

Sharalyn Fraser *Agency*

Statement of passing over information – This information has been supplied by the Vendor or the vendor's agents. Accordingly, Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) is merely passing over the information as supplied to us by the vendor or vendors agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA 2008) does not accept any responsibility to any person for the accuracy of the information herein



CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Ashley-Jones Cathryn & Harkness John Renwick	No.	100581
142A Upland Road	Issue date	12/04/11
Kelburn	Application date	16/07/10
Wellington 6012		

THE BUILDING

Street Address	114 Paetawa Road, Peka Peka
Valuation No.	1489009806
Legal Description	LOT 1 DP 83749-INT IN ROW
Intended Use	Residential Dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential Dwelling
Proposal	Two story addition to west of existing building including raised slat decks.
Estimated Value	\$325,000

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –

- The building work complies with the building consent; and
- The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

Signed for and on behalf of the Kapiti Coast District Council:

Signature:

Date:

12/4/11

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

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	23/07/2010

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.

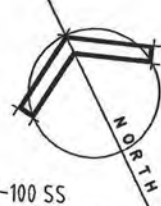
All Ground floor plumbing and drainage work shall comply with AS/NZS 3500 Part 1 Sanitary Plumbing and Drainage Group Venting.

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

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

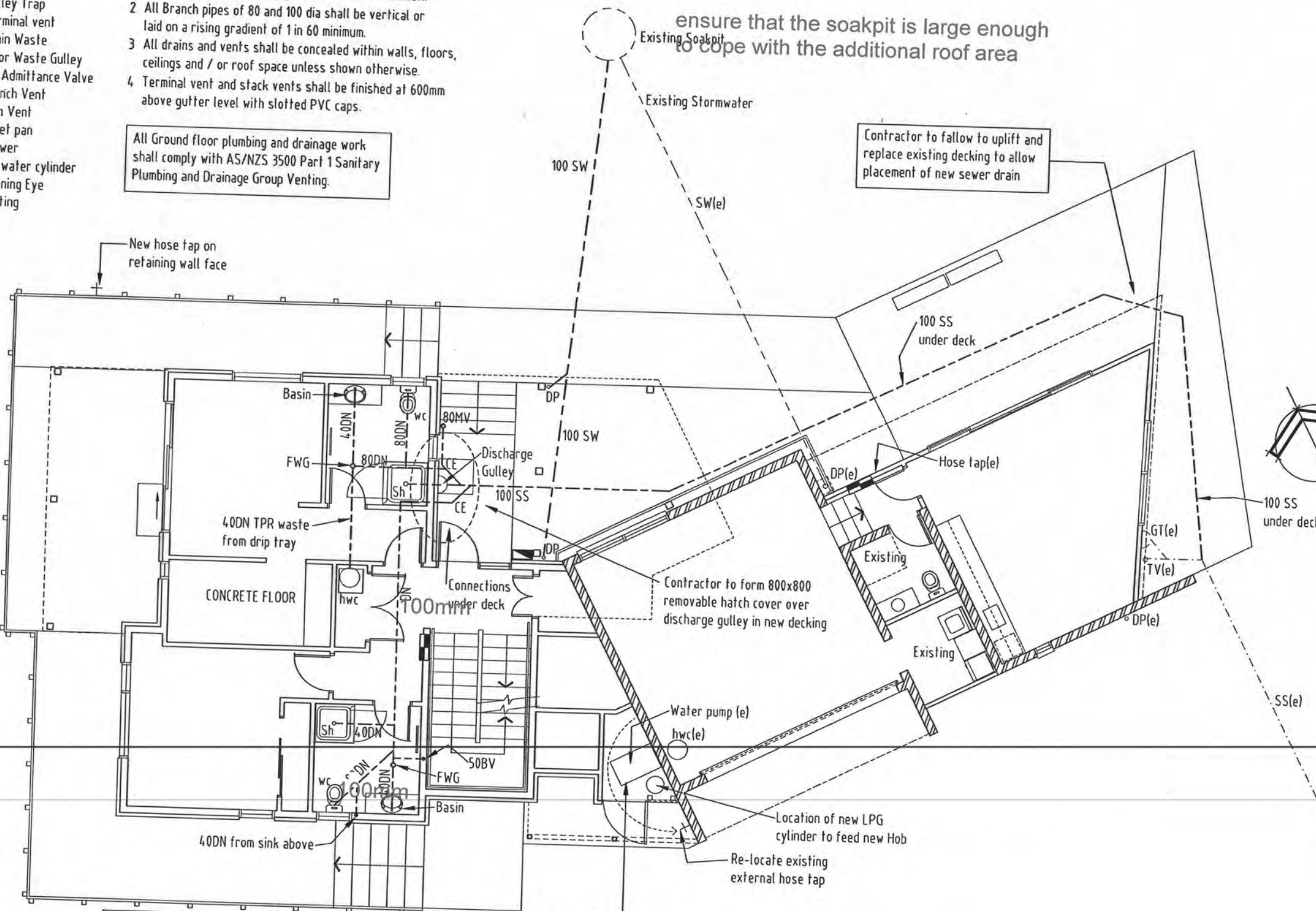
J. & C. ROGERS
 114 PAETAWA ROAD, PEKA PEKA
 LOT 1 DP 83749

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!

Record of any services in the vicinity of the proposed work. Take care

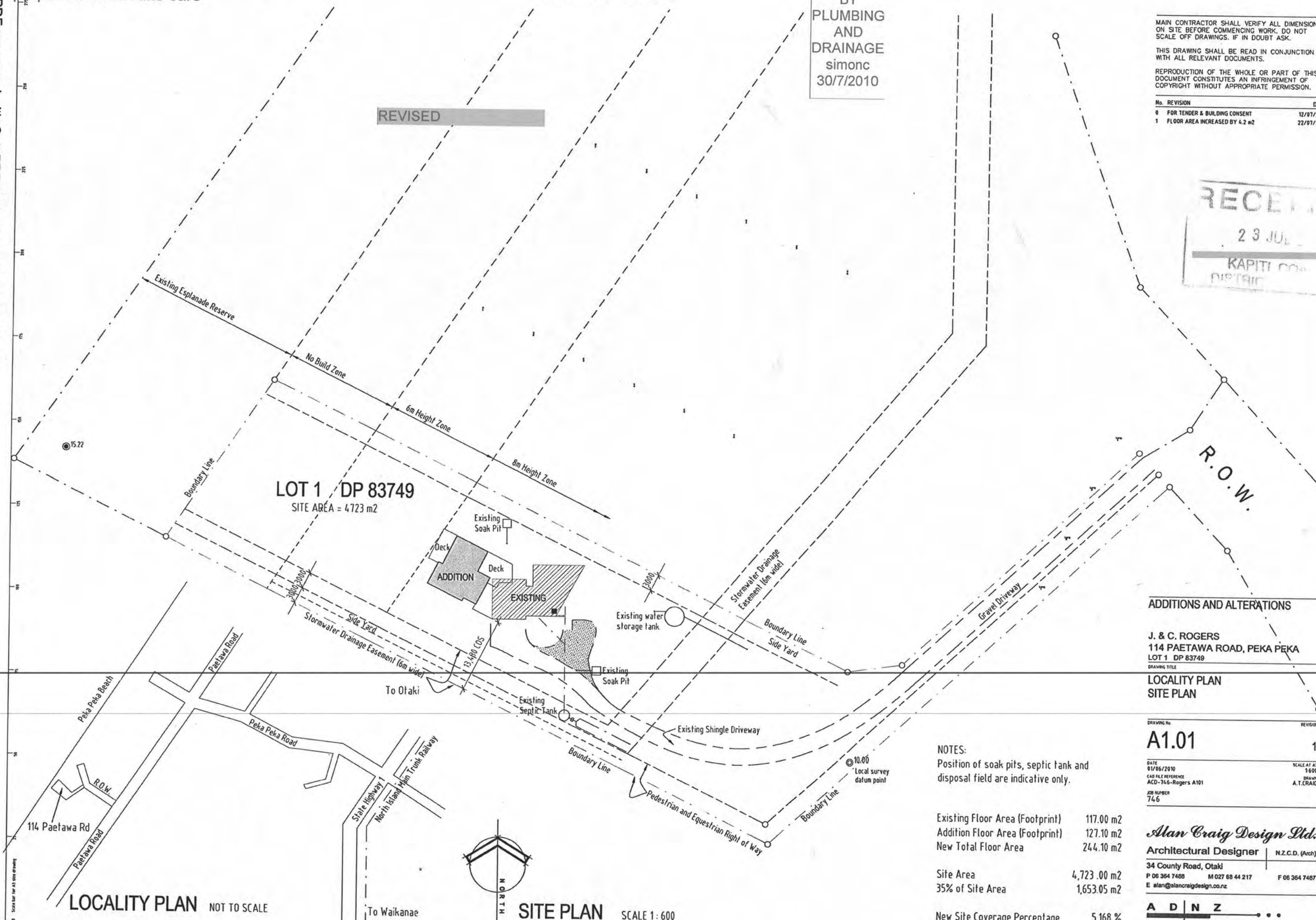
PDF processed with CutePDF evaluation edition www.CutePDF.com

