of concrete |
| NZS 4452 | | The construction of underground pipe sewers and drains |
| NZS 7643 | | The installation of unplasticized PVC pipe systems |
| NZS 7649 | | Unplasticized PVC sewer and drain pipes and fittings |
- Plumbers, Gasfitters and Drainlayers Act 1976
Documents listed above and cited in the clauses that follow are part of this specification. However this specification takes precedence in the event of it being at variance with the cited document.
- A021 COMPLY** Comply with the network utility operator's requirements. Give notices for inspections and carry out tests as required.
- A031 ALL WORK** All work to be carried out by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act 1976.
- A041 SUPPLY** Supply a 1:100 scale as-laid plan of drains and fittings to the territorial authority and the network utility operator at completion.

MATERIALS

- H011 REINFORCEMENT** To NZS 3402, grade 300 deformed bars.
- I201 UPVC PIPES** UPVC pipes, bends, junctions, fittings and joints to NZS 7649.
- I251 PVC PIPING** PVC piping for field drains, perforated and coiled with geotextile fabric over.
- X011 GULLY TRAPS** To NZBC acceptable solution G13/AS2, paragraph 3.2.1, complete with grating.
- Y011 CONCRETE** 17.5 MPa and 20 MPa ordinary grade to NZS 3108.
- Y051 FILL** Scoria or crushed rock of "general all-passing" 40 grading to NZS 4452, section 7.

EXECUTION

501:1 GENERAL

- 1051 GENERALLY** Carry out the whole of this work to NZS 4452 and NZS 7643 as modified by NZBC acceptable solution B1/AS1.
- 1101 EXCAVATE** Excavate for drains to a firm even base with correct gradients in straight runs.

501:2 LAYING

- 2051 FOUL WATER DRAINS** Lay from the high point of the system, in straight runs to correct gradients to connect to the network utility operator sewer and to their requirements. Fit all inspection fittings on a concrete base. All work to comply with the pipe manufacturer's recommendations.

501:2 LAYING

- 2051 FOUL WATER DRAINS** Lay from the high point of the system, in straight runs to correct gradients to connect to the network utility operator sewer and to their requirements. Fit all inspection fittings on a concrete base. All work to comply with the pipe manufacturer's recommendations.
- 2055 SEPTIC TANK:** Provisional sum, Refer to the PRELIMINARIES AND GENERAL section for the provisional sum to supply and install the effluent disposal system. This would include a septic tank including all drains and connections associated with its installation in accordance with local authority requirements and manufacturer's instructions. See drawings for location. Full design and details will be provided by a Qualified Engineer, however, see drawing No. 10-01 for approximate location. Provide Guarantee for 10 years. Ensure septic tank is set into ground to conceal and cover over with loose fill.

Note: Not included in the provisional sum.

The contractor shall provide design/build information and drawings to show extent of work to architect for approval. They should also provide as-built documentation to the architect and local Territorial Authority.

- 2101 STORMWATER DRAINS** Confirm the location of all downpipes and the finished ground levels. Set bends under downpipes in concrete brought up to protect the top of the fitting from damage. Trowel off and fit cast iron grating. Lay drains from the high point of the system, in straight runs to correct gradients, to discharge into the network utility operator's stormwater system and to their requirements.
- 2151 SUBSOIL DRAINS** Lay perforated PVC coil piping firmly in a granular bed in straight runs to correct gradients and discharging into a cesspit. Carry the granular bed up and over the pipes without disturbing them, to a total depth of 300 mm. Cover with geotextile fabric; all to the manufacturer's recommendations.
- 2201 CONCRETE ENCASE** Concrete encase drains that are shallow or under driveways, on a 100 mm 17.5 MPa concrete bed, reinforced with three 10 mm mild steel bars. Surround pipes with a polythene membrane to allow movement and encase in 100 mm 17.5 MPa concrete.
- 2251 SOAKHOLES OR TRENCHES** Dispose of stormwater on site where shown on the drawings by soakage to suit the local geology and soil structure and as directed by the territorial authority.

501:3 FITTINGS

- 3011 GULLY TRAPS** Set on concrete brought up to protect the top of the fitting from damage and trowel off. All to the fitting manufacturer's recommendations.
- 3051 CESSPITS** To NZBC acceptable solution G13/AS2 standard of 150 mm thick 20 MPa concrete, 455 mm square and 1000 mm deep, complete with 225 mm diameter ceramic half-siphon pipe and cast iron frame with lift out grating.
- 3101 INSPECTION CHAMBERS** To NZBC acceptable solution G13/AS2 standard of 150 mm or 100 mm reinforced thick walls on 150 mm thick base, all 20 MPa concrete with ceramic channels to form a cascade and with 75 mm fall across the chamber. Bench from channels at 45 degrees and plaster all the interior with 1:2 cement : sand mortar, trowelled smooth. Fit cast iron cover and frame. Stormwater chambers do not need ceramic channels.

501:4 TESTING/BACKFILLING

- 4051 FIELD TEST** Field test drains for watertightness to NZS 4452 or 7643, section 11, to the satisfaction of the territorial authority and the network utility operator inspector.
- 4101 BACKFILL** Backfill in 150 mm layers, well tamped but without disturbing the drains. Finish off with 150 mm of topsoil, slightly mounded above the finished ground line.

501:5 COMPLETION

5051 REPLACE Replace all damaged, cracked or marked elements.

5101 LEAVE Leave all work to the standard required for all following trades.

5151 REMOVE Remove all debris, unused materials and components from the site.

502 PLUMBING

502:A GENERAL

- A001 SCOPE** This section describes the supply and fitting of roof stormwater connection, flashings, waste disposal, water supply, storage and plumbing fittings including all flashings and sealants required.
- A011 DOCUMENTS** Documents referred to in this section are:
- | | | |
|-------------|---------|---|
| NZBC | G1/AS1 | Personal hygiene |
| | | 2.0 Fixture construction and installation |
| | | 3.0 Location of sanitary fixtures |
| NZBC | G12/AS1 | Water supplies |
| NZBC | G13/AS1 | Foul water - sanitary plumbing |
| AS 1804 | | Soft lead sheet and strip |
| NZS/AS 1397 | | Steel sheet and strip - hot-dipped, zinc-coated or aluminium/zinc coated |
| NZS 3501 | | Copper tubes for water, gas and sanitation |
| NZS 7641 | | Unplasticized PVC waste and ventilating pipe, fittings and accessories 32 mm, 40 mm and 50 mm |
| CSA B137-8 | | Polybutylene (PB) piping for hot and cold water distribution systems |
- Plumbers, Gasfitters and Drainlayers Act 1976
BRANZ Bulletin 304: Flashing design
BRANZ Bulletin 305: Domestic flashing installation
Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.
- A021 COMPLY** Comply with the network utility operator's requirements. Give notices for inspections and carry out tests as required.
- A031 ALL WORK** All work to be carried out by or under the direct supervision of a person registered under the Plumbers, Gasfitters and Drainlayers Act.

MATERIALS

- I151 SPOUTING, STANDARD** Quarter-round 125 mm of 0.60 mm sheet Zinalume to AS/NZS 1397.
- I251 DOWNPIPES, STEEL** 0.60 mm sheet Zinalume formed into round tube seam jointed complete with stand-off brackets, galvanised screw fixed.
- I252 RAINWATER HEADS** 0.60 mm Sheet zinalume. Formed from 0.60mm zinc sheet as detailed in Drawing No. 10-13.
- I301 WASTE PIPES, COPPER** Copper tube to NZS 3501.
- I351 WASTE PIPES, UPVC** To NZS 7641 complete with fittings brand-matched to the manufacturer's specifications.
- 1352 WATER STORAGE TANK** Allow to install a water storage tank and connect it to the town supply in accordance with local authority requirements and manufacturer's instructions.
Brand: Hume 22750 litre, concrete tank.
Bury tank according to the manufacturers instructions taking care with compaction of fill in the area and the relative location of the water table.
- 1353 WATER PUMP** Allow to install a water pump and connect it to the tank in accordance with the manufacturer's instructions.
Brand: Davey
Model: Dynajet XP900H
Size: 350x200 dia
- I401 WATER MAIN** High density alkathene 25 mm internal diameter pipe, tested to minimum 1200 kPa complete with "o"-ring compression type fittings.

- I451 WATER PIPE, COPPER Copper tube to NZS 3501.
- I501 WATER PIPE, PB Polybutylene tubing to CSA B137-8 complete with fittings and accessories brand-matched.
Brand: ~
- X051 GATE VALVES De-zincified brass with screwed ends.
- X101 HOT WATER CYLINDER, MAINS PRESSURE Pressure to be confirmed by plumber.
Copper thermal storage cylinder, insulated and complete with fittings recommended for installation by the manufacturer.
Brand: Rheem A101 160 MP
Capacity: 180 litre, 3.6 Kw. Interior
- X401 FLASHINGS 0.60 mm sheet steel galvanised to NZS/AS 1397 coloursteel finish, 1.8 mm (20kg/m²) to location, compatibility and design requirements of BRANZ Bulletin 304.

EXECUTION

502:1 GENERAL

- 1051 CARRY OUT Carry out the whole of this work and tests to NZBC acceptable solutions E1/AS1, G12/AS1 and G13/AS1.
- 1101 AVOID electrolytic action by eliminating actual contact or continuity of water between dissimilar metals.

502:2 RAINWATER DISPOSAL/EXCLUSION

- 2151 SPOUTINGS, STEEL Screw fix brackets, set in spouting to falls to outlets, joints solder run/silicone sealed and pop-riveted to the manufacturer's recommendations.
- 2301 DOWNPIPES, STEEL Screw fix stand off brackets, set plumb and clear of the wall, with joints solder run and discharge into stormwater bends.
- 2401 FLASHINGS Scribe fit, fold, lap, seam, run solder or braze as required by the metal to flash roof penetrations, roofing and exterior joinery to prevent weather penetration. Install and fix flashings and flashing joints to the criteria stated in BRANZ Bulletin 305.

502:3 WATER SUPPLY

- 3011 EXCAVATE Excavate for the water main to a firm even base in straight runs. Allow to backfill.
- 3051 WATER MAIN Lay a minimum of 450 mm below ground level from the supply through a gate valve and toby box to the building, all to the manufacturer's specifications and all brand-matched.
- 3101 WATER SUPPLY - COPPER Size piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes in straight runs, firmly fixed to falls with easy bends and jointed by brazing or with cross fittings all to NZBC acceptable solution G12/AS1. Conceal all piping, lag all hot water piping and pressure test before wall linings are fixed.
- 3201 HOT WATER CYLINDERS Install where shown complete with all the necessary fittings to the manufacturer's recommendations.
- 3251 EXPOSED PIPES Chrome plate on copper or white polybutylene/PVC including back nuts. At wall penetrations provide and fit chrome plated or white PVC collars.

502:4
4051

FITTINGS AND FIXTURES

SANITARY FIXTURES SCHEDULE Fit and install plumb, true to line and rigid, all to the manufacturer's recommendations.

<u>Fixture</u>	<u>Brand</u>	<u>Model</u>	<u>Size</u>	<u>Colour</u>
WC pans & cisterns	Caroma	Soverign 2000	—	White
WC seats	Caroma	Pressalit 2000	—	White
Basin	Reginox	Atlantis vanity	460 mm Ø	Stainless steel
Sink/bench	Reginox	Regent 935	9170 x 484	Stainless steel
Washing machine	Supplied by owner	Allow to install only		
Tub	Mercer	Model 500	500 x 600, Standard 45 litre	Stainless steel

4101 **TRAPS AND WASTE PIPES** Connect waste outlets to traps and run waste pipes and back vents concealed, all sized and fixed to NZBC acceptable solution G13/AS1. Discharge wastes into the drainage system stack, soil pipe, or gully trap as shown.

4151 **PLUMBER HARDWARE** Allow the net sum of \$ — for the supply of selected shower fittings, taps, towel rails, toilet roll holders, soap dishes and other similar type fittings. Fit and fix same.

4201 **TAP/FAUCET FITTING SCHEDULE**

<u>Location</u>	<u>Type</u>	<u>Brand</u>	<u>Catalogue number</u>	<u>Colour</u>
Basin	Single lever faucet	Methven	LUBTAP	All chrome
Shower (interior)	Slide shower	Methven	FU201	Chrome
	Mixer	Methven	LUSL	All chrome
Shower (exterior)	Rose	Methven	Colonial bush with gooseneck	Chrome
	Mixer	Methven	IM 110	Chrome
Sink	Single lever faucet	Methven	FU120Q	Chrome
Tub	Bib taps 15 mm	Methven	or similar approved	Chrome
WC cistem	Stop tap 15 mm	Methven	or similar approved	Chrome
Washing machine	Stop taps 15 x 20 mm	Methven	or similar approved	Chrome

502:5 **COMPLETION**

5011 **GENERALLY** Leave all rainwater services in proper working order, with all flashing work keeping the building weathertight. Pressure test all water supply services and fittings and check all waste disposal services to ensure no leakage & leave all in proper working order.

5051 **REPLACE** Replace all damaged, cracked or marked elements.

5101 **LEAVE** Leave all work to the standard required for all following trades.

5151 **REMOVE** Remove labels and clean all fittings. Remove all debris, unused materials and components from the site.

602 ELECTRICAL WORK

602:A GENERAL

- A001 SCOPE** This section deals with the wiring for power, lighting complete with all componentry and electrical fittings and connected back to the electrical authorities supply. Electrician to allow for 3 phase mains supply to site.
- A011 DOCUMENTS** Documents referred to in this section are:
AS/NZS 3194 Electric shaver supply units
NZS 6401 PVC - insulated cables for electric power and lighting
Electricity Regulations 1997
Documents listed above and cited in the clauses that follow are part of this specification. However, this specification takes precedence in the event of it being at variance with the cited document.
- A021 COMPLY** Comply with the Electricity Regulations 1997 for listed and prescribed work and with the network utility operator's requirements. Apply for the service connection. Arrange for the required inspections of listed work. Pay all fees.
- A031 ALL WORK** All work to be carried out by or under the direct supervision of a holder of a practising certificate under the Electricity Regulations 1997.
- A041 CERTIFICATE OF COMPLIANCE** Carry out the prescribed electrical work, test and complete a certificate of compliance, as required by the Electricity Regulations 1997. Allow the network utility operator to view before the meter installation, listed work inspection, polarity check and livening of supply. Supply the certificate.