BC 100581

APPROVED
BY
PLUMBING
AND
DRAINAGE
simonc
30/7/2010

MAIN CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.
REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	FLOOR AREA INCREASED BY 4.2 m2	22/07/2010



ADDITIONS AND ALTERATIONS

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

LOCALITY PLAN SITE PLAN

DRAWING No.	REVISION
A1.01	1
DATE 01/06/2010	SCALE AT A3 1:600
CAD FILE REFERENCE ACD-746-Rogers A101	DRAWN A.T.CRAIG
JOB NUMBER 746	

NOTES:
Position of soak pits, septic tank and disposal field are indicative only.

Existing Floor Area (Footprint) 117.00 m2
Addition Floor Area (Footprint) 127.10 m2
New Total Floor Area 244.10 m2

Site Area 4,723.00 m2
35% of Site Area 1,653.05 m2

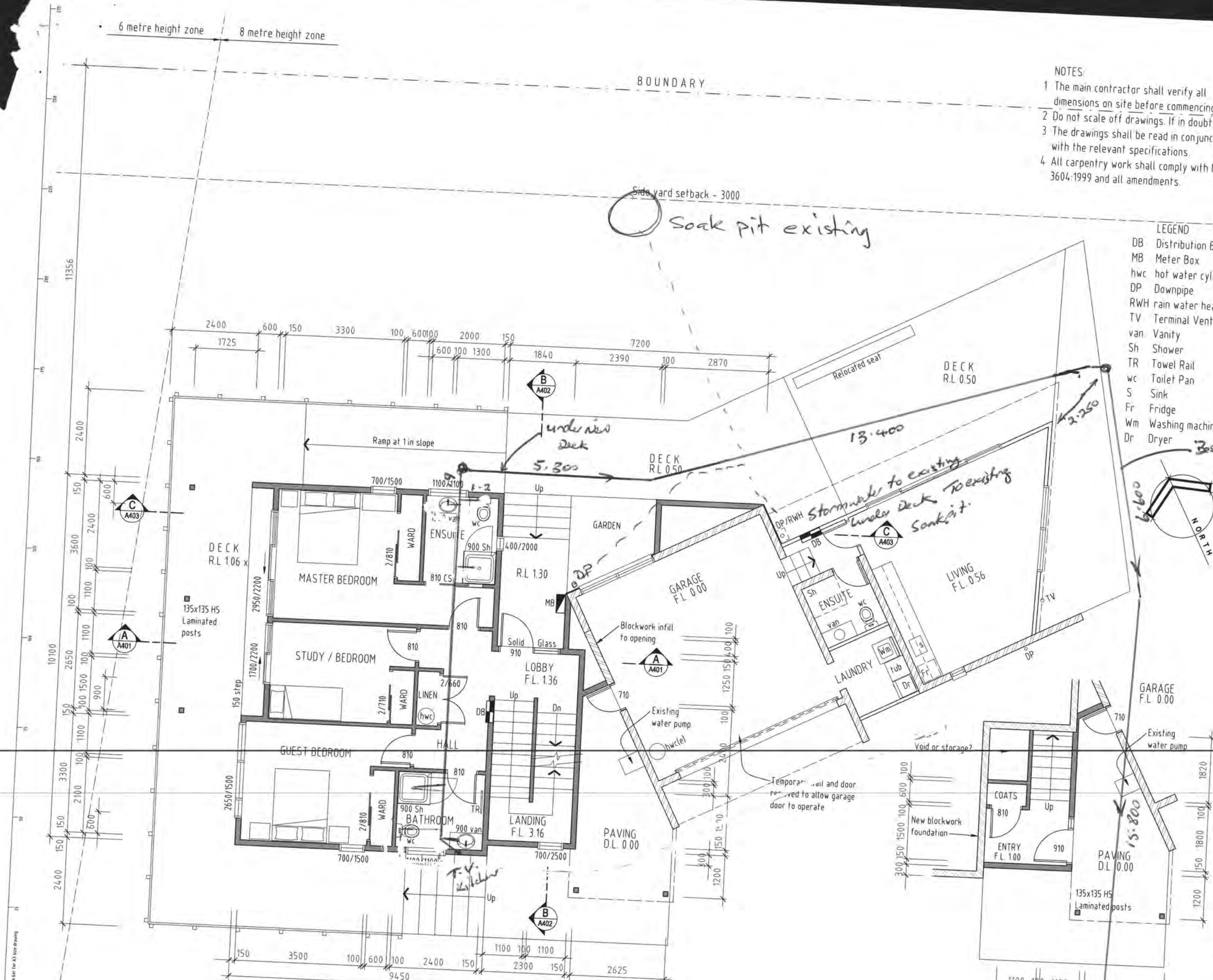
New Site Coverage Percentage 5.168 %

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

LOCALITY PLAN NOT TO SCALE

SITE PLAN SCALE 1: 600



- 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.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

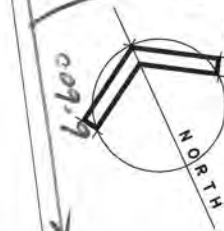
REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

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 laid sewer

Beside existing Deck



ADDITIONS AND ALTERATIONS

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

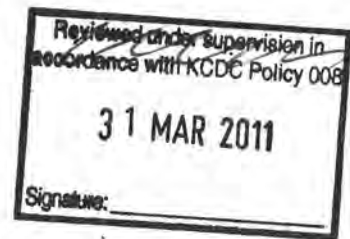
NEW GROUND FLOOR PLAN

DRAWING NO.	REVISION
A2.01	C

DATE: 04/12/2009
SCALE AT A3: 1:100
CAD FILE REFERENCE: ACO-746-Rogers A201-06
JOB NUMBER: 746
DRAWN BY: 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

NEW ENTRY FLOOR PLAN SCALE 1:100



Producer Statement

Stormwater Drains

Construction Review

Issued by A. H. Mann..... Registration Number 07202

To Kapiti Coast District Council

In respect to the following

Stormwater Drains installed in accordance with E1 AS1 as shown on the approved plans or as per the attached amended plan

Installed at 114 Paetawa Rd Reka Reka.....

Building Consent No. 100581.....

As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name A. H. Mann..... Signed [Signature]..... Date.....