MATERIALS

- J051 MAINS UNDERGROUND - SINGLE PHASE** Tough plastic sheathed neutral screened cable to NZS 6401 with a minimum rating of 60 amps per phase.
- J101 CABLES** Tough plastic sheathed copper conductors to NZS 6401.
Lighting circuits 1.5 mm² on 10 amp miniature circuit breakers (MCB's)
Power circuits (domestic) 1.5 mm² on 16 amp MCB's
(Note: 2.5 mm² on 16 amp MCB's through thermally insulated construction)
Power circuits (commercial) 2.5 mm² on 20 amp MCB's
- X011 METER BOX** Rust protected metal case with a glass panel door, all powder coated and complete with meter mounting, main switch and fuse.
Brand: PDL
- X051 DISTRIBUTION BOARD** Complete with neutral and earth busbars, MCB's and 60 amp main switch, complete with removable insulated panel. Include 2 spare MCB's labelled as "spare". All protective devices to be 6kA MCB's of the appropriate rating.
Brand: Pdl DBS series
- X101 WALL BOXES** Standard size in plastic, with 2 or more gang size in metal, all screw fixed.
- X151 SWITCH UNITS** 16 amp/230 volt flush polycarbonate units. For the number of switches per unit, dimmer units, neon (indicator or toggle) units, locator units and 2-way units refer to the electrical drawings.
Make and series: PDL 600 designer series
Colour/finish: White with stainless steel cover plates.
- X201 HOT WATER SYSTEM SWITCH** One way 20 amp switch complete with clamp for flexible PVC tubing.
- X251 SWITCHED SOCKET UNITS** 10 amp/230 volt flush polycarbonate 3 pin combined switch units complete. For the number of single and double socket units and inbuilt earth leakage socket units refer to the electrical drawings.
Make and series: PDL 600 designer series
Colour/finish: White with stainless steel cover plates.

- X301 SHAVER AND PROTECTED SOCKET OUTLET Earth leakage protected 110/230 volt multiple plug configuration and residual current protected socket outlet, tripping at 30 mA.
- X351 CEILING ROSES White plastic mounting base with screwed cover & to be terminal type.
- X401 BATTEN HOLDERS Standard white plastic with angled cap and brass liners.
- X402 LAMP HOLDER for linear incandescent lamps. Standard white plastic.
Brand: Phillips, phil lamp holder central mounting.
- X451 SECURITY LIGHTING External light fittings & sensor, adjustable for angle, range & "on" time.
Brand:
- X501 LIGHT FITTINGS, PROVISIONAL SUM Refer to the PRELIMINARIES AND GENERAL section for the provisional sum for selected light fittings. Allow for fitting same. Allow 100 watt minimum output for each fitting. Note: fittings listed above should be included in the contract sum.
- X551 TELEVISION AERIAL, PROVISIONAL SUM Refer to the PRELIMINARIES AND GENERAL sections for the provisional sum for the selected aerial, co-axial cable & one outlet.

EXECUTION INSTALLATION

602:1

- 1051 LAY Lay underground mains to the network utility operator's requirements. Allow for trench excavation and backfill.
- 1101 METER BOX Fit to the manufacturer's recommendations, level and plumb where shown on the electrical plan. Recess into the external wall thickness. Flash to waterproof.
- 1151 DISTRIBUTION BOARD Fit to the manufacturer's recommendations, level and plumb where shown on the electrical plan. Surface mounted. All cabling to be complete. Include a warning notice if light dimmers are used in the installation.
- 1201 CABLING Design the circuit layouts with a maximum of 8 light outlet units or 4 switched socket units in any one circuit. All cabling to be run completely concealed. No tough plastic sheathed cabling to be laid directly in concrete and all holes in timber framing for the passage of cables to be at the centre line of the timber member.
- 1251 SWITCH AND SOCKET UNITS Fit all single and double switch units and socket units level and plumb where shown on the drawings and to the following heights, (to the centre of the unit) unless shown otherwise on the electrical drawings:
Switch units: 950 mm to line with door handles
Socket units: 150 mm above work benches
400 mm elsewhere
Other Units: as directed on site.
- 1301 TELEPHONE Wire for, or supply the necessary draw wires, or call on others to pre-wire, for the outlets detailed on the electrical drawings.

602:2 FITTINGS

- 2051 ELECTRIC FITTINGS Provide, install and wire for the following fittings to the Electricity Regulations 1997 and the manufacturer's recommendations. Refer to the drawings for required layouts and locations for equipment.

<u>Fitting</u>	<u>Make and code</u>	<u>Colour</u>
Extract fan	Manrose SF 120	Inside grille white - supplied with fan. Outside grille special GMS cowl - not included with fan
Heated towel rails	Heirloom premier collection, swinging	650 mm wide Chrome
Light fittings	Supplied by owner	See Lighting Plan

- 2101 **HOT WATER SYSTEM** Wire as a separate circuit through a wall-mounted isolating switch with the cable from switch to element encased in flexible PVC hose, clamp fixed at each end. Hot water cylinders, thermostats and 3000 watt element to be supplied and fitted under 502 PLUMBING.
- 2201 **TELEVISION AERIAL** Fit aerial, run concealed cabling and fit outlets where detailed on the electrical drawings.
- 602:3 COMPLETION**
- 3011 **LABELLING** Provide and install a printed label under each controller, switch and circuit breaker on all distribution boards. List the rating of each circuit.
- 3051 **REPLACE** Replace all damaged, cracked or marked elements.
- 3101 **LEAVE** Leave all work, including light fittings, switch and socket plates, switchboards and distribution boards clean and in full working order. Leave all work to the standard required for all following trades.
- 3151 **REMOVE** Remove all debris, unused materials and components from inside switchboards and distribution boards and from the rest of the site.
- 3201 **ENSURE** Ensure all work is operating correctly, with all equipment clean and all light bulbs and tubes operational.

Appendix B – HARDWARE SCHEDULE

WINDOWS

<u>Location</u>	<u>Quantity</u>	<u>Type</u>
W1	4 x	D pulls FSB 3602 F1 Pull handle aluminium
	1 x	951 W1 Schlage sliding door lock
	2 x	Friction stays, Interlock or similar
	2 x	Friction stays, Interlock or similar (black)
W2	2 x	Friction stays, Interlock or similar
	2 x	Window fasteners, Interlock double tongue or similar (black)
W3	–	
W4	4 x	GMS gate bolts
	1 x	Lever handle with passage latch
	2 x	Gate latches fixed to wall and shower surround
W5	–	Garage door –comes with all necessary fittings
W6	1 x	Friction stays, Interlock or similar
	1 x	Lever catch, Interlock or similar (black)
W7	2 x	Friction stays, Interlock or similar
	2 x	Lever catches, Interlock or similar (black)

DOORS

<u>Location</u>	<u>Quantity</u>	<u>Type</u>
D1	1 x	Pair lever handles on roses. Legge Pacific Diva 1062
	1 x	Mortice lock. Legge Pacific Diva 1062
	1 x	Door stop (floor mounted)
D2	1 x	Pair lever handles on roses. Legge Pacific Diva 1062
	1 x	Latch. Legge Pacific 3723 LK with 2OT/ER snib
	1 x	Door stop (wall mounted)
Miscellaneous		Laundry/kitchen handles as detailed

Notes: All items to be finished in brushed stain chrome or natural anodised aluminium unless otherwise specified.

FSB fittings available from Halliday and Ballie, Auckland
09 358 11 72
09 358 1176

Schedule of Finishes

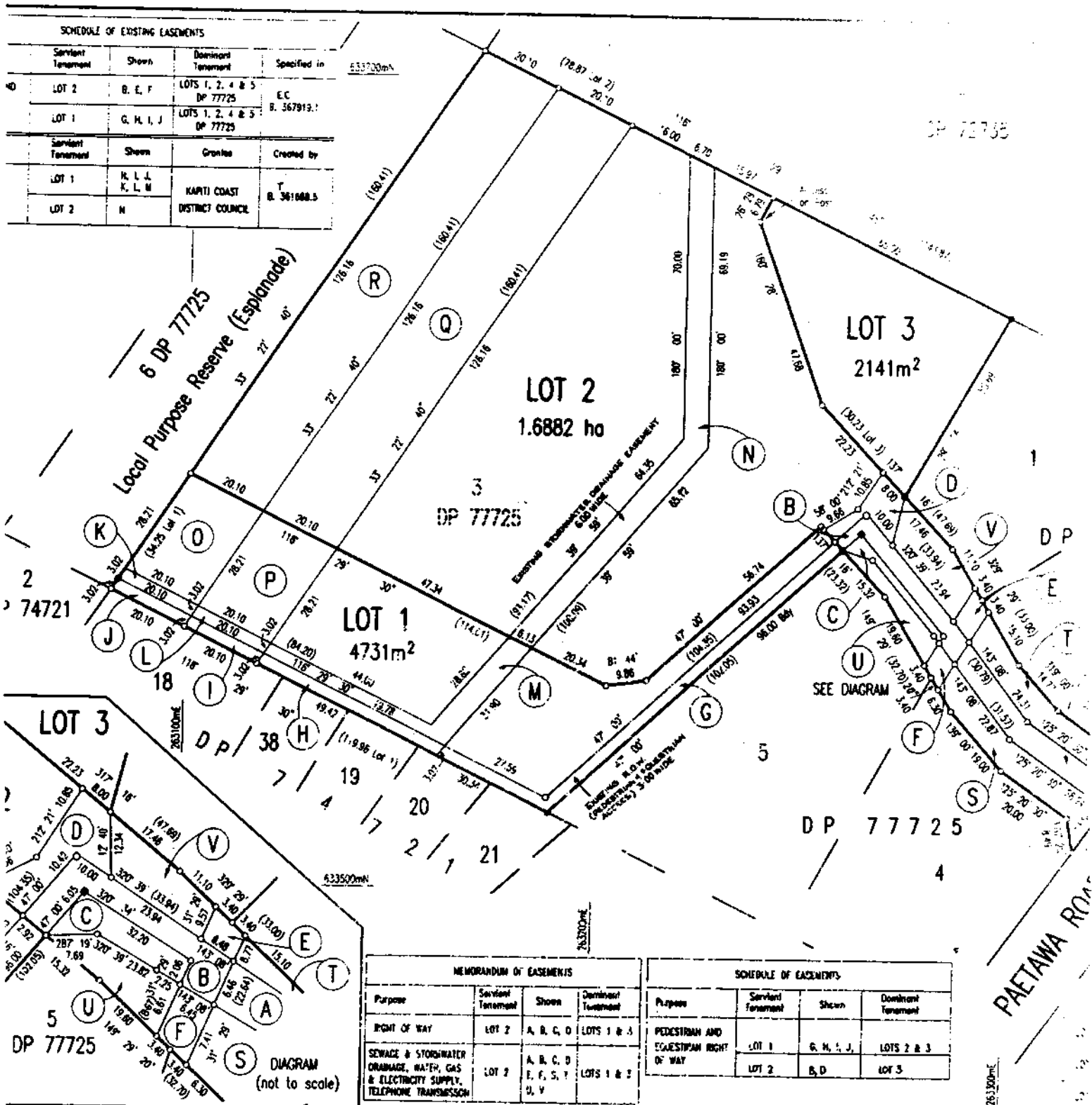
Robinson Lineham House

Job Reference: 430.00
 Project Name: New House for Claire Robinson and Brett Lineham
 Date: November 1997
 Note: This schedule should be read in conjunction with the drawings and specification

Room/Item	Material	Finish	Notes
Interior Generally			
New skirtings	75x3mm anodised aluminium flat with countersunk st.st screw fixing	Natural anodised	
New architraves	Rebated slimline jambs	Paint	
Reveals	Pine Clears	Paint	
Hardware	Stainless steel, satin chrome, or natural anodised aluminium		
Guest Bedroom			
Blockwork Walls	Sika floor 94 over kitchen unit only	Clear seal finish	Refer drawing 10-
Plasterboard Walls	Plasterboard linings on strapping and lining or timber frame	F5 finish, paint	
Concrete Floor	F5 finish	Clear seal	
Ceiling	Plasterboard linings	F5 finish, paint	
Skirtings	Aluminium flat	Nil finish	
Architraves	Rebated jambs	Paint	
Scotia	Square stopped generally - aluminium Beadex shadowline at junction with blockwork	Paint	
Kitchen Unit	Formica benchtop, laquer paint finish MDF cupboard fronts and melamine interior		Refer drawing 10-15 for details
Shelves	18mm MDF	laquer paint finish	
Ensuite			
Blockwork Walls (wet area)	Sika floor 94	Clear seal	
Blockwork Walls (dry area)		Clear seal	
Plasterboard Walls	Water resistant plasterboard linings	F5 finish, paint	
Concrete Floor	Sika floor 94 with glass beads add for slip resistance	Clear seal	
Ceiling	Water resistant plasterboard linings	F5 finish, paint	
Skirtings	Aluminium flat to plasterboard wall only	Nil finish	
Architraves	Rebated jambs	Paint	
Scotia	Square stopped generally - aluminium Beadex shadowline at junction with blockwork	Paint	
Glazed screen	10 mm Toughened glass full height with 40 mm stainless steel post	3M dust film	Drawing 10-17 for details
Vanity unit	Concrete pipe stand with stainless steel basin	Clear seal concrete with Sika floor 94	

Room/Item	Material	Finish	Notes
Laundry			
Blockwork Walls		Clear seal	
Plasterboard Walls	Water resistant plasterboard linings	F5 finish, paint	
Concrete Floor	Sika floor 94	Clear seal	
Ceiling	Water resistant plasterboard linings	F5 finish, paint	
Skirtings	Aluminium flat	Nil finish	
Architraves	Rebated jambs	Paint	
Scotia	Square stopped generally - aluminium Beadex shadowline at junction with blockwork	Paint	
Laundry Unit			
	Stainless steel benchtop with melamine interior and MDF door fronts	Laquer paint finish to MDF cupboard fronts	Drawing 10-1 for details
Garage			
Blockwork Walls		Nil finish	
Plasterboard Walls	Plasterboard linings on strapping and lining	F4 finish, paint	
Concrete Floor		Clear seal	
Skirting	Aluminium flat to plasterboard walls only	Nil finish	
Architraves	Rebated jambs	Paint	
Beam	Galvanised steel beam	Nil finish	
Exterior Generally			
Blockwork Walls		Paint	
Longrun steel roofing	VP colour steel ✓		
Corrugated steel walls	VP colour steel ✓		
Facings	Timber	Paint	
Soffit	Villaboard	Paint	
Steel channel	Galvanised steel	Paint	
Outdoor shower			
Blockwork Walls		Clear seal	
Floor slab	Sika floor 94	Nil finish	

SCHEDULE OF EXISTING EASEMENTS			
Servient Tenement	Shown	Dominant Tenement	Specified in
LOT 2	B, E, F	LOTS 1, 2, 4 & 5 DP 77725	E.C. B. 367913.1
LOT 1	G, H, I, J	LOTS 1, 2, 4 & 5 DP 77725	
Servient Tenement	Shown	Grantee	Created by
LOT 1	K, L, J K, L, M	KAPITI COAST DISTRICT COUNCIL	T. B. 361688.5
LOT 2	N		



MEMORANDUM OF EASEMENTS			
Purpose	Servient Tenement	Shown	Dominant Tenement
RIGHT OF WAY	LOT 2	A, B, C, D	LOTS 1 & 3
SEWAGE & STORMWATER DRAINAGE, WATER, GAS & ELECTRICITY SUPPLY, TELEPHONE TRANSMISSION	LOT 2	A, B, C, D E, F, S, T U, V	LOTS 1 & 3

SCHEDULE OF EASEMENTS			
Purpose	Servient Tenement	Shown	Dominant Tenement
RIGHT OF WAY	LOT 1	G, H, I, J	LOTS 2 & 3
PEDESTRIAN AND EQUESTRIAN RIGHT OF WAY	LOT 2	B, D	LOT 3

CT WELLINGTON
& DIST V KAITAWA
SHT RECORD MAP No

LOTS 1 - 3 BEING A SUBDIVISION OF
LOT 3 DP 77725

TERRITORIAL AUTHORITY
Surveyed by CUTTR
Scale 1 : 750



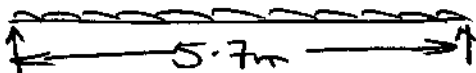
Project Name: Peka Peka House
 Project No: 19096.
 Calcs By: MRC.
 Date: 6-12-97
 Sketch No:
 Page No: 1
 Revision:

CALCS/SKETCHES

BEAM 1 DESIGN.