Note: Fully dimensioned as built drain plan to be supplied. (scale 1:100)

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Validity authenticated in
accordance with KCDC Policy 002

Name.....

05 APR 2011

Signature.....

Signature: [Signature]

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by A.H. Mann..... Registration Number 07202

To Kapiti Coast District Council

In respect to the following

Piped Services installed in accordance with G12/AS1 as shown on the approved plans or as per the attached amended plan and Sanitary Plumbing Stacks installed in accordance with G13/AS1 or AS/NZS 3500.2.2

Installed at 114 Paetawa Rd Peka Peka.....

Building Consent No 100581.....

As a Craftsman plumber, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code. Both hot and cold systems have been pressure tested for a period of 15 minutes at a pressure of 1500 kPa.

Name A.H. Mann..... Signed [Signature]..... Date 12 March 2011

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Name.....

Signature.....

Validity authenticated in
accordance with KCDC Policy 002

05 APR 2011

Signature: [Signature]

Producer Statement

Private Sewer Drains

Construction Review

Issued by Ally Mann..... Registration Number 07202...

To Kapiti Coast District Council

In respect to the following

Private Sewer Drains installed in accordance with G13 AS2 or AS/NZS 3500 .2.2 as shown on the approved plans or as per the attached amended plan

Installed at 1111 Paetaua Rd Peka Peka.....

Building Consent No. 100 581.....

As a registered drainlayer, currently holding an annual practicing license, certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Name Ally Mann..... Signature [Signature]..... Date 13 March 2011

Note: Fully dimensioned as built drain plan to be supplied (scale 1:100)

Drains may be laid and backfilled without inspection provided that the drain is left under test with a min of 1.0 m head and the inspection at the lateral left exposed.

KCDC Office use only

Producer Statement author authenticated and current registration verified

Verification & Registration checked: <https://www2.pgdb.co.nz/PGDB/PublicRegister>

Date.....

Name.....

Signature.....

Verified & authenticated in
accordance with KCDC Policy 002

05 APR 2011

Signature: [Signature]



Site Inspection Report - New BC Applications

BC Application number: 100581 Lot 1 DP 83749
 Site Address: 114 PACTAWA RD
 Building Project: ANN & ALTS

Check NCS status is currently "To Site Inspection"

Item to be checked	Decision	Record any relevant information	Action required
Contours match application?	☒ Yes / ☐ No		
Datum point identified?	☒ Yes / ☐ No		
Boundaries identified?	☒ Yes / ☐ No		
Check ground conditions OK?	☒ Yes / ☐ No	<u>ENGINEER</u>	
Check f/path, kerb & channel, grass berm, note existence/damage.	☐ Yes / ☐ No	<u>Run</u>	
Vehicle entrance crossing installed (describe condition)	☐ Yes / ☐ No	<u>Run</u>	
Photos taken? (Save & link to NCS)	☒ Yes / ☐ No		
Dogs on property?	☒ Yes / ☐ No		
Is there a requirement for further foundation investigation e.g Engineers design	☒ Yes / ☐ No		Referred to Approvals T/L Yes / No
Record all decisions in accordance with KCDC Policy 007. Circle Yes or No in each case.			

Note: if there is a requirement for further information or some areas which do not appear to comply refer file to Team Leader Consent Approvals for action.

Inspecting Officer: Name AA Signature [Signature]

W: www.kapiticoast.govt.nz
 E: kapiti@kapiticoast.govt.nz

Fax (04) 296 4830

For further information required, change NCS status to "To Plumbing & Drainage" and place file in P&D shelf area for Approvals. If further information is required, then Status change to "To Senior Building Inspector" and hand to Team Leader Consent Approvals for action.



KCDC Building Consent Authority
Building Consent Documentation Filed



BC No.	100581
Street Address.	C. Jones & J. Harkness - J. Rodger & J. Harkness. 114 Petawa Road Peka Peka Add AL's

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	✓
1-2 14-23 26-28 33-48 61-62 64-71 73-76 83	✓
Building consent and memorandum, 113-114 123-145 162 168-178	✓
Inspection reports,	✓
Application for CCC,	✓
Code of Compliance Certificate.	✓
Producer statements and supporting documentation,	✓
Peer review documents,	N/A
Fire design documents,	N/A
Requests for further information and other correspondence,	N/A
Amendments,	✓
Supplementary information,	✓
Energy work certificates,	✓
Notices to Fix.	N/A

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

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

Criteria: All building work except for minor works or major projects. Refer BI-M-024

Address: Adds & Acts.
114 Redman Road
Peka Peka

Date: 05/11/2010

BC No: 100581



application for code compliance certificate (Form 278) completed ☒ Y ☐ N

Confirm all required inspections have been completed and passed: Answer: ☒ Yes ☐ No

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

* Fail on inspection 1 & 2 - Amended Plan & Engineers PS4 received

x Fail on inspection two Producer statement for plumbing & drainage received as requested

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

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	✓	✓	✓
plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
drainage (Form 126) for stormwater installation	✓	✓	✓
drainage (Form 127) for private sewer installation	✓	✓	✓
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	✓	✓	✓
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	✓	✓	✓
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):

Windows and Glass Product Stairways

Compliance Schedule

Is a new or amended compliance schedule required?

Y

N

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

Y

N

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: _____

Date: 5 / 4 / 11

Name: IDMY King

Co-reviewer:

Signature: _____

Date: _____/_____/_____

Name: _____

SCOPE OF INSPECTION SHEET

Date 30/3/2011 SR or BCA 100581 Inspection No. 15

Time 9.00 AM Documents on site YES / NO

Owner Name Project Description Adds + Alts - Dwg1

Site Address 114 PARETAWA Road

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall ☒ Final

Engineer Supervision Yes No n/a - Name

Notes EXTERIOR. Cladding Sealed Diagram (if necessary)

Stormwater Concrete, Roof Linings
And Flashings in Place, window and Door.
Flashings in Place, Balustrade Correct Height
Safety Glass in Place, Deck Construction AS PER PLAN,
Ground Heights Comply. Except. Frame Entry,
Small. AREA WITH ~~Flat~~ Green Fall Away From Dwelling.
Hor. Water Trap. AS. 47°; Safety Glass in Place
Pans Solid, Stair Design Correct, Grab Rails in Place,
Smoke Detectors in Place, All VALVES and PROTECTIONS
in Place To Hor. Water Cylinder,
Kitchen in Place.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued Storm Water Production Statement Required
Plaster System. WARRANTY Required

↑ received

Result: ☒ Pass ☐ Part pass ☒ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sign [Signature] Date 30/3/11
(Print Name)

Officer Name Tony [Signature] Sign [Signature] Date 30/3/11

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/11

SCOPE OF INSPECTION

Inspections are made in conjunction with, and with the cooperation of, the owner/owner's agent to ensure that the building work complies with the provisions of the Building Act and NZ Building Code. The inspection is general in nature and involves an audit of the following aspects:

Engineer – Civil/Structural/Fire/Geotechnical: An engineer has been engaged to carry out inspections on behalf of the owner. Please ensure those inspections are carried out. A Certificate of Expert Opinion is required to be supplied to Council.

Site: A surveyor's report, or visible boundary markers provided, so that the set out of the project can be clearly identified.

Foundation: When all formwork has been completed, footings have been excavated and reinforcement is in place.

Piles: When all holes are excavated prior to installation.

Pre-slab plumbing (concrete slab): When all plumbing and drainage pipes have been installed, prior to backfilling.

Pre-slab building (concrete slab): When DPM has been placed with all laps and penetrations sealed, reinforcing in place and in position with chairs as appropriate.