3.5m tributary width.

COUNCIL COPY

JOIST DESIGN:

span = 3.5m.

loading:

50mm pavers @ $24 \text{ kN/m}^2 \approx 1.2 \text{ kPa}$.
 $\Rightarrow Q = 2.0 \text{ kPa}$ so size joists using NZ3604 for $Q = 3.0 \text{ kPa}$.

$\Rightarrow$ Use 250 x 50 @ 400cns.
 No 1 Framing timber joists
 for roof over garage

COUNCIL COPY

$$\Rightarrow D_{\text{joists}} = 0.055 \times \frac{1000}{400} \times 2 = 0.27 \text{ kPa}$$

services = 0.4 kPa
 + particle bd.

$$\Rightarrow D = (0.4 + 0.27 + 1.2) \times 3.5 \text{ m} = 6.55 \text{ kN/m}$$

$Q_b = 2.0 \text{ kPa}$ (Balconies, Domestic Table 3.4.1
 NZS 4203:1992)

$$W_A = 0.4 + \frac{2.7}{\sqrt{3.5 \times 5.7}} = 1.0$$

COUNCIL COPY

$$Q_b = Q = 2.0 \text{ kPa}$$

$$1.2G + 1.6Q = 1.2 \times 6.55 + 1.6 \times 2.0 \times 3.5 = 19.1 \text{ kN/m}$$

$$(\text{short}) \quad G + Q_s = 6.55 + 2.0 \times 3.5 \times 0.7 = 11.5 \text{ kN/m}$$

$$(\text{long}) \quad G + Q_s = 6.55 + 2.0 \times 3.5 \times 0.4 = 9.4 \text{ kN/m}$$



Project Name: Peka Peka House
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CALCS/SKETCHES

bending:

$$M^* = \frac{19.1 \times 5.7^2}{8} = 78 \text{ kNm}$$

full lateral restraint

$$\phi M_b (200 \text{ UB } 29.8) = 87.3 \text{ kNm} > M^*$$

$\Rightarrow$ 200 UB 29.8 ok for bending.

deflection:

$$\Delta = \frac{11.5 \times 5700^4}{77 \times 200 \times 10^3 \times 28.9 \times 10^6} = 27 \text{ mm} = \text{span}/209$$

$$I_{req'd} = \frac{27}{14} \times 28.9 = 55.7 \times 10^6 \text{ mm}^4 \quad \Delta_{allow} = 14 \text{ mm}$$

$$I (310 \text{ UB } 32) = 63.2 \times 10^6 \text{ mm}^4 > I_{req'd}$$

$\Rightarrow$ use 310 UB 32 grade 300 for beam 1.



Project Name: Peka Peka House
 Project No: 19096.
 Calcs By: MRC.
 Date: 6-12-97
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CALCS/SKETCHES

BEAM 2 DESIGN.

$$\text{trib width} = \frac{3.4}{2} = 1.7 \text{ m.}$$

$$\text{span} = 5.7 \text{ m.}$$

$$12G \& 1.6Q = 19.1 \times \frac{1.7}{3.5} = 9.3 \text{ kN/m}$$

$$L \& Q_s = 11.5 \times \frac{1.7}{3.5} = 5.6 \text{ kN/m}$$

bending:

$$M^* = \frac{9.3 \times 5.7^2}{8} = 38 \text{ kNm}$$

$$\phi M_b(250 \times 26) = 39.7 \text{ kNm} \rightarrow M^*$$

$\Rightarrow$ ok for bending.

deflection:

$$\Delta = \frac{5.6 \times 5700^4}{77 \times 200 \times 10^3 \times 10.6 \times 10^6} = 36 \text{ mm.}$$

$$\Delta_{\text{allow}} = 14 \text{ mm}$$

$$I_{\text{req'd}} = \frac{36}{14} \times 10.6 = 27 \times 10^6 \text{ mm}^4.$$

$$I_{(250 \times 26)} = 35.4 \times 10^6 \text{ mm}^4 > I_{\text{req'd}} = 27 \times 10^6 \text{ mm}^4.$$

$\Rightarrow$ ok for deflection.

$\Rightarrow$ use 250 x 26 grade 300 for beam 2



Project Name: Peka Peka House
 Project No: 19096
 Calcs By: MRC
 Date: 6-12-97
 Sketch No:

CALCS/SKETCHES

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BEAM 3 DESIGN

Span = 3.7m.

trib width = 3.05m.

future live load = 1.5 kPa. = $Q_b = Q$

Joists = 0.27 kPa (250x50 @ 400c/s).

services = 0.4 kPa
 & part. bld.

$$1.2G + 1.6Q = 1.2 \times 0.67 \times 3.05 + 1.6 \times 1.5 \times 3.05 = 9.8 \text{ kN/m}$$

$$G + Q_s = 0.67 \times 3.05 + 1.5 \times 3.05 \times 0.7 = 5.2 \text{ kN/m}$$

bending: $M^* = 17 \text{ kNm}$. (full lateral restraint)
 $\phi M_b(125 \text{ TFB}) = 22.5 \text{ kNm}$

$\Rightarrow$ 125 TFB ok for bending.

deflection:

$$\Delta_{allow} = \frac{3700}{400} = 9 \text{ mm.}$$

$$\Delta = \frac{5.2 \times 3700^4}{77 \times 200 \times 10^3 \times 4.34 \times 10^6} = 15 \text{ mm.}$$

$$I_{req'd} = \frac{15}{9} \times 434 = 7.0 \times 10^6 \text{ mm}^4$$

$\Rightarrow$ ISO UB 18.0 ok for deflection & bending.

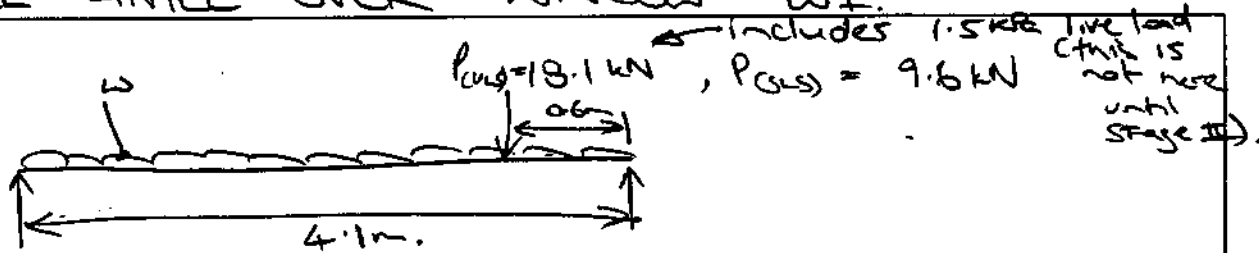
$\Rightarrow$ USE ISO UB 18.0 grade 300 for beam 3



Project Name: Peka Peka House
 Project No: 19096
 Calcs By: MRC
 Date: 6-12-97
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CALCS/SKETCHES

SIZE LINTEL OVER WINDOW W1.



Stage I:
 $w = ?$

roof = 3.9m tributary width. (250 x 50 @ 900mm)
 $G_{\text{roof joists}} = 3.9 \times \frac{0.055 \times 1000}{900} \times 2 = 0.48 \text{ kN/m}$

$G_{\text{roof lining}} = 0.05 \times 3.9 = 0.20 \text{ kN/m}$

$G_{\text{total}} = 0.68 \text{ kN/m}$

$Q = 0.25 \text{ kPa} \times 3.9 = 0.98 \text{ kN/m}$

$1.2 G + 1.6 Q = 1.2 \times 0.68 + 1.6 \times 0.98 = 2.4 \text{ kN/m}$

$G + Q_s = 0.68 + 0.98 \times 0.7 = 1.4 \text{ kN/m}$

bending:

$M^* = \frac{18.1 \times 0.6 \times 3.5}{4.1} + \frac{2.4 \times 4.1^2}{8} = 14.3 \text{ kNm}$

$\phi M_b^* (\text{130UB18}) = 14.6 \text{ kNm} > M^*$

$L_e = 4.5$

$\Rightarrow$ 130UB18 ok for bending.

deflection:

$\Delta = \frac{9600 \times 4100^3}{48 \times 200 \times 10^3 \times 12.1 \times 10^6} + \frac{1.4 \times 4100^4}{77 \times 200 \times 10^3 \times 12.1 \times 10^6}$
 $= 8 \text{ mm}$

$\Delta_{\text{allow}} = \frac{400}{400} = 10 \text{ mm} < \Delta_{\text{max}} = 8 \text{ mm}$

$\Rightarrow$ ok for deflection.



Project Name: Peka Peka House
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CALCS/SKETCHES

Stage II:

3.0m roof span ($0.055 \times \frac{1000}{600} = 0.09 \text{ kPa}$)

3.9m wall (0.3 kPa)

say roof = 0.4 kPa
 wall = 0.4 kPa } conservative values but it is unknown as to what wall & roof linings will be used in future.

$$\Rightarrow G = 6.9 \times 0.4 \text{ kPa} = 2.8 \text{ kN/m.}$$

$$Q = 0.25 \text{ kPa} \times 3.0 = 0.75 \text{ kN/m.}$$

$$W = 1.2G + 1.6Q = 1.2 \times 2.8 + 1.6 \times 0.75 = 4.6 \text{ kN/m.}$$

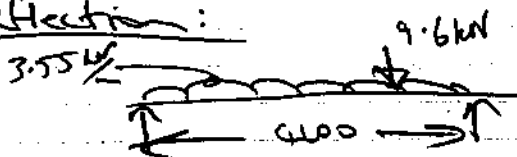


bending:

$$M^* = \frac{18.1 \times 0.6 \times 3.5}{4.1} + \frac{4.6 \times 4.1^2}{8} = 19 \text{ kNm.}$$

$$\phi M_b(200 \times 22) = 27.6 \text{ kNm} > M^* \\ \Rightarrow \text{ok for bending}$$

deflection:



$$\Delta = \frac{9.6 \times 4.00^3}{48 \times 200 \times 10^3 \times 21 \times 10^6} + \frac{3.55 \times 4.00^4}{77 \times 200 \times 10^3 \times 21 \times 10^6} = 6.4 \text{ mm.}$$

$$\Delta_{allow} = 8 \text{ mm} \geq \Delta_{max} = 6 \text{ mm} \Rightarrow \text{ok for deflection}$$

$\Rightarrow$ ~~use~~ 200UB22 ok for lintel above window with or 200 PFC.



Project Name: DeKa DeKa House
 Project No: 19096.
 Calcs By: MRC.
 Date: 8-12-97.
 Sketch No:

CALCS/SKETCHES

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try 180 PFC:

$$\phi M_b (L_c = 4.1m) = 28 \text{ kNm}$$

$$A = 6.4 \times \frac{21}{14} = 9.6 \text{ m.}$$

$$\Delta_{allow} = \frac{4100}{400} = 10.25 \text{ mm} > \Delta_{max} = 9.6 \text{ mm}$$

$\Rightarrow$ 180 PFC ok for bending & deflect.

USE 180 PFC grade 300 for lintel above window W1



Project Name: Peka Peka House.
 Project No: 19096.
 Calc By: MRC.
 Date: 10/12/97
 Sketch No:
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 Revision:

CALCS/SKETCHES

DESIGN ~~BLACK~~ CONCRETE LINTEL OVER WS

400mm. deep concrete beam. Span = 4.9m.

Tributary width = 1.8m.

Loading:

50mm pavers = 1.2 kPa.

$Q_b = 2.0 \text{ kPa}$.

Services & particle $\geq 0.4 \text{ kPa}$.

Wall load $0.5 \times 3.0 \text{m} = 1.5 \text{ kN/m}$.

roof load $2.0 \text{m} \times 0.5 = 1.0 \text{ kN/m}$.

self weight = $0.2 \times 1.0 \times 24 = 4.8 \text{ kN/m}$.

$$1.2 G = (0.4 + 1.2) \times 1.8 + 4.8 + 2.5 = 12.2 \text{ kN/m}$$

$$Q = 1.0 \times 2.0 = 3.6 \text{ kN/m}$$

$$1.2 G + 1.6 Q = 14.6 \text{ kN/m} \quad 19.17$$

$$M^* = 44 \text{ kNm}, 58 \text{ kNm}$$

$$R_u = \frac{M^*}{\phi b d^2} = \frac{58 \times 10^6 \text{ Nm}}{0.85 \times 200 \times (0.9 \times 350)^2} = \frac{2.77}{3.25} \Rightarrow \rho = 0.0083 > \rho_{min}$$

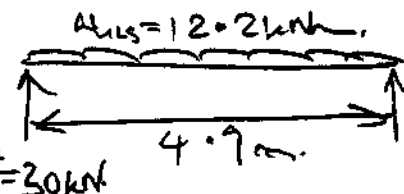
$$\rho_{min} = \frac{\sqrt{f_c}}{4 f_y} = \frac{\sqrt{25}}{4 \times 430} = 0.0031$$

$$\rho_{max} = \frac{\rho' + 10}{6 f_y} = \frac{35}{6 \times 430} = 0.014$$

$\Rightarrow$ provide $\rho = 0.0083$

$$A_s = \rho b d = 0.0083 \times 190 \times 0.9 \times 350 = 518 \text{ mm}^2$$

$\rightarrow$ use 2-4020 bars @ bottom of lintel spanning over window WS





Project Name: Peka Peka House
 Project No: 19096
 Calcs By: MAC
 Date: 10/12/97
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CALCS/SKETCHES

DESIGN SLAB THICKENING TO BLOCKWORK & TIMBER WALLS.

BLOCKWORK:

Maximum 40L on wall
Leaving:
 Blockwork $3m \times 0.2 \times 24 \times 1m = 14.4 \text{ kN/m}$

Floor load $3.1 \times 0.5 = 1.9 \text{ kN/m}$

Timber Wall load $3.0 \times 0.4 = 1.2 \text{ kN/m}$

Roof load $2.1 \times 0.5 = 1.1 \text{ kN/m}$

$13.6 \text{ kN/m} = G$

Uplift load = $\frac{1st \text{ floor load}}{2} = 3.1 \times 2.0 = 6.2 \text{ kN/m}$

$2.1 \times 0.25 = 0.5 \text{ kN/m}$

$6.7 \text{ kN/m} = Q$

$$\Rightarrow 1.2G + 1.6Q = 33 \text{ kN/m}$$

$\Rightarrow$ assume 100 kPa allowable bearing pressure for soil - check on site

$$\Rightarrow 33 \text{ kN/m}$$

try 300mm wide thickening:

$$\Rightarrow p = \frac{33 \text{ kN}}{0.3 \times 1 \text{ m}^2} = 110 \text{ kPa} > p_{allow} = 100 \text{ kPa}$$

try 400mm wide thickening:

$$\Rightarrow p = \frac{33 \text{ kN}}{0.4 \times 1 \text{ m}^2} = 83 \text{ kPa} < p_{allow} = 100 \text{ kPa} \Rightarrow \text{ok}$$

$\Rightarrow$ use 400mm wide slab thickening to support block wall



Project Name: Peka Peka.
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CALCS/SKETCHES

TIMBER WALL =

$$\text{Timber wall weight} = 3m \times 0.4 = 1.2 \text{ kN/m.}$$

$$C = 5.4 \text{ kN/m. (see PG 9.} \\ = G - G_{\text{block wall}} + G_{\text{timber wall}}$$

$$Q = 6.7 \text{ kN/m.}$$

$$\Rightarrow 1.2C + 1.0Q = 17.2 \text{ kN/m.}$$

try 200mm wide thickening =

$$P = \frac{17.2 \text{ kN}}{0.2 \times 1 \text{ m}^2} = 86 \text{ kPa.} < P_{\text{allow}} = 100 \text{ kPa.}$$

$\Rightarrow$ use 200mm wide slab thickening to support timber wall



Project Name: Peka Peka House
 Project No: 19096
 Calcs By: MRC
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CALCS/SKETCHES

DESIGN BLOCKWORK LINTEL TO SPAN

WINDOW W2

span = 2.55m.

depth of beam = 200mm.

0.5kPa wind floor
 1.2kPa 50mm cladding.

$$C_s = 1.1m \times 0.2 \times 24 + 3.6 \times 4.7kPa$$

$$= 11.4 kN/m$$

$$G = 2.0kPa \times 3.6 = 7.2 kN/m$$

$$1.2Q + 1.6Q = 25.2kN$$

$$M^* = \frac{25.2 \times 2.55^2}{8} = 20.5 kNm$$

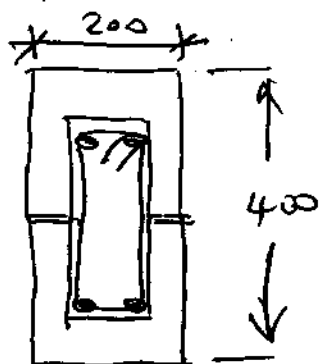
$$R_u = \frac{20.5 \times 10^6}{0.85 \times 200 \times (170 \times 0.95)^2} = 4.6 \Rightarrow \rho = 0.012$$

grade 430 steel reo:

$$\rho_{min} = 0.003$$

from non specific
 masonry design
 code NZS 4229:1986

USE masonry lintel with 4/D16
 bars and R6 ties at 200cns



for blockwork
 lintel spanning over
 window W2



Project Name: Peka Peka House
 Project No: 19096
 Calcs By: MRC
 Date: 10/12/97
 Sketch No:

CALCS/SKETCHES

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SHEAR DESIGN FOR LINTEL OVER WS

$$A_v = \frac{(v_i - v_m) b_w s}{f_y} \leq v_m = 0.24 \text{ MPa}$$

$$v_i - v_m = 0.67 - 0.24 = 0.43 \text{ MPa}$$

$$v_i = \frac{V^*}{\phi b_w d} = \frac{30 \times 10^3}{0.75 \times 190 \times 0.9 \times 330} = 0.67 \text{ MPa}$$

max spacing = 0.5h

$$A_v = \frac{0.43 \times 190 \times 280}{300} = 54 \text{ mm}^2$$

$$A_{sR10} = 78 \times 2 = 156 \text{ mm}^2 > A_{v \text{ req'd}}$$

$$A_{v \text{ min}} = 0.15 b_w s / A_f = 0.15 \times 190 \times 280 / 300 = 19 \text{ mm}^2$$

try R6 ties @ 200 cns.

$$A_{sR6} = 28 \times 2 = 56 \text{ mm}^2 > A_{v \text{ req'd}} = 54 \text{ mm}^2$$

⇒ use R6 stirrups @ 200 cns for shear steel



Project Name:

Project No:

Calcs By:

Date:

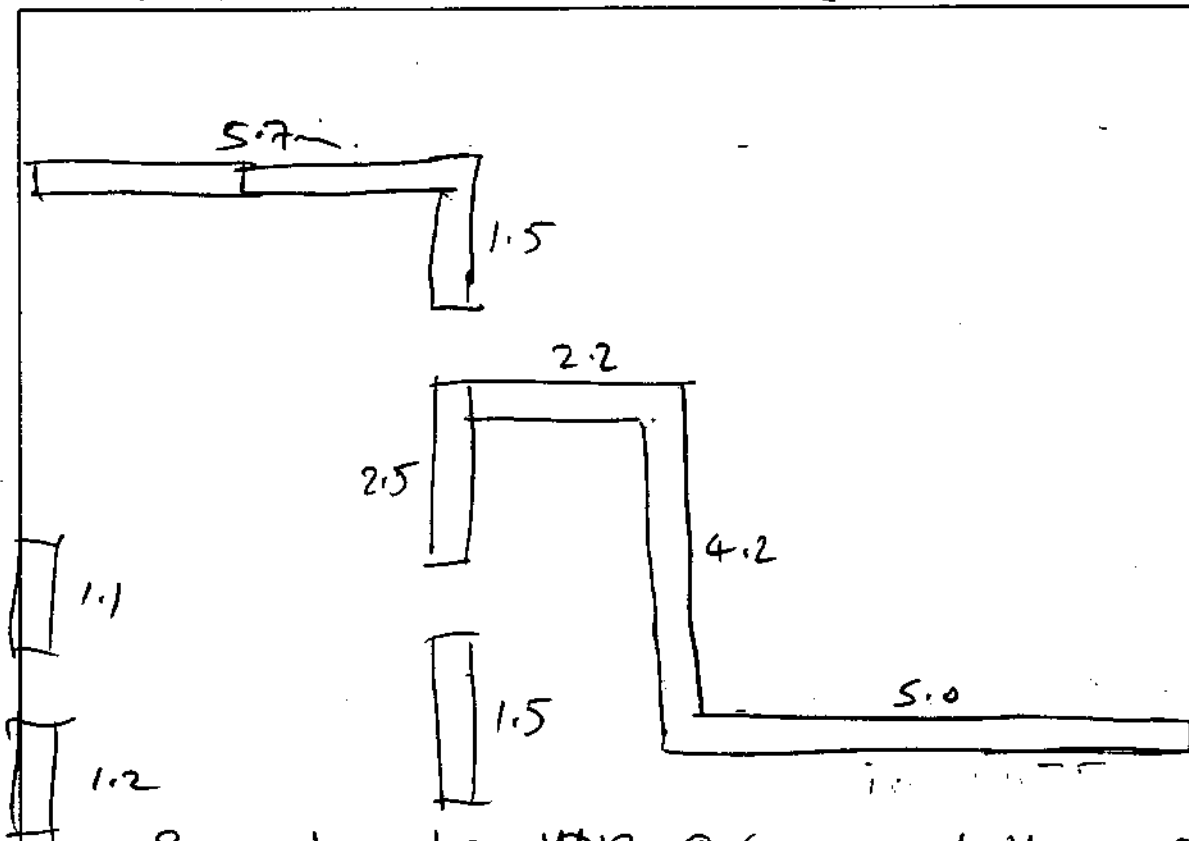
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Page No:

Revision:

CALCS/SKETCHES

DESIGN REQ TO BLOCKWORK WALLS



Req to be YD12 @ 600cms both ways to centre of blockwork walls, YD16 bar to trim all openings
 Assume future 1st floor level weight = 35
 12 @ 600cms each way.

Plywood with 2.8mm flat head galvanised nail at 100cms to all sheet edges.
 Block all sheet edges.
 Minimum 18mm plywood.



BC

970428

22 December 1997

Studio of Pacific Architecture
PO Box 11517
WELLINGTON

Attention BRONWEN KERR

Dear Madam

**CERTIFICATE OF COMPLIANCE FOR CLAIRE ROBINSON AND BRETT
LINEHAM'S PROPOSED DWELLING IN PAETAWA ROAD, PEKA PEKA**

Further to the application, please find enclosed the certificate of compliance for your client's proposed dwelling in Peka Peka. It complies in all aspects of the Transitional District Plan and the Proposed District Plan. Please note however that the site is zoned Residential B under the Horowhenua Scheme of the Transitional District Plan not Residential E under the Kapiti Scheme of the Transitional District Plan.

In addition and after consultation with an architect at Pacific Architecture whose name is 'Steve', the height of the balustrade was reduced by approximately 200mm to comply with the 8 metre building height restriction. This amendment to the plans had to be made as a certificate of compliance can only be issued if all details of the proposed dwelling complies with both the Transitional and Proposed District Plans.

If you have any queries regarding the above matters please do not hesitate to contact me.

Yours faithfully

Anna Sisarich
PLANNER, RESOURCE CONSENTS



CERTIFICATE OF COMPLIANCE

ISSUED BY KAPITI COAST DISTRICT COUNCIL UNDER SECTION 139 OF THE RESOURCE MANAGEMENT ACT 1991

I hereby certify that the following proposal by Claire Robinson and B. Lineham to construct a two stage dwelling at Pactawa Road, Lot 1 DP 83749 Peka Peka complies with the District Plan in relation to that land and was permitted on the 22 December, 1997.

Signed by Kapiti Coast District Council
under delegated authority:

Anna Sisariich, Resource Consents Planner

Craig Still, Resource Consents Planner

Date of Certificate:

22 December 1997

Advice Notes:

1. This Certificate is deemed to be either a Land Use Consent or a Subdivision Consent, whichever is appropriate, granted under the Resource Management Act 1991 (Section 139(6)) and shall expire 2 years after the date of completion (*not appropriate where the COC is for an existing house.*) It is issued without erasure or alteration.
2. The development shall comply with all relevant Council bylaws, the Building Act and Regulations, and all other necessary consents shall be obtained.

Studio of
Pacific Architecture

Architecture
Urban Design

2nd Floor
Hibernian House
89 Willis Street
PO Box 11 517
Wellington
New Zealand
Telephone 64-4-473 6444
Fax 64-4-499 1888

ATT Simon

Attention Arnold Hawkins
Of (company) Kapiti Coast District Council
Fax No. 04 297 2563
From Bronnen Kerr
Job Name Robinson Lineham Job No. 430-61
Date 13.1.98 No. of pages following 7

Arnold,

Re: Building Consent Application no. 980004

Following is the report from our
engineers outlining the effluent disposal
scheme design.

Please give me a ring if you have
any more queries. (04) 473 6444

Regards Bronnen

PERCOLATION TEST REPORT

PAETAWA ROAD

PEKA PEKA

FOR

ROBINSON / LINEHAM

17362



Cuttriss, McKenzie, Martin Ltd.

REGISTERED SURVEYORS - CONSULTING ENGINEERS



Cuttriss, McKenzie, Martin Ltd.

**RESOURCE MANAGEMENT CONSULTANTS
REGISTERED SURVEYORS — CONSULTING ENGINEERS**

Directors

**BARRIE H SHUTE FNZIS
ALAN L MILNE MNZIS
ROBERT T SOWRY MNZIS
W MARK EDGAR B SURV MNZIS**

**PO BOX 1445
State Ins Building
173 Rimu Road
PARAPARAUMU
Tel 0-4-298 5319
Fax 0-4-298 3428
EMAIL: cmmi@cuttriss.co.nz**

17362 : Titchener

6 January 1998

**The District Inspector
Kapiti Coast District Council
Private Bag
PARAPARAUMU**

Attention: Mr J Hickey

PERCOLATION TEST REPORT

SITE: Lot 1 DP 83749
CLIENT: Robinson / Lineham
LOCATION: Paetawa Road, PEKA PEKA

1. DOCUMENTS:

The above site has been investigated for wastewater disposal as requested. Soakage field location and design plans are appended hereto.

2. TOPOGRAPHY:

The site generally comprises of natural undulating low sand dunes. The level of natural ground was measured at high tide and shown on the design plan attached (note the level is in terms of 'on site' benchmark OIT III assumed datum RL 10.000).

3. CONCLUSION:

The soakage rates for this area exceed 150mm/hour and therefore place the site in Limitations Category A according to Table 2 of NZS 4610:1982.

These results are very rapid and therefore disposal should be as recommended in Category A, Table 3, NZS4610: 1982.

4. RECOMMENDATIONS:

In our opinion trickle fed soakage trenches 450mm wide, 450mm deep and of minimum total length of 20 metres with a distribution box alternating the flow into the separate trenches at suitable intervals would be adequate. 100mm diameter PVC pipes are to be perforated or slotted at regular intervals and laid flat or at a grade not steeper than 1:200. Some excavating may be necessary to construct soakage trenches to the correct length and grade. (Refer our design plan attached).