Sub-floor (timber suspended floor): When all sub-floor connections, joists and required blocking, and any suspended plumbing pipe work have been completed, but before any flooring or base boards have been fitted. Relocated dwellings require a sub-floor inspection prior to the base boards being fitted.

Drainage: When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.

Pre-wrap: When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.

Pre-clad: When building wrap and window and door flexible flashing tape has been installed, cavity battens (cavity systems), cavity closers and all flashing systems are in place, but before joinery has been installed.

Weathertightness: When exterior cladding has been installed, flashings in place, air seals fitted to openings, but before any coating system have been applied.

Pre-line (plumbing): When all internal plumbing is complete and plumbing pipe work is under test pressure.

Pre-line (building): When the exterior of the building is weather tight, all structural components (including bracing) have been completed and wall insulation is in place.

Wet area membranes, decks, roofs and shower area: Pre application of wet area membrane, when all outlets and flashings have been installed, ready for membrane installation.
Post application of wet area membrane.

Post-line: When all interior linings have been installed, but before skirting, Scotia or plastering stopping. Installation details of screws check of wall bracing element.

Block: When all masonry block work including block foundations for slab floors, is completed, reinforcing in place and washout openings in place.

Brick Veneer: When veneer is at half height and all flashings are in place.

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

Protection installed for membrane system and installation of perforated drainage system before back filling.

Final: Final inspections are carried out at the completion of the project and may include entire project, plumbing, drainage and storm water. The Code Compliance Certificate is issued if the building work complies with the approved building consent.

Free Standing Fireplace: Final inspection required only.

In Built Fireplace: Inspection required before installation and after installation.

PRIVACY STATEMENT

1. The information contained on the Building Inspection Report Sheet is held by the Kapiti Coast District Council, whose address is Private Bag 601, Paraparaumu.
2. The information is available for public inspection as part of the Building Record of the property concerned.
3. You have the right under the Privacy Act 1993 to obtain access to, and to request correction of any personal information held by Council concerning you.

Council has a Privacy Officer. If you have any concerns regarding privacy issues please telephone (04) 296 4700

FINAL INSPECTION

Date 30/3/2011 SR or BCA 100581 Inspection No. 15

Time 9.00 AM Documents on site YES / NO

Owner Name 114 PARETAWA ROAD Project Description Adds + A/Vs - Dwg/

Site Address 114 PARETAWA ROAD

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applicable to all inspections

Sighted previous inspection notes	<u>Y</u>	N	NA	Conforms with approved drawings	<u>Y</u>	N	NA	Confirm Additional information/amended plan	Y	N	<u>NA</u>
-----------------------------------	----------	---	----	---------------------------------	----------	---	----	---	---	---	-----------

FINAL - Exterior

Sub-floor ventilation	<u>P</u>	F	<u>NA</u>	Roof fixings	<u>P</u>	F	NA	Spouting + Down-pipes	<u>P</u>	F	NA
Deck Structure	<u>P</u>	F	NA	Flashings - Roof	<u>P</u>	F	NA	Penetrations - Flashings	<u>P</u>	F	NA
Barriers	<u>P</u>	F	NA	Gully Dishes	<u>P</u>	F	<u>NA</u>	Storm-water + site drainage	<u>P</u>	F	NA
Handrails	<u>P</u>	F	NA	Wastes to gully	<u>P</u>	F	<u>NA</u>	Fixings - Durability	<u>P</u>	F	NA
Steps/Stairs	<u>P</u>	F	<u>NA</u>	Terminal vents/AAV's	<u>P</u>	F	NA	Cladding painted/sealed	<u>P</u>	F	NA
Flashings - Windows/Doors	<u>P</u>	F	NA	Cladding Ground Clearance	<u>P</u>	F	NA		<u>P</u>	F	NA

FINAL - Interior

Service areas - floors/walls	<u>P</u>	F	NA	Food storage/preparation	<u>P</u>	F	NA	Hot water temp <u>42</u>	<u>P</u>	F	NA
Stair design	<u>P</u>	F	NA	Ventilation	<u>P</u>	F	NA	Solid fuel heater	<u>P</u>	F	<u>NA</u>
Handrails	<u>P</u>	F	NA	Insulation + clearance	<u>P</u>	F	NA	Water supply tank	<u>P</u>	F	<u>NA</u>
Balustrades	<u>P</u>	F	NA	HWC flues	<u>P</u>	F	NA	Trap seals + AAV's	<u>P</u>	F	NA
Lightings	<u>P</u>	F	NA	HWC valves	<u>P</u>	F	NA	Cistern flushing	<u>P</u>	F	NA
Laundering	<u>P</u>	F	NA	HWC restraint	<u>P</u>	F	NA	WC pan connection	<u>P</u>	F	NA
Cooking facilities	<u>P</u>	F	NA	Tempering valve	<u>P</u>	F	NA	Septic tank	<u>P</u>	F	<u>NA</u>
Smoke detectors	<u>P</u>	F	NA	Glazing - Human Impact	<u>P</u>	F	NA	Window labels	<u>P</u>	F	NA

FINAL - Intertency/Commercial

Fire/Life systems sighted	<u>P</u>	F	NA	Guarantees/Warranties/Certificates/Expert Opinion	<u>P</u>	F	NA	Intertency STC	<u>P</u>	F	NA
---------------------------	----------	---	----	---	----------	---	----	----------------	----------	---	----

All Inspections

Road Crossing Complete	<u>P</u>	F	NA	Energy Certificates supplied	<u>P</u>	F	NA	Final Check Complete	<u>Y</u>	<u>N</u>	
------------------------	----------	---	----	------------------------------	----------	---	----	----------------------	----------	----------	--

Name: [Signature] Officer Sign: [Signature] Date: 30/3/11

SCOPE OF INSPECTION SHEET

Date 7.12.2010 SR or BCA 100581 Inspection No. 1A
 Time 2.10 pm Documents on site ☒ YES / NO
 Owner Name Foxes Harveys / Lodge Project Description New Dwg.
 Site Address 114 Paetawa RD.

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

☒ Other WET AREA SEAL

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes.....

Diagram (if necessary)

FLEXISEAL P.U.D.

MEMBRANE APPLICATION OK.

WARRANTY TO BE SUPPLIED
FOR FINAL INSPECTION

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: ☒ **Pass**

☐ **Part pass**

☐ **Fail**

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be.....
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon (Print Name) Sign Matthew Dixon Date 7.12.2010

Officer Name R. J. O'NEILL Sign R. J. O'NEILL Date 7.12.2010

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1.1.1.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 7.12.2010 SR or BCA 100581 Inspection No. 1A
 Time 2:10 pm Documents on site YES / NO
 Owner Name Jones & Sons / Rogers Project Description New Dug
 Site Address 114 Pictown Rd

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	☒ Y	☐ N	☐ NA	Conforms with approved drawings	☐ Y	☐ N	☐ NA	Confirm Additional information/amended plan	☐ Y	☐ N	☐ NA
-----------------------------------	---------------------------------------	----------------------------	-----------------------------	---------------------------------	----------------------------	----------------------------	-----------------------------	---	----------------------------	----------------------------	-----------------------------

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing - human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: R. J. O'Neil Officer Sign: [Signature] Date: 7.12.2010

SCOPE OF INSPECTION SHEET

Date 30/11/2010 SR or BCA 100 587 Inspection No. 13
 Time 1:30 Documents on site YES / NO YES
 Owner Name Jones, HARNERS, RODGER Project Description New Day
 Site Address 114 PAETANA RD

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes

Diagram (if necessary)

2 Shower AREAS
VIA BOARDS TILE BACKING Fixed
AS REQUIRED
OK TO APPLY Membrane.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Membrane
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Lion Sign [Signature] Date 30/11/2010
(Print Name)

Officer Name R. Jones Sign [Signature] Date 30/11/2010

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date ././.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 30/11/2010 SR or BCA 100 581 Inspection No. 13

Time 1:30 Documents on site YES / NO YES

Owner Name Jones, Francis, Roger Project Description New Dwg

Site Address 114 Paeana Rd

All inspections are carried out with strict reference to the building consent granted.
P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.
Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
-----------------------------------	---	---	----	---------------------------------	---	---	----	---	---	---	----

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing - human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: [Signature] Officer Sign: [Signature] Date: 30/11/2010

SCOPE OF INSPECTION SHEET

Date 26/11/2010 SR or BCA 100581 Inspection No. 12
 Time 9.50 am Documents on site ☒ YES ☐ NO
 Owner Name Schwarz / Harveys / Rodger Project Description New Deck
 Site Address 114. PARAWA. ROAD.