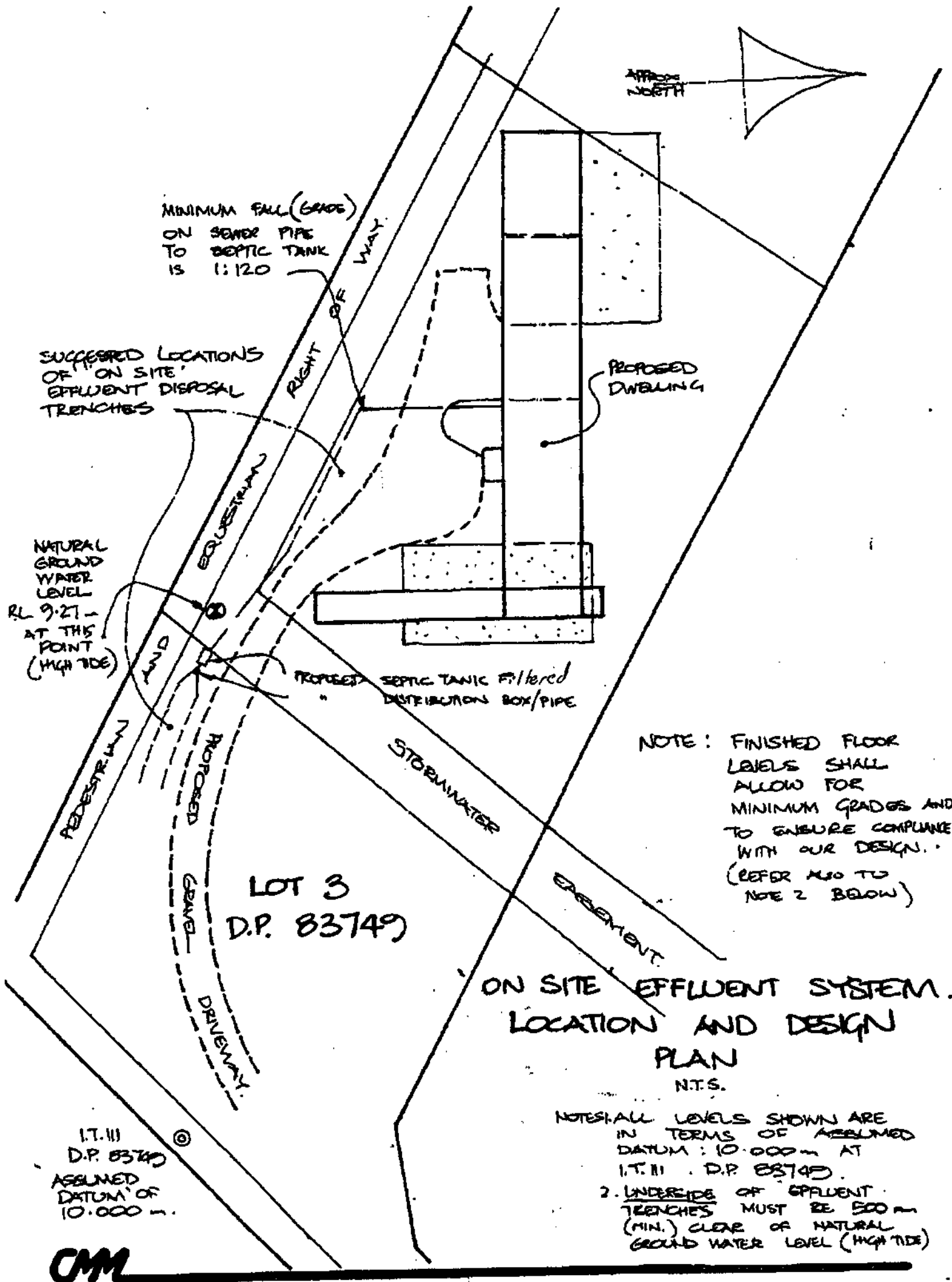
5. CONDITIONS:

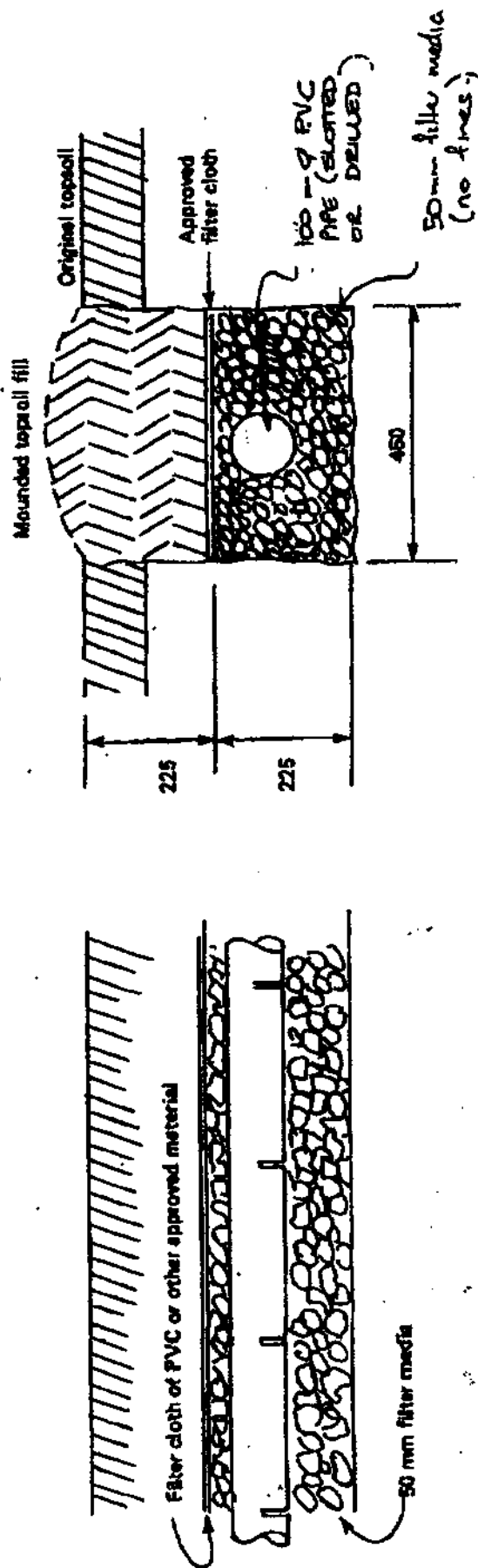
The information, opinion and recommendations, which are not to be construed as a guarantee contained in this report are furnished to the agent of the owner and the Kapiti Coast District Council for their purposes alone on the express condition that they will not be relied upon by any other person and do not remove the necessity for further inspections and/or testing when the proposed drainage system is installed.

Yours faithfully


R G Fitchener

CUTTRISS McKENZIE MARTIN LTD





NOTE - (1) Distribution drains to be 100 mm diameter P.V.C. slotted @ 400 mm intervals or drilled holes/perforations comprising at least 2% of surface area.
(2) Distribution pipes to be laid flat or on gradient not greater than 1 in 200.
(3) Sides and base of trench to be carefully scratched with a pointed tool before laying filter media.

FIG. 4 TYPICAL TRENCH CONSTRUCTION
(All measurements mm)

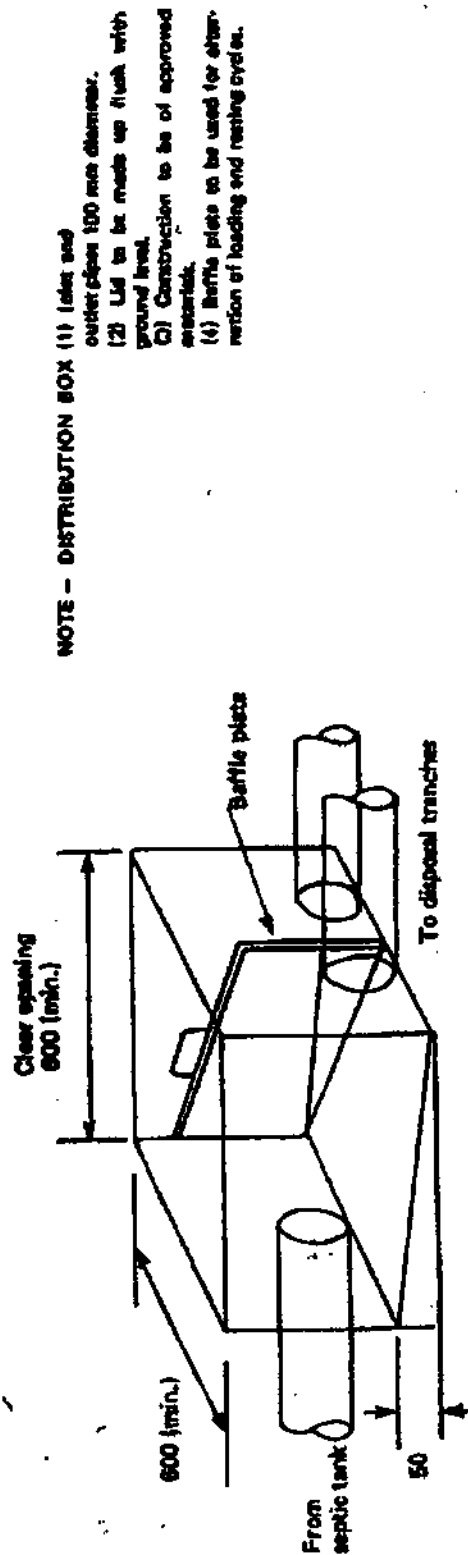
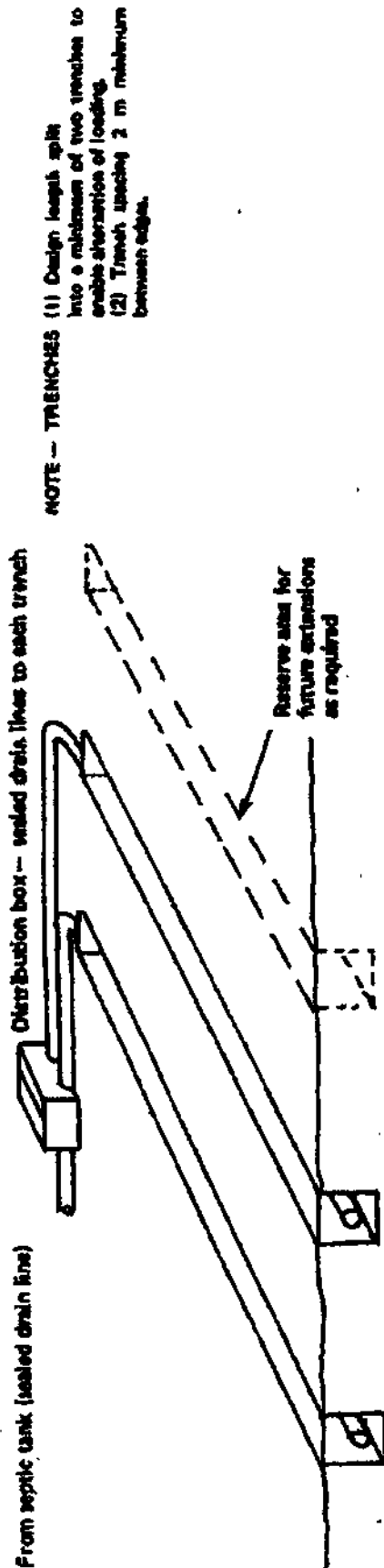


Fig. 5 TYPICAL TRENCH LAYOUT
(All measurements mm)

OPERATION & MAINTENANCE OF YOUR WASTEWATER DISPOSAL SYSTEM

WASTEWATER DISPOSAL OPERATION SYSTEM

The first stage of wastewater treatment is in the septic tank(s) where solids are removed through settlement and biological activity.

From the septic tank, the relatively clear but still polluted water will flow to a ground soakage system. This system will further cleanse the water which will then pass into the natural ground where purification of pollutants occur.

If the septic tank is not properly operated and maintained, it will pass excessive solids and pollutants into the soakage field which would then clog up, leading to potential health hazards and the need for expensive reinstatement of the soakage field.

MAINTENANCE

- DO Clean the tanks once every two years to remove the build up of solids and thereby allow maximum settlement time for the wastewater.
- DO Use biodegradable soaps for washing to enable a quick breakdown of the waste and stop foaming.
- DO Monthly adjust the baffle or valves in the distribution box to rest half of the soakage field each month.
- DO Monthly clean out or check surface water/rainwater collector/diversion drains and groundwater cut off trench outlets to prevent soakage into and overload of system by rainwater/surface water.
- DO Keep children off the ground soakage systems especially in winter. A precautionary measure in case water levels rise towards the surface.
- DO Keep a written record of the dates of installation, cleaning, maintenance inspections and stoppages. A case history assists if problems arise.
- DO Exclude grease from drainage system. Plates and utensils should be thoroughly scraped to remove grease before washing.
- DONT Use excessive bleaches or disinfectants. The normal amount used in a household will not harm the system. Excessive bleaches or disinfectants can kill the bugs which break down the effluent.
- DONT Use a garbage grinder. It will greatly increase the water and pollutant load in the waste and may overload the system.
- DONT Pass sanitary napkins etc into the system, it may clog up the system.
- DONT Cover the vent or access lid to the septic tank(s) as access for cleaning will be blocked and the tank may build up excessive levels of potentially dangerous gas (methane).
- DONT Allow vehicles on the trenches or beds and fence these areas off if stock is kept to prevent damage to the soakage system ie compaction of the ground and thereby reduce available soakage.



Land Surveyors, Engineers & Resource Managers

Cuttriss Consultants Limited
Hutt Valley, Wellington, Kapiti Coast

PO Box 386
State Insurance Building
173 Rimu Road
Paraparaumu
Tel: 04-298 5319
Fax: 04-298 3429
Email: kapiti@cuttriss.co.nz

ref: Titchener / 17362

21 October 1998



The District Inspector
Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

Dear Sir

114

**'ON SITE' EFFLUENT DISPOSAL : LOT 1 DP 83749 PAETAWA ROAD PEKA PEKA
FOR ROBINSON / LINEHAM**

Testing:

Percolation tests were carried out generally to the requirements of NZS 4610:1982 and about the suggested area for on site effluent disposal. These tests indicated that 20 metres of effluent trench were required along with an approved type of septic tank and distribution box. (refer to our report dated 6 January 1998).

Our recommendation for on site effluent disposal was adopted by owners with Thomas Plumbing carrying out the work.

From our site inspection carried out on we observed that the approximately 20 metres of trench had been constructed and that septic tank had been installed to the general requirements of our report.

All work appeared to be carried out to a satisfactory standard.

Yours faithfully

R G Titchener
CUTTRISS CONSULTANTS LTD



FILE: NRL980004

17 August 1998

C & B Robinson
387 Adelaide Road
WELLINGTON

Dear Mr and Mrs Robinson

BUILDING CONSENT 980004 - 114 PAETAWA ROAD

The following items require completion or change to comply with the above building consent documents:

1. Paint seal the bare gibraltor board in the laundry and bathroom areas.
2. Secure the laundry tub at the floor or wall.
3. Provide a supervision report from your design Engineer in respect of the septic tank and effluent system installation.

When the above work is complete, please arrange for reinspection.

Yours faithfully

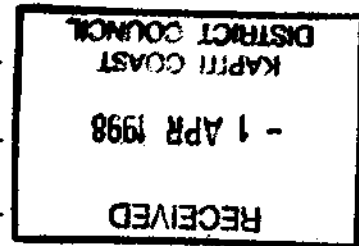
Arnold Hawkins
BUILDING CONTROL OFFICER

Redican Allwood Builders Ltd

P.O. Box 169 • Walkanae • Telephone (04) 293-6437

**FAX MESSAGE**To: KCDC

Fax No.: _____

Date: 1.4.98Sheet: 1 Of: 1

Robinson / Lincham House.
Pahara Road.
Peka Peka.

Please may we have a foundation inspection at the above on Thursday ^{2/4}
late morning - The engineers - Holmes
consulting group, have undertaken to
have relevant information on site
etc to (me/you) prior to us pouring
either Thursday PM or Friday AM.

Many Thanks.

Regards,

Graham Latham
Contracts Manager
Redican Allwood Builders Ltd

Fax (04) 293-5050
Mobile (025) 575-432

Redican Allwood Builders Ltd

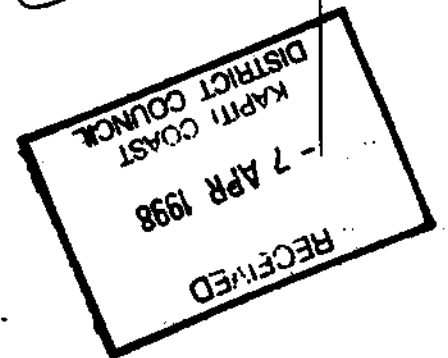
P.O. Box 169 • Walkanae • Telephone (04) 293-6437

**FAX MESSAGE**To: KCDC.

Fax No.: _____

Date: 7.4.98Sheet: 1 Of: 1Building Inspector.

Robinson/Lineham House.
Pootana Road.
Peka Peka.



We intend to pour 2nd foundation +
both floor slabs on Thursday 9/4.
Can we please therefore have an
inspection PM Wednesday 8/4.

Engineers results of foundation etc
to follow.

Many Thanks.

Regards

Graham Latham
Contracts Manager
Redican Allwood Builders Ltd

Fax (04) 293-5050
Mobile (025) 575-432



**KAPITI
COAST**
DISTRICT COUNCIL

DRAFT

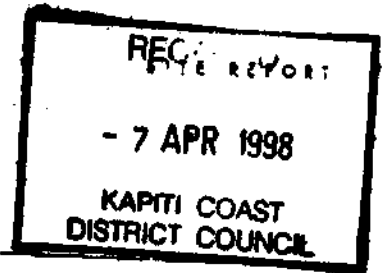
**ANNUAL PLAN AND
BUDGET**

1998/99

Holmes Consulting Group



Project Name: Robinson/Lincoln house - Pelca Peka
 Project No: 19086
 S.R. No: 1
 Date: 2-Apr-98
 Reviewed By: Murray Geksburn



Not Required.

- ① Geotechnical results taken by Cuttriss, McKenzie, Martin Ltd.
- ② Pre-pour reinforcing steel inspection for blockwork wall foundations.

- ① Sclar penetrometer test.

1600 (130) @ 650mm below existing ground level
 5 blows 1470 (80) T 100kPa.
 1390 (40) ↓
 1350 (80)
 1280 (40)
 1240

130mm equates to 26mm/blows.

Ultimate bearing capacity
 = 350 kPa

⇒ allowable bearing capacity
 = 110 kPa.

∴ 100 kPa assumed in design has been achieved.

- ② Blockwork wall foundations (as dug on site at time of visit) have > 100 kPa bearing capacity. Therefore it is ok to pour concrete foundations.

Take the remaining blockwork wall foundations down to the same level as for garage blockwork wall foundations.

For all timber wall foundations, founding depth should be at least 800mm below original ground level (after site was cleared)

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private and
PARAFARAHU

1489009806

1. Robison (full name)
PLEASE PRINT

hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full
if different from above)

Paetawa Rd

Lot

1

DP

83749

Fees Payable (on application)

Inspection \$
Connection \$
Total \$

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units on the same lot sharing a common

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

1. J.B.A. A Thomas (full name)

of (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Ka Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply N.B. Connection NOT permitted until permit obtained.

(Signature)

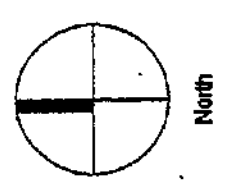
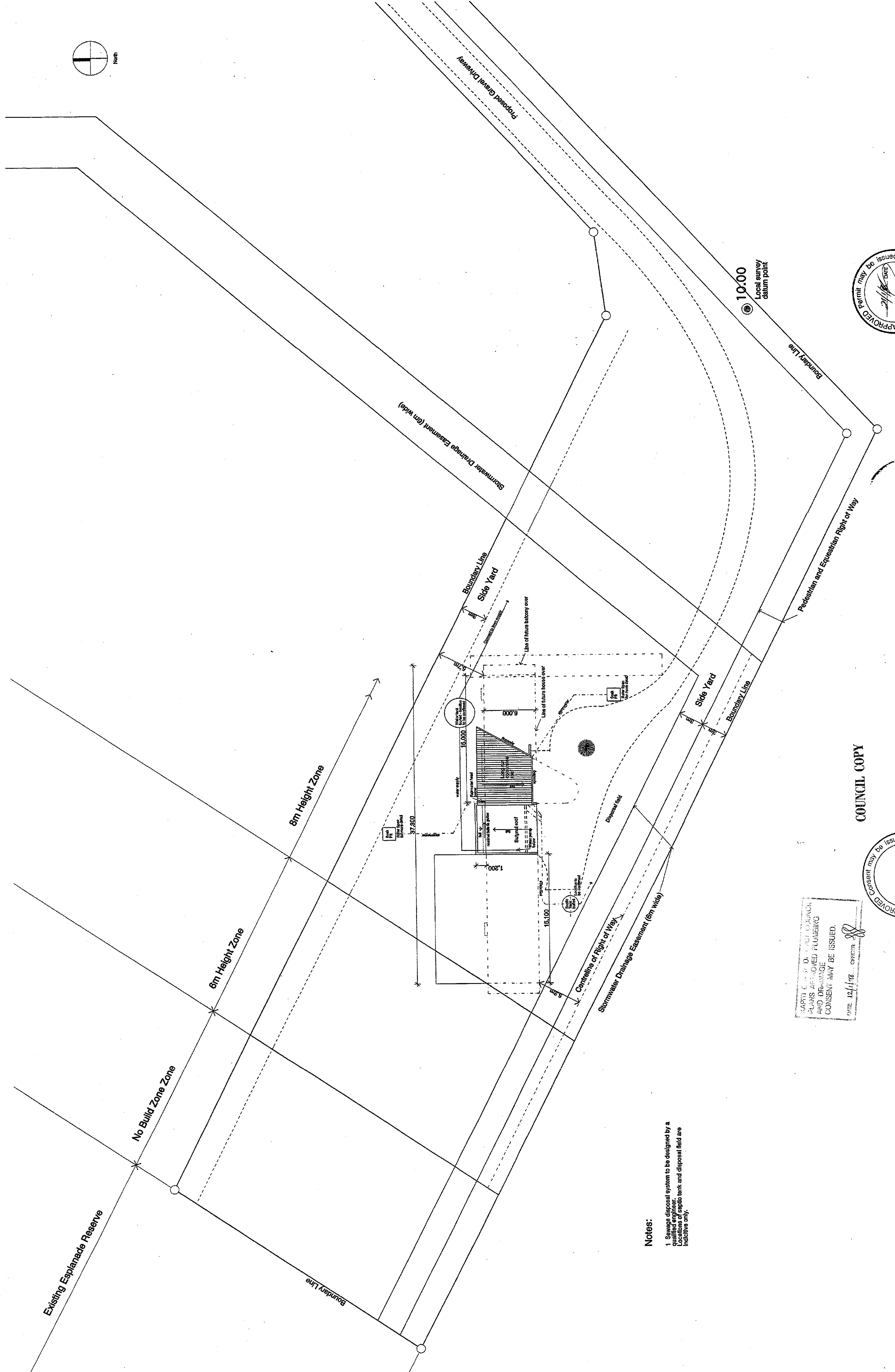
(Craftsman Licence No.)

(Date)

- Existing Water Supply To be retained/dismantled
- Pressure: high/low "Header Tank"/Pressure Reducing Valve
- E/W Cylinder Type new dry Exhaust Pipe/Pressure Relief Valve
- Approximate Age of Water Piping Copper/PVC/Alkathene
- If premises have swimming pool what capacity Filter plant Yes/No
- State precisely how it is proposed to make the new connection:

OFFICE USE ONLY

Permit No. <u>980004</u>	Job Inspected <u>2.5.98</u>	Building Register Ent:
Date Issued <u>16.3.98</u>	Connection Recorded	

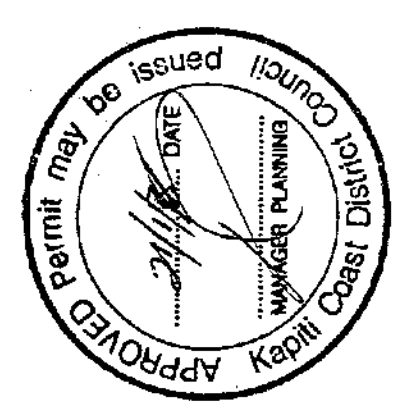


Notes:

1. Sewage disposal system to be designed by a qualified engineer. Locations of septic tank and disposal field are indicative only.

KAPITI COAST DISTRICT COUNCIL
PLANS APPROVED FOR CONSTRUCTION
DATE 12/11/18 OFFICER: [Signature]

COUNCIL COPY



Stage One - Site and Roof Plan

Robinson Lineham House

Proposed New House
at Paiaia Road, Peke Peke
being Lot 1, LT 83749,
for Claire Robinson and Brett Lineham

SCHEDULE OF EASEMENT EASEMENTS				
Purpose	Severed Easement	Shown	Dominant Easement	Specified in
PODSPIRAN AND COULSTMAN RIGHT OF WAY	LOT 2	A, E, F	LOTS 1, 2, 4 & 5 Dp 77725	E.C. B. 369321
	LOT 1	G, H, J, J	LOTS 1, 2, 4 & 5 Dp 77725	
Purpose	Severed Easement	Shown	Grantee	Created by
STORMWATER DRAINAGE	LOT 1	A, J, J, K, L, M	KAPPA COAST DISTRICT COUNCIL	T. B. 361406-5
	LOT 2	N		

MEMORANDUM OF ELEMENTS				SCHEDULE OF ELEMENTS		
Purpose	Visual Element	Shown	Combined Element	Purpose	Symbol Element	Overlaid Element
RIGHT OF WAY	LOT 2	A, B, C, D	LOTS 1 & 2	PERMISSION AND EASEMENT RIGHT OF WAY	LOT 1 LOT 2	LOTS 2 & 3 LOT 3
SEWER & STORMWATER MAINS	LOT 2	A, B, C, D E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	LOTS 1 & 2			

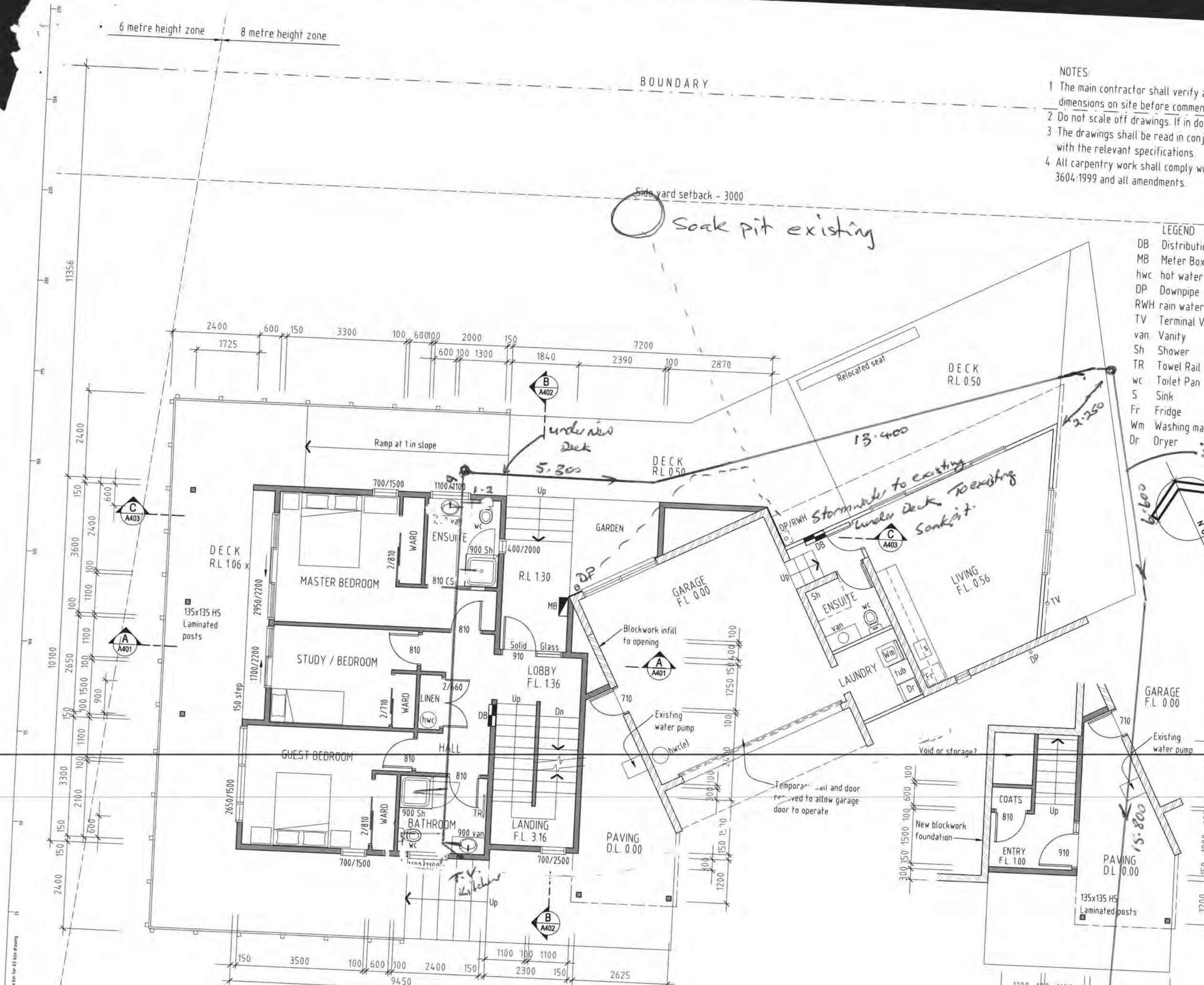
101	50D-648
102	50D-649
103	50D-650

LAND DISTRICT WELLINGTON
SURVEY BLK & DIST V KAITAWA
NZMS 261 SHT.....RECORD MAP No.

LOTS 1 -- 3 BEING A SUBDIVISION OF
LOT 3 DP 77725

TERRITORIAL AUTHORITY KATHI COAST DISTRICT
Surveyed by CUTTRISS MCKENZIE MARTIN LTD
Scale 1 : 750
JANUARY 1947

W. A. BOONHIGSON, DEPARTMENT OF SURVEY AND MEASUREMENT, NEW ZEALAND



Scale bar for A3 size drawing

NEW GROUND FLOOR PLAN SCALE 1:100

NEW ENTRY FLOOR PLAN SCALE 1:100

- NOTES:
- 1 The main contractor shall verify all dimensions on site before commencing work.
 - 2 Do not scale off drawings. If in doubt ask.
 - 3 The drawings shall be read in conjunction with the relevant specifications.
 - 4 All carpentry work shall comply with NZS 3604:1999 and all amendments.

MAIN CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.