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine ☒ PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes Stage 2. Ground Floor.

Diagram (if necessary)

Stairs in place for framing.

Fixings of Stairs Connect.
to Manufacturers Specs.

Metal Corridor in place to
Wet Area Shower

Villa Board To Be installed

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued Inspection Required To Villa
Board Before Membrane Applied

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Post Line
(Guidance notes for inspection on the rear of this sheet)

Agreed Matthew Don Sign Matthew Don Date 26/11/10
(Print Name)

Officer Name Tony King Sign Tony King Date 26/11/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/11

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 26/11/2010 SR or BCA 100581 Inspection No. 12
Time 9.50 am Documents on site YES / NO
Owner Name Schues / Harness / Rodger Project Description New Deck
Site Address 114. PARETAWA. ROAD.

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<u>Y</u>	N	NA	Conforms with approved drawings	<u>Y</u>	N	NA	Confirm Additional information/amended plan	Y	N	<u>NA</u>
-----------------------------------	----------	---	----	---------------------------------	----------	---	----	---	---	---	-----------

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing – human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	<u>P</u>	F	NA	Wet area substrate system	P	<u>F</u>	NA	Sheet fixings	<u>P</u>	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Tommy Officer Sign: [Signature] Date: 26/11/10

SCOPE OF INSPECTION SHEET

Date 22/11/10 SR or BCA 100581 Inspection No. 11

Time 09/10 Documents on site YES / NO YES

Owner Name JONES / HARNES / ROGER Project Description ADDITION

Site Address 114 PABTANA RD

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine ☒ PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes Inspection Covers STAGE 1 Diagram (if necessary)

POSTING UPPER LEVEL ONLY
o STAGE 1 FIXING CORRECT
o BRACK FIXING CORRECT

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be STAGE 2 POSTING
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Day Sign [Signature] Date 22/11/10

Officer Name [Signature] Sign [Signature] Date 22/11/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial [Initials] Date 1/1/11

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 22/11/15 SR or BCA 100581 Inspection No. 11
 Time 09/10
 Owner Name JONES/HARRIS/RODGER Documents on site YES / NO ADDIT
 Project Description ADDIT
 Site Address 114 PASTANA RD

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.
 Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	☒ Y	☐ N	☐ NA	Conforms with approved drawings	☒ Y	☐ N	☐ NA	Confirm Additional information/amended plan	☐ Y	☐ N	☒ NA
-----------------------------------	------------------------------------	-------------------------	--------------------------	---------------------------------	------------------------------------	-------------------------	--------------------------	---	-------------------------	-------------------------	-------------------------------------

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing - human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: _____ Officer Sign: _____ Date: 22/11/15

SCOPE OF INSPECTION SHEET

Date 15/11/2010 SR or BCA 100581 Inspection No. 10
Time 1:20 pm Documents on site YES / NO
Owner Name Project Description New Bridge Addition
Site Address 114 PAKETANA ROAD

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes Moisture Content at 16-18%. Diagram (if necessary)
insulation in place to first floor.
2.6. Bradford Cold Walls.
3.4 Crown Stiff. Ceiling.
Brack Connections in place.
internal. Air Seals in place.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sign Matthew Dixon Date 15/11/10
(Print Name)

Officer Name IONY L Sign IONY L Date 15/11/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/11

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 15/11/2010 SR or BCA 100581 Inspection No. 10
Time 1:20 pm Documents on site YES / NO
Owner Name Project Description New Dwelling Addition
Site Address 114 KAITAWA ROAD

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	☒ Y	☐ N	☐ NA	Conforms with approved drawings	☒ Y	☐ N	☐ NA	Confirm Additional information/amended plan	☐ Y	☐ N	☒ NA
-----------------------------------	------------------------------------	-------------------------	--------------------------	---------------------------------	------------------------------------	-------------------------	--------------------------	---	-------------------------	-------------------------	-------------------------------------

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing - human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content <u>16</u> %	P	F	NA	Insulation R Value <u>26/34</u>	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: 100581 Officer Sign: [Signature] Date: 15/11/10

SCOPE OF INSPECTION SHEET

Date 12/11/10 SR or BCA 100581 Inspection No. 9
Time 9.20 Documents on site YES / NO
Owner Name Jones, Harkness, Purson Project Description AMS
Site Address 114 PACTANA RD

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes For AMS HOT WATER CYLINDER
+ PUMP + TANK FOR COLD SUPPLY
USED 1/2" PIPES FOR 20mm +
1/2" FOR AN FIXTURES
UNDER TEST + HAULING
COPPER + SINK

Diagram (if necessary)

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued DISCUSSED WITH PURSON ABOUT T.P.R
FROM CYLINDER SHOULD BE COLLECT TO OUTSIDE OF
BUILDING - PURSON USING ALTERNATIVE SOLUTION VIA
TRAP WITH 30mm OF 20mm COPPER

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☒ Purson 07202 No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, 9/11/10 (Print Name) Sign 07202 Date 12/11/10

Officer Name G. ARMITAGE Sign [Signature] Date 12/11/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 12/11/10 SR or BCA 100581 Inspection No. 9

Time 9:30 Documents on site YES / NO

Owner Name JOHN S. HARTNESS, PARSON Project Description ADD

Site Address 114 PACTANA RD

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	Y	N	NA	Conforms with approved drawings	Y	N	NA	Confirm Additional information/amended plan	Y	N	NA
-----------------------------------	---	---	----	---------------------------------	---	---	----	---	---	---	----

WEATHERTIGHTNESS

Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where appropriate	P	F	NA
Penetrations correctly flashed	P	F	NA	Fixings appropriate for bracing elements	P	F	NA	Flashings in place	P	F	NA
Clearance provided for fascia & spouting	P	F	NA	Ground clearances achieved	P	F	NA	Clearance off deck surface	P	F	NA
Flashings/wraps in place, parapets/barriers	P	F	NA	Glazing - human impact	P	F	NA	Truss/Rafter fixings	P	F	NA

PRELINE

Max moisture Content	P	F	NA	Insulation R Value	P	F	NA	Bracing connections	P	F	NA
Ventilation to rooms	P	F	NA	Top plate connection	P	F	NA	Air seals	P	F	NA
Timber treatment	P	F	NA	Ceiling batten spacing	P	F	NA	Bottom plate fixings	P	F	NA
Lintel/beam size & fixing	P	F	NA	Stud spacing	P	F	NA		P	F	NA
Plumber Name				TPR line <u>ACTUALLY</u>	P	F	NA	Waste pipe size & test	P	F	NA
Soil pipe size and test	P	F	NA	Inbuilt S/W pipes tested	P	F	NA	Floor wastes	P	F	NA
Pipes fixed/supported	P	F	NA	Vents terminated	P	F	NA	Shut off valves	P	F	NA
System: AS3500, G13, Other	P	F	NA	Pressure Test <u>1500kPa</u>	P	F	NA	Fire wraps and collars	P	F	NA