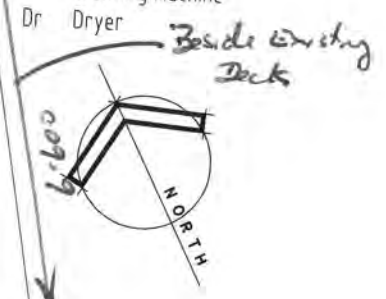
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No.	REVISION	DATE
A	SKETCH DESIGN	04/12/2009
B	REVISED SKETCH DESIGN	10/12/2009
C	FURTHER REVISED SKETCH DESIGN	15/12/2009

- LEGEND
- DB Distribution Board
 - MB Meter Box
 - hwc hot water cylinder
 - DP Downpipe
 - RWH rain water head
 - TV Terminal Vent
 - van Vanity
 - Sh Shower
 - TR Towel Rail
 - wc Toilet Pan
 - S Sink
 - Fr Fridge
 - Wm Washing machine
 - Dr Dryer

as land sewer



ADDITIONS AND ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKE, PEKA
LOT 1 DP 83749

NEW GROUND FLOOR PLAN

DRAWING NO
A2.01

DATE
04/12/2009
CAD FILE REFERENCE
ACD-746-Rogers A201-06
JOB NUMBER
746

REVISION
C

SCALE AT A3
1:100
DRAWN
A.T.CRAIG

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 364 7488 M 027 68 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

Pipes under the slab to be inspected before covering

BC 100581

PLUMBER/DRAINLAYER TO FILL OUT ATTACHED PRODUCER STATEMENT FORMS AND RETURN TO COUNCIL ALSO PROVIDE NEAT ASBUILT DRAINAGE PLAN SHOWING SEWER STORMWATER AND WATER

REVISED INFORMATION

LEGEND
 SW Stormwater
 SS Soil Sewer
 GT Gulley Trap
 TV Terminal vent
 DN Drain Waste
 FWG Floor Waste Gulley
 AAV Air Admittance Valve
 BV Branch Vent
 MV Main Vent
 WC Toilet pan
 Sh Shower
 hwc Hot water cylinder
 CE Cleaning Eye
 (e) Existing

- NOTES**
- 1 All Branch and Vent pipes of 65 dia or smaller shall be vertical or laid on a rising gradient of 1 in 40 minimum.
 - 2 All Branch pipes of 80 and 100 dia shall be vertical or laid on a rising gradient of 1 in 60 minimum.
 - 3 All drains and vents shall be concealed within walls, floors, ceilings and / or roof space unless shown otherwise.
 - 4 Terminal vent and stack vents shall be finished at 600mm above gutter level with slotted PVC caps.

All Ground floor plumbing and drainage work shall comply with AS/NZS 3500 Part 1 Sanitary Plumbing and Drainage Group Venting.

ensure that the soakpit is large enough to cope with the additional roof area

Contractor to follow to uplift and replace existing decking to allow placement of new sewer drain

MAIN CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.

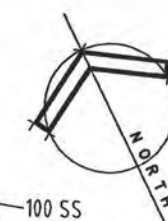
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No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	23/07/2010

APPROVED BY
 PLUMBING AND
 DRAINAGE
 simonc
 30/7/2010

RECEIVED
 2 JUL 2010
 KAPITI COAST
 DISTRICT COUNCIL



BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEWAGE TREATMENT SYSTEM

ADDITIONS AND ALTERATIONS

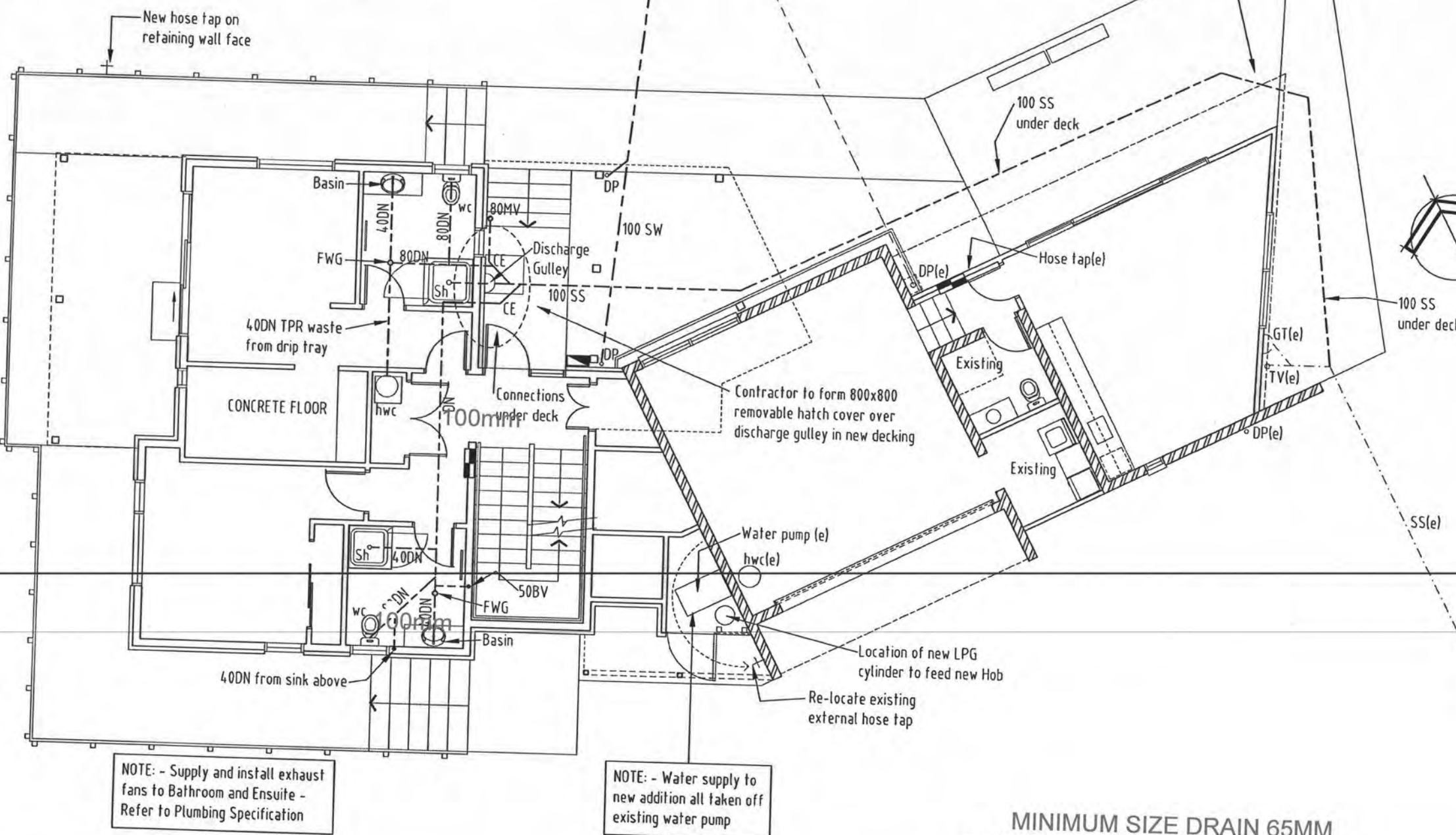
J. & C. ROGERS
 114 PAETAWA ROAD, PEKA PEKA
 LOT 1 DP 83749

DRAWING TITLE
 GROUND FLOOR PLUMBING PLAN

DRAWING No.	REVISION
P1.01	1
DATE 02/07/2010	SCALE AT A3 1:100
CAD FILE REFERENCE ACD-746-Rogers P101-02	DRAWN A.T. CRAIG
JOB NUMBER 746	

Alan Craig Design Ltd.
 Architectural Designer N.Z.C.D. (Arch)
 34 County Road, Otaki
 P 06 364 7488 M 027 68 44 217 F 06 364 7487
 E alan@alancraigdesign.co.nz

A D N Z
 ARCHITECTURAL DESIGNERS NZ INC
 PROFESSIONAL MEMBER



NOTE: - Supply and install exhaust fans to Bathroom and Ensuite - Refer to Plumbing Specification

NOTE: - Water supply to new addition all taken off existing water pump

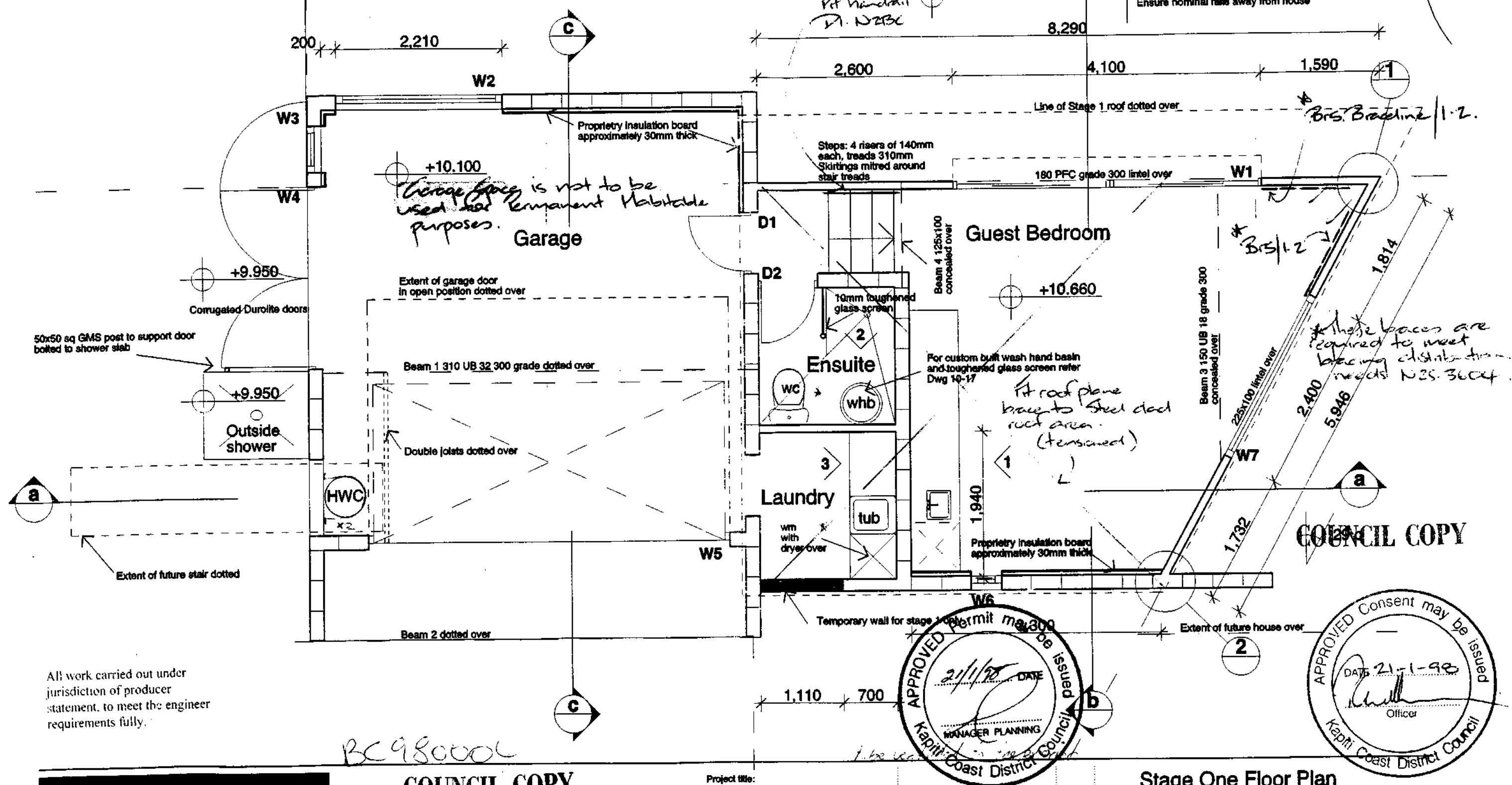
MINIMUM SIZE DRAIN 65MM
 SWEPT "Y" JUNCTIONS TO BE USED

Water test all drainage under the slab at the time of the preslab plumbing inspection.

A 20MM copper TPR drain from the HWC is to run from the tundish to the discharge point at low level outside of the building at low level Plastic pipe not to be used!

Notes:

- 1 Refer Dwg10-03 Blockwork Layout for dimensions of blockwork walls and extents of concrete slabs.
- 2 Sufficient bracing for the whole house is provided by the blockwork walls.



Studio of
Pacific Architecture

Architects, Urban Designers, Interior Designers
2nd Floor, Hibernian House, 89 Wille Street, P.O. Box 11-517,
Wellington, NZ. Tel: (04) 473 6444 Fax: (04) 489 1888
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Notes:

All dimensions to be checked on site. Copyright
in all drawings, specifications and other documents
and in the work executed from them remains the
property of Studio of Pacific Architecture Limited.
© Studio of Pacific Architecture Limited 1997.

COUNCIL COPY

Robinson Lineham House

Proposed New House
at Paetawa road, Peka Peka
being Lot1, LT 83749,
for Claire Robinson and Brett Lineham

Revisions Description

Init. Date

Stage One Floor Plan

Scale: 1:50 Date: Dec1997
Original size: A3 Drawn: BK Checked: SM
CAD Reference: 490-2.10-02 Stage 1 Plan
Studio of Pacific Architecture - Dwg No: 430 10-02

BC 110390

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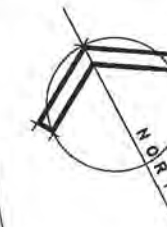
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No. REVISION DATE
0 FOR TENDER & BUILDING CONSENT 30/06/2011

LEGEND

DB Distribution Board
MB Meter Box
hwc hot water cylinder
DP Downpipe
RWH rain water head
TV Terminal Vent
van. Vanity
Sh Shower
TR Towel Rail
wc Toilet Pan
S Sink
Fr Fridge
Wm Washing machine
Dr Dryer



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

Soakpit - Existing

Side yard setback - 3000

DECK R.L. 0.55

DECK R.L. 0.55

STUDIO F.L. 0.56

GARAGE F.L. 0.00

DECK R.L. 1.36

LOBBY F.L. 1.36

ENTRY F.L. 0.26

Existing concrete parking slab

A G301

A G301

Auto opener
Remove for reuse

Existing 370 UB over
Sectionlift garage door
Remove for reuse

Remove block work nib walls
and concrete beam over door

Existing 250 PFC over

Remove tub, seal pipework
for later re-connection

Remove existing timber wall.
Cut down top two courses of
existing blockwork nib to suit
relocated door

NOTES:

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- 4 All carpentry work shall comply with NZS 3604:2011.

GARAGE ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

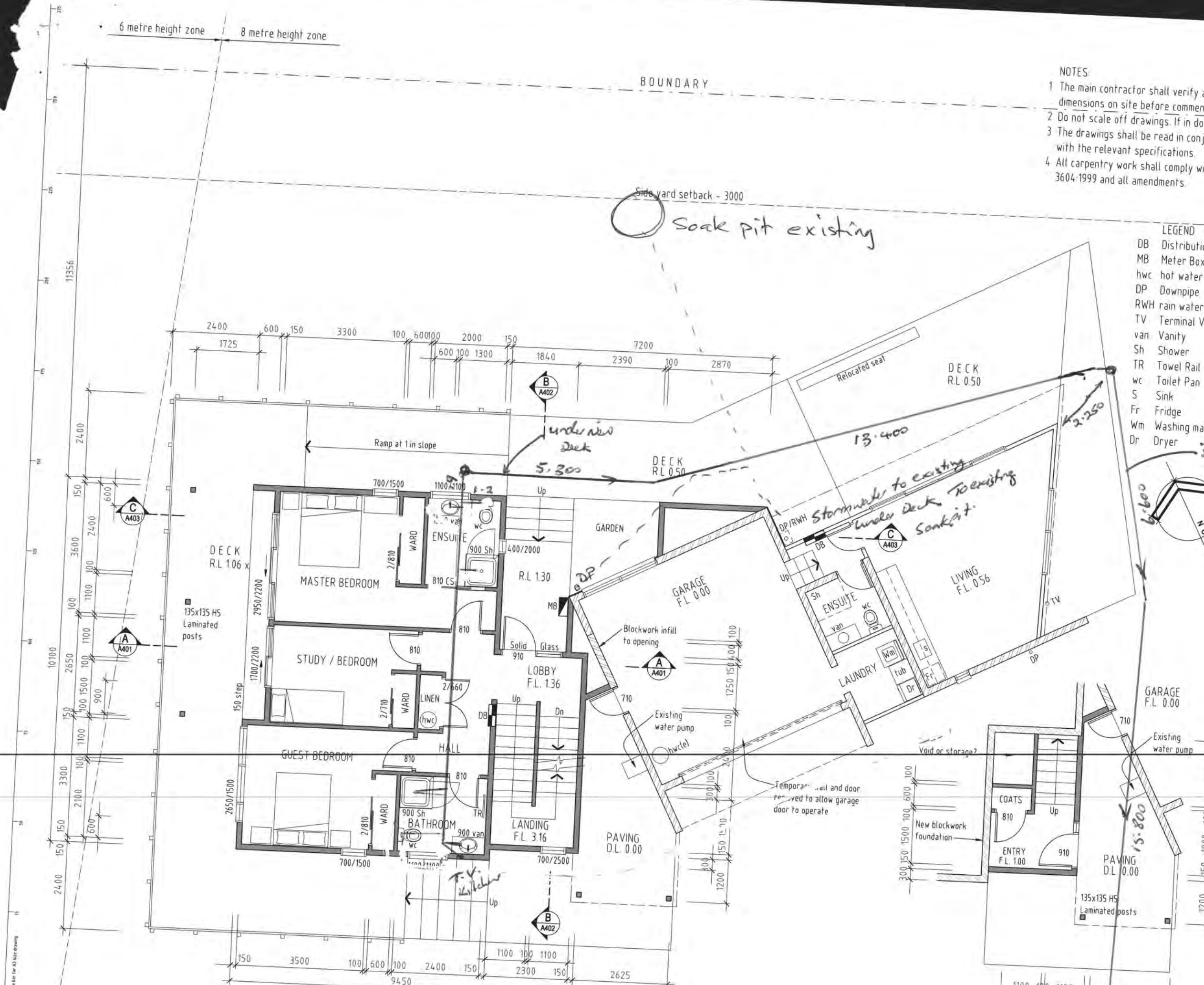
DRAWING TITLE
EXISTING GROUND FLOOR PLAN

DRAWING No.	REVISION
G1.02	0
DATE 24/05/2011	SCALE AT A3 1:100
CAD FILE REFERENCE ACD-746-Rogers Garage Source	DRAWN A.T.CRAIG
JOB NUMBER 746	

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Architectural Designer N.Z.C.D. (Arch)
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E alan@alancraigdesign.co.nz

ADNZ
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

EXISTING GROUND FLOOR PLAN SCALE 1:100



- NOTES:
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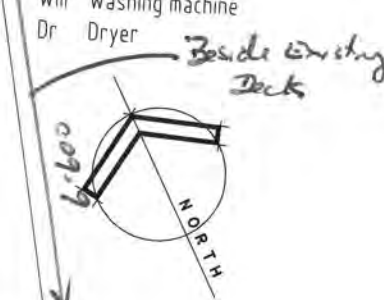
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No.	REVISION	DATE
A	SKETCH DESIGN	04/12/2009
B	REVISED SKETCH DESIGN	10/12/2009
C	FURTHER REVISED SKETCH DESIGN	15/12/2009

- LEGEND
- DB Distribution Board
 - MB Meter Box
 - hwc hot water cylinder
 - DP Downpipe
 - RWH rain water head
 - TV Terminal Vent
 - van Vanity
 - Sh Shower
 - TR Towel Rail
 - wc Toilet Pan
 - S Sink
 - Fr Fridge
 - Wm Washing machine
 - Dr Dryer

as land sewer



ADDITIONS AND ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKE, PEKA
LOT 1 DP 83749

NEW GROUND FLOOR PLAN

DRAWING NO.	REVISION
A2.01	C

DATE 04/12/2009
CAD FILE REFERENCE ACD-746-Rogers A201-06
JOB NUMBER 746

SCALE AT A3 1:100
DRAWN A.T.CRAIG

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34 County Road, Otaki
P 06 364 7488 M 027 68 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz

NEW ENTRY FLOOR PLAN SCALE 1:100

BC 100581

BOUNDARY

Side yard setback - 3000

NOTES:

- 1 The main contractor shall verify all dimensions on site before commencing work.
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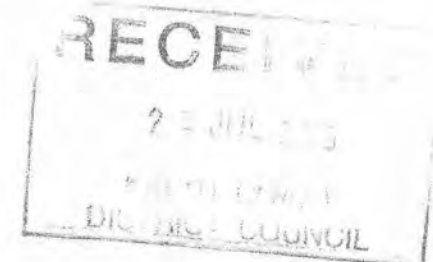
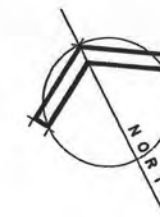
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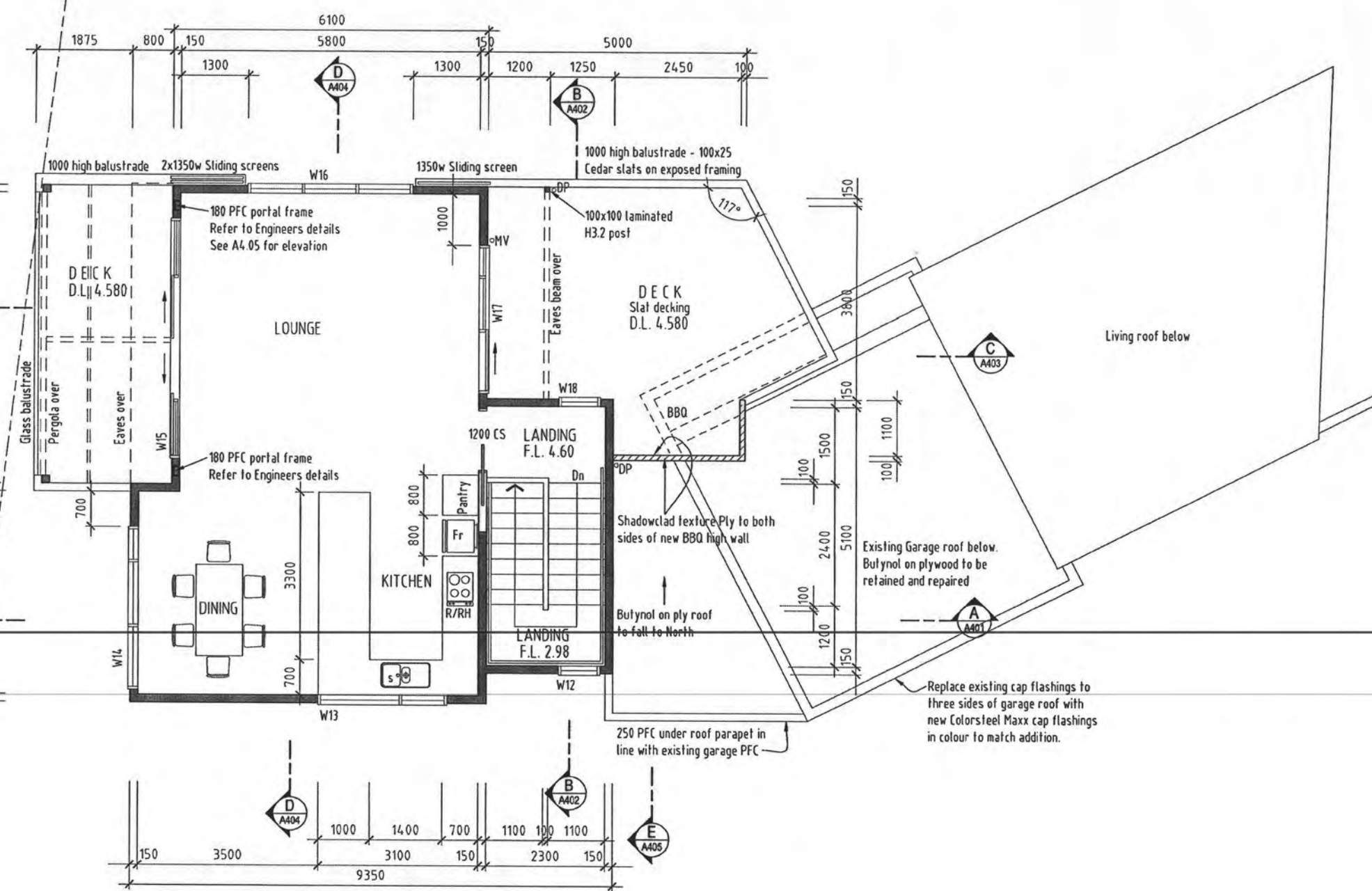
No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	22/07/2010

LEGEND

DB	Distribution Board
MB	Meter Box
hwc	hot water cylinder
DP	Downpipe
RWH	rain water head
TV	Terminal Vent
van.	Vanity
Sh	Shower
wc	Toilet Pan
S	Sink
Fr	Fridge
Wm	Washing machine
Dr	Dryer



REVISED



ADDITIONS AND ALTERATIONS
MARK 3

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

NEW FIRST FLOOR PLAN

DRAWING No.	REVISION
A2.02	1
DATE 21/05/2010	SCALE AT A3 1:100
CAD FILE REFERENCE ACD-746-Rogers A201-06 Mk3	DRAWN A.T.CRAIG
JOB NUMBER 746	

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P 06 364 7488 M 027 68 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz



NEW FIRST FLOOR PLAN SCALE 1:100

BC 110390

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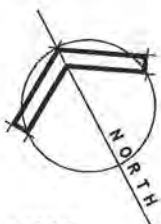
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No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	30/06/2011

DECK
R.L. 0.55

STUDIO
F.L. 0.56

WPCETEN
0004



- LEGEND
- DB Distribution Board
 - MB Meter Box
 - hwc hot water cylinder
 - DP Downpipe
 - RWH rain water head
 - TV Terminal Vent
 - van. Vanity
 - Sh Shower
 - wc Toilet Pan
 - S Sink
 - Fr Fridge
 - Wm Washing machine
 - (e) Existing

CHECKED
BY
PLUMBING
AND
DRAINAGE
11/7/2011

GARAGE ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749
DRAWING TITLE
REVISED GROUND FLOOR PLAN

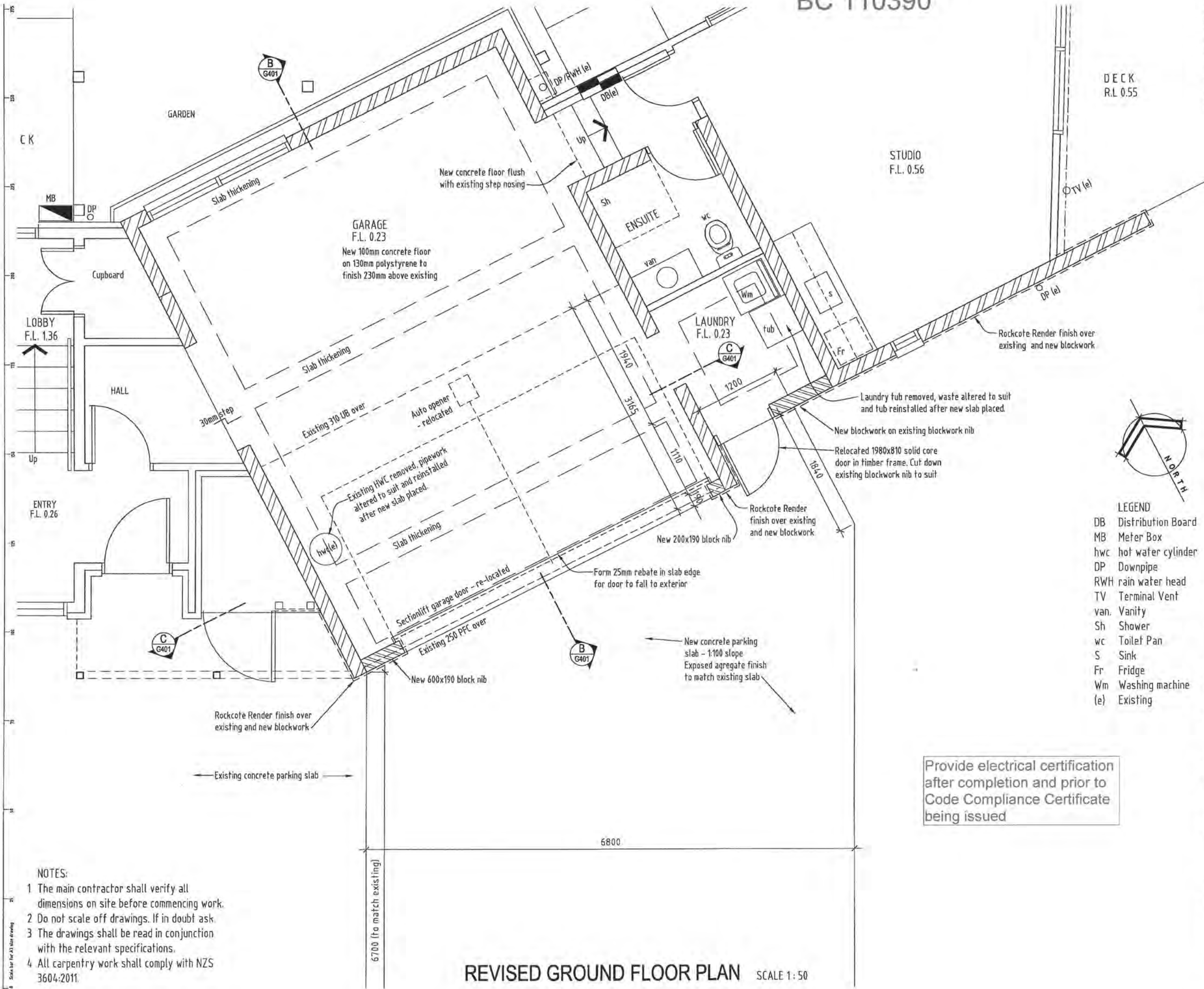
DRAWING No.	REVISION
G2.01	A
DATE 24/05/2011	SCALE AT AS 1:50
CAD FILE REFERENCE ACD-746-Rogers Garage Source	DRAWN A.T.CRAIG
JOB NUMBER 746	

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34 County Road, Otaki
P 06 364 7488 M 027 68 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz



Provide electrical certification
after completion and prior to
Code Compliance Certificate
being issued

REVISED GROUND FLOOR PLAN SCALE 1:50



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