POSTLINE

Sheet bracing	P	F	NA	Wet area substrate system	P	F	NA	Sheet fixings	P	F	NA
Penetrations sleeved	P	F	NA		P	F	NA	Fire/Acoustic separation	P	F	NA

Officer Name: Officer Sign: [Signature] Date: 12/11/10

SCOPE OF INSPECTION SHEET

Date 12/11/10 SR or BCA 100581 Inspection No. 8

Time 9.00 Documents on site YES / NO YES

Owner Name JONES, HARKNESS, ROSS, & CO Project Description ADD

Site Address 114 PACTANA RD

Building Plumbing Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a Name

Notes 100mm PVC WASTE + SOIL PIPE Diagram (if necessary)

in PACE CONNECTED TO FIXTURES

in SPEAKER POINTS in PACE

UPON TEST + HAVE SIGHTING BUBBLE

GULLY TRAP ON EXISTING MAIN

CONNECTED TO EXISTING SEWAGE TANK

GOOD FAN

TOURINTE VENT COMPLETE

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☒ M. H. Mear No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, M. H. Mear Sign [Signature] Date 12/11/10

Officer Name [Signature] Sign [Signature] Date 12/11/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date/...../.....

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 12/11/16 SR or BCA 100581 Inspection No. 0

Time 9:00 Documents on site YES / NO

Owner Name Jones, Michael, Roger Project Description ADD

Site Address 111 Pacifica Ave

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	<u>P</u>	F	NA	Connections/Angles	<u>P</u>	F	NA	Holding water <u>AN</u>	<u>P</u>	F	NA
Bedding material	<u>P</u>	F	NA	Branch length	<u>P</u>	F	NA	Terminal vent	<u>P</u>	F	NA
Gully trap(s)	P	F	<u>NA</u>	Direction/Fall	<u>P</u>	F	NA	LBP/Registration No: <u>07202</u>			

Officer Name: _____ Sign: [Signature] Date: 12/11/16

SCOPE OF INSPECTION SHEET

Date 29.10.2010 SR or BCA 100581 Inspection No. 7

Time 12:00 Documents on site YES / NO

Owner Name 114 Paetawa Rd Project Description alts

Site Address 114 Paetawa Rd

☒ Building ☐ Plumbing Circle appropriate Type & Inspection Other head flashings

Site Found Piles PreSlab Subfloor Drainage PreWrap ☒ PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes * head flashing placed, Diagram (if necessary)

alband tape over
cavity closed and batten
placed, stop ends placed and
sealed.

* ok to complete remaining.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed Matthew Dixon Sign Matthew Dixon Date 29.10.2010

Officer Name Andrew Sign Andrew Date 29.10.2010

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

PRE WRAP / PRE CLAD

Date 29.10.2010 SR or BCA 100581 Inspection No. 7

Time 12:00 Documents on site YES / NO (P)

Owner Name 114 Portwang Ltd Project Description g/H

Site Address 114 Portwang Ltd

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	<u>(P)</u>	N	NA	Conforms with approved drawings	<u>(P)</u>	N	NA	Confirm Additional information/amended plan	Y	<u>(N)</u>	NA
-----------------------------------	------------	---	----	---------------------------------	------------	---	----	---	---	------------	----

PRE WRAP

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements%	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap type				Building wrap	P	F	NA	Head flashings	<u>(P)</u>	F	NA
Flexible sealing tape type				Flexible sealing tape	P	F	NA	Sill flashings	P	F	NA
Deck membrane type				Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	<u>(NA)</u>	Batten timber treatment	<u>(P)</u>	F	NA	Cavity closers	<u>(P)</u>	F	NA
Battens in place	<u>(P)</u>	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	<u>(NA)</u>	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	<u>(NA)</u>	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	<u>(P)</u>	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

Name: Andrew Officer Sign: A.H. Date: 29.10.2010

SCOPE OF INSPECTION SHEET

Date 20-10-2010 SR or BCA..... Inspection No. 6

Time 11:30 Documents on site YES / NO

Owner Name..... Project Description atb

Site Address 114 Portawa Rd

Building Plumbing

Circle appropriate Type & Inspection Other.....

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name.....

Notes * Stage 2 - final preclad inspection Diagram (if necessary)

* cover-up wrap
* H3.1 cavity battens
* cavity closers placed
* allband tape placed to openings
* window support bars placed
* change of cladding, flashing placed (horizontal).
* 17.5mm CD H3.2 ply placed, s/s fixings as spec.
1-2mm gap between sheets, fillets and fall correct.

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

* pre-wrap items, check at pre-line.

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be.....
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sign Matthew Dixon Date 20/10/2010

Officer Name D. Andrew Sign A. A. Date 20/10/2010

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

PRE WRAP / PRE CLAD

Date 20-10-2008 SR or BCA _____ Inspection No. 6

Time Documents on site YES / NO

Owner Name Project Description

Site Address.....114 SAKWIS RD

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	☒ Y	☐ N	☐ NA	Conforms with approved drawings	☒ Y	☐ N	☐ NA	Confirm Additional information/amended plan	☐ Y	☒ N	☐ NA
-----------------------------------	------------------------------------	-------------------------	--------------------------	---------------------------------	------------------------------------	-------------------------	--------------------------	---	-------------------------	------------------------------------	--------------------------

PRE WRAP

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements%	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap type <i>cover up</i>	Building wrap			P	F	NA	Head flashings	P	F	NA	
Flexible sealing tape type <i>chamber</i>	Flexible sealing tape			P	F	NA	Sill flashings	P	F	NA	
Deck membrane type <i>na</i>	Deck membrane fixed in accordance with Spec			P	F	NA	Back flashings	P	F	NA	
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

Name: [Signature] Officer Sign: [Signature] Date: 2/10/20

SCOPE OF INSPECTION SHEET

Date 12.10.2010 SR or BCA 100581 Inspection No. 5

Time 3:15 Documents on site YES NO

Owner Name 114 Paetawa Rd Project Description addn + cts.

Site Address 114 Paetawa Rd

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name

Notes * inspection contains 2 stages
* Stage 1 - excludes stairwell.
* cover up wrap placed
* cuts for flashings placed to
block work.
* thermakote flexible to openings
* support bars placed.
* back flashings placed to lower level.
* upper level (UH3) cavity battens with
cavity closers in place.
* stud to top plate fixings to opening in place.
* amendment in at KRC for intriga to ground floor.

Diagram (if necessary) OK TO CONTINUE

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued * check remaining pre-wrap items at preline.

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Stage 2 - stairwell Pre-clad.
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sign Matthew Dixon Date 12/10/2010

Officer Name Andrew Sign Andrew Date 12/10/2010

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/

PRE WRAP / PRE CLAD

Date 12.10.2010 SR or BCA 100581 Inspection No. 5
Time 3:15 Documents on site YES / NO
Owner Name 114 Pakana Rd Project Description addn. o/s.
Site Address 114 Pakana Rd

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	☒ Y	☐ N	☐ NA	Conforms with approved drawings	☒ Y	☐ N	☐ NA	Confirm Additional information/amended plan	☐ Y	☒ N	☐ NA
-----------------------------------	------------------------------------	-------------------------	--------------------------	---------------------------------	------------------------------------	-------------------------	--------------------------	---	-------------------------	------------------------------------	--------------------------

PRE WRAP

Cladding type identified	P	F	NA	Exterior sheet bracing & angle brace fixing	P	F	NA	Bracing requirements	P	F	NA
Framing moisture meets cladding requirements%	P	F	NA	Bottom plate connections	P	F	NA	Purlin fixing	P	F	NA
Stud spacing appropriate for cladding	P	F	NA	Building wrap type	P	F	NA	Decking substrate	P	F	NA

PRE CLAD

Building wrap type <u>cover-up</u>	P	F	NA	Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type <u>thermaKraft</u>	P	F	NA	Flexible sealing tape	P	F	NA	Sill flashings	P	F	NA
Deck membrane type <u>NA</u>	P	F	NA	Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

Name: Andrew Officer Sign: A.A. Date: 12/10/2010

SCOPE OF INSPECTION SHEET

Date 6/10/10 SR or BCA 100581 Inspection No. 4
Time 0840 Documents on site YES / NO
Owner Name EVES / HARRINGS / REAGON Project Description ADDS / ACTS
Site Address 114 PASTANA RD

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other

Site Found Piles PreSlab Subfloor Drainage ☒ PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision ☒ Yes ☐ No ☐ n/a - Name HANSA WELLS

Notes Diagram (if necessary)

- DOORS Pullin Fixings CORRECT
- BRACING CORRECT EXCEPT FOR ITEMS NOTED BELOW - CHECK AT PRE CLAD / BRACING
- BOTTOM PLATE Fixings CORRECT EXCEPT FOR ITEMS NOTED BELOW
- LINTED STRIPS COMPLETED

- ENQUIRE TO INSPECT / APPROVE PORTAL AND BEAMS - Supply ENG PS4 AT FINAL
- COMPLETE AMENDED PLAN FOR SUSP 3. 15/9/10 FOR FOUNDATION

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

- COMPLETE BLI & GSI KN FIXINGS FOR BOTH LEVELS AS MARKED ON KDC BRACE PLAN
- COMPLETE STUD TO TOP PLATE UPLIFT FIXINGS TO OPENINGS - CHECK AT PRE CLAD (GROUND LEVEL)
- CONFIRM 290.63MM RATHERS ARE 113.2 TREATED PER PLACING PLAN

Result: Pass

Part pass

☒ Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be REVIEW FOR ABOVE / PRE CLAD
(Guidance notes for inspection on the rear of this sheet)

Agreed, Sean Christensen Sign [Signature] Date 6/10/10
(Print Name)

Officer Name Jack Bell Sign [Signature] Date 6/10/10

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date 1.1.10

PRE WRAP / PRE CLAD

Date 6/10/10 SR or BCA 100581 Inspection No. 4
 Time 0840 Documents on site YES / NO
 Owner Name Boss / HARRISS / ROOGER Project Description ADD / RCT
 Site Address 114 TABANA RD

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

Applies to all inspections

Sighted previous inspection notes	☒ Y	☒ N	NA	Conforms with approved drawings	☒ Y	☒ N	NA	Confirm Additional information/amended plan	☒ Y	☒ N	NA
-----------------------------------	------------------------------------	------------------------------------	----	---------------------------------	------------------------------------	------------------------------------	----	---	------------------------------------	------------------------------------	----

PRE WRAP

Cladding type identified	☒ P	☒ F	NA	Exterior sheet bracing & angle brace fixing	P	☒ F	☒ NA	Bracing requirements	P	☒ F	NA
Framing moisture meets cladding requirements%	☒ P	☒ F	NA	Bottom plate connections	P	☒ F	NA	Purlin fixing	☒ P	F	NA
Stud spacing appropriate for cladding	☒ P	☒ F	NA	Building wrap type	☒ P	F	NA	Decking substrate	☒ P	F	NA

PRE CLAD

Building wrap type	P	F	NA	Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type	P	F	NA	Flexible sealing tape	P	F	NA	Sill flashings	P	F	NA
Deck membrane type	P	F	NA	Deck membrane fixed in accordance with Spec	P	F	NA	Back flashings	P	F	NA
Saddle flashings	P	F	NA	Internal/external corner flashings	P	F	NA	Jamb flashings	P	F	NA
Capillary clearances	P	F	NA	Flashing of penetrations	P	F	NA	Ground/deck cladding clearance	P	F	NA

CAVITY SYSTEM

Additional strapping to wrap	P	F	NA	Batten timber treatment	P	F	NA	Cavity closers	P	F	NA
Battens in place	P	F	NA	Battens structural fixing	P	F	NA	Cavity spacers	P	F	NA
Cavity spacers size & slope	P	F	NA	Reinforcing fixed in place (stucco)	P	F	NA	Proprietary self spacing mesh	P	F	NA
Mesh spacers (stucco)	P	F	NA	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

Name: _____ Officer Sign: _____ Date: 6/10/10

SCOPE OF INSPECTION SHEET

Date 15/9/10 SR or BCA 100581 Inspection No. 3
Time 1100 Documents on site YES / NO
Owner Name C Jones / J HANKINS / J ROBERTS Project Description ADD / RTG
Site Address 114 PATANA RD

☒ Building ☒ Plumbing

Circle appropriate Type & Inspection

Other

Site Found Piles ☒ PreSlab ☒ Subfloor ☐ Drainage ☐ PreWrap ☐ PreClad ☐ Weathertight ☐ PreLine ☐ PostLine ☐ Block ☐ Brick ☐ Ret.Wall ☐ Final

Engineer Supervision Yes No n/a - Name HANISH WELLS

Notes Barbed Diagram (if necessary)

- Reinforcement in place
- 70% MOBSH INSTALLED
- Poly Sheets Installed
- Vapor. Barrier Installed

- 2/ Plumbing Layout
- CORRECT
- FALL CORRECT

- SLAB COVERED AT TIME OF INSPECTION.
- NO WATER TEST
- PROVIDED
- Supply Plumbob
- PROD STATEMENTS PPE SOWER
- STORMWATER & HS BUILTS AT FINAL

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued

- REMOVED / Plan for Foundation Detail
- FOR INSP 1 3/8/10 IN PROGRESS
- ENGINEER TO INSPECT / APPROVE - Supply
- ENG PSU AT FINAL
- Complete MOBSH Install / Bar edging
- MATERIALS ON SITE

Result: **Pass**

Part pass

Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be RE CLAD
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Dixon Sign [Signature] Date 15/9/10

Officer Name Jack Keenan Sign [Signature] Date 15/9/10

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date 1/1/10

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date: 15/9/13 SR or BCA: 100581 Inspection No.: 2
 Time: 1:00 Documents on site YES / NO
 Owner Name: C Jones / J HANNAH / J HODGON Project Description: ADDN / MTS
 Site Address: 114 PATERNA RD

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	Y	N	NA	Checked driveway	Y	N	NA	Engineer supervision required	Y	N	NA
Scope of Resource consent granted?	Y	N	NA	Checked position off relevant boundaries and datum height	Y	N	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	NA	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	P	F	NA	Pile size	P	F	NA	Pile/Bearer/Joist Fixings	P	F	NA
Good bearing (NZS 3604)	P	F	NA	Pile layout is to plan	P	F	NA	Notching, Holes, etc	P	F	NA
Reinforcing	P	F	NA	Special piles - point load	P	F	NA	Solid Blocking	P	F	NA
Siting	P	F	NA	Timber Treatment	P	F	NA	Joists	P	F	NA
Sub-floor vents	P	F	NA	Hole depth	P	F	NA	Beams/Bearers	P	F	NA

PRE SLAB

Rebate for brick veneer	P	F	NA	Sand blinding	P	F	NA	Steel reinforcing	P	F	NA
Ground clearance	P	F	NA	Slab thickenings	P	F	NA	Bar chairs	P	F	NA
Concrete Cover	P	F	NA	Vapour barrier (DPC)	P	F	NA	DPC penetrations taped	P	F	NA
Driveway s/w control	P	F	NA	Bottom plate fixings	P	F	NA	Minimum Floor Level	P	F	NA
Secondary flow path	P	F	NA	TPR line	P	F	NA	Wastes and drains - size / fall	P	F	NA
Pipe material	P	F	NA	Plumbing layout	P	F	NA	Test - Water / Air	P	F	NA
Pipe protection	P	F	NA	Pipes supported	P	F	NA	Visual leak check	P	F	NA

DRAINAGE

Pipe diameter	P	F	NA	Connections/Angles	P	F	NA	Holding water	P	F	NA
Bedding material	P	F	NA	Branch length	P	F	NA	Terminal vent	P	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: [Signature] Sign: [Signature] Date: 15/9/13

SCOPE OF INSPECTION SHEET

Date 8/9/2010 SR or BCA 100581 Inspection No. 2

Time 11.10 AM Documents on site YES / NO

Owner Name Project Description Adds e Alts

Site Address 114. PARRAWA ROAD

Building Plumbing

Circle appropriate Type & Inspection Other

Site Found Piles PreSlab Subfloor Drainage PreWrap PreClad Weathertight PreLine PostLine Block Brick Ret.Wall Final

Engineer Supervision Yes No n/a - Name Hammish Walls

Notes Steel in Place To Block Diagram (if necessary)

WALLS. CORRECT. CONCRETE
WASHERS. CLOSED GRADY FOR
FOUR.
4 COATS. MULBERRY PLUS IN PLACE
TO INSIDE OF BLOCK WALLS
POLYSTYRENE. PROTECTION TO BE INSTALLED

Photo's Taken - Nos. saved / scanned? Y / N

Site instruction issued ENGINEER TO SUPPLY P-54
AND SITE REPORTS REQUIRED TO COVER
ALL ASPECTS OF THREE DESIGN

Result: Pass Part pass Fail

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matt (Print Name) Sign Matt Date 8/9/10

Officer sign Dany King Name Dany King Date 8/9/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date / /

BLOCK / BRICK / RETAINING WALL / OTHER

Date 8/9/2010 SR or BCA 100581 Inspection No. 2

Time 11.10 AM Documents on site YES / NO

Owner Name Project Description Adds & Alts

Site Address 114. Paezawa Road.

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

BLOCK

Washouts	P	F	NA	Control joints	P	F	NA	Engineer Design	P	F	NA
Reinforcing	P	F	NA	Mortar Bedding	P	F	NA	Engineer Report available	P	F	NA
Starters	P	F	NA	Eng. Company:				Eng. Name: H. Wells			

BRICK VENEER

Waterproof slab edge	P	F	NA	Mortar Bedding	P	F	NA	Rebate clear of debris	P	F	NA
Min/max cavity achieved	P	F	NA	Flashings to openings	P	F	NA	Veneer overhang	P	F	NA
Brick tie fixings	P	F	NA	Brick tie durability	P	F	NA	Brick tie spacing	P	F	NA
Washouts	P	F	NA	Building wrap	P	F	NA	Head Lintels	P	F	NA
Weep holes	P	F	NA	Under window vents	P	F	NA	Control Joints	P	F	NA

RETAINING WALL

Reinforcing	P	F	NA	Backfill drainage material	P	F	NA	Timber treatment	P	F	NA
Waterproof membrane	P	F	NA	Discharge point	P	F	NA	Surcharge to design assumptions	P	F	NA
Membrane protection	P	F	NA	subsoil drain	P	F	NA	Inclination angle	P	F	NA
Cleaning/Flush point	P	F	NA	Engineer design	P	F	NA	Engineer Report Available	P	F	NA
	P	F	NA	Eng. Company:				Eng. Name:			

OTHER

	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA
	P	F	NA		P	F	NA		P	F	NA

Officer Sign: [Signature] Name: Tony King Date: 8/19/10

SCOPE OF INSPECTION SHEET

Date 31-8-2010 SR or BCA 100581 Inspection No. 1

Time 12:15 Documents on site YES / NO YES

Owner Name _____ Project Description Adds + alters

Site Address 114 Paetawa Rd

☒ Building ☐ Plumbing Circle appropriate Type & Inspection Other _____

☒ Site ☒ Found ☐ Piles ☐ PreSlab ☐ Subfloor ☐ Drainage ☐ PreWrap ☐ PreClad ☐ Weathertight ☐ PreLine ☐ PostLine ☐ Block ☐ Brick ☐ Ret.Wall ☐ Final

Engineer Supervision ☒ Yes ☐ No n/a - Name Hamish Wells

Notes _____ Diagram (if necessary) _____

* Sited as concentric plan
* engineer has been on site and approved for a concrete pour.
* engineers footing details differ from concentric plan.
* pile sets 7-10 mm. All piles for job are placed.
* all steel placed and tied as engineers details.

Photo's Taken - Nos. _____ saved / scanned? Y / N

Site instruction issued * PS4 by engineer and revised foundation plan.

Result: **Pass** **Part pass** ☒ **Fail**

Confirmation of inspection by person on site

Person on site: Builder ☒ Owner ☐ Other ☐ No One on site ☐

Your next inspection will be Block.
(Guidance notes for inspection on the rear of this sheet)

Agreed, Matthew Brown (Print Name) Sign _____ Date 31, 8, 2010

Officer Name Andrew Sign _____ Date 31, 8, 2010

Additional Insp. Sheet No. _____

Information entered into data base ☐ Initial _____ Date 1/1/

SITE / FOUNDATIONS / PILES / PRE SLAB / SUBFLOOR / DRAINAGE

Date 31.8.2010 SR or BCA 100581 Inspection No. 1

Time 12:15 Documents on site YES / NO

Owner Name 114 Paetawa Rd Project Description Adds + lifts

Site Address 114 Paetawa Rd

All inspections are carried out with strict reference to the building consent granted.

P = Pass F = Fail NA = Non-Applicable

Inspection decisions are based on the extent of work inspected at the time of inspection.

Please refer to the related scope sheet for definition of the inspections extent.

SITE

Conforms with approved drawings	<u>Y</u>	N	NA	Checked driveway	Y	N	<u>NA</u>	Engineer supervision required	<u>Y</u>	N	NA
Scope of Resource consent granted?	Y	N	<u>NA</u>	Checked position off relevant boundaries and datum height	Y	<u>N</u>	NA		Y	N	NA
Expert Opinion (Producer statement) required	Y	N	<u>NA</u>	Name of Surveyor				Name of Engineer	<u>Hamish Wells</u>		
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

Footing Depth	<u>P</u>	F	NA	Pile size	P	F	<u>NA</u>	Pile/Bearer/Joist Fixings	P	F	<u>NA</u>
Good bearing (NZS 3604)	P	<u>F</u>	NA	Pile layout is to plan	P	F	<u>NA</u>	Notching, Holes, etc	P	F	<u>NA</u>
Reinforcing	<u>P</u>	F	NA	Special piles - point load	P	F	<u>NA</u>	Solid Blocking	P	F	<u>NA</u>
Siting	<u>P</u>	F	NA	Timber Treatment	P	F	<u>NA</u>	Joists	P	F	<u>NA</u>
Sub-floor vents	P	F	<u>NA</u>	Hole depth	P	F	<u>NA</u>	Beams/Bearers	P	F	<u>NA</u>

PRE SLAB

Rebate for brick veneer	P	F	<u>NA</u>	Sand blinding	P	F	<u>NA</u>	Steel reinforcing	P	F	<u>NA</u>
Ground clearance	P	F	<u>NA</u>	Slab thickenings	P	F	<u>NA</u>	Bar chairs	P	F	<u>NA</u>
Concrete Cover	P	F	<u>NA</u>	Vapour barrier (DPC)	P	F	<u>NA</u>	DPC penetrations taped	P	F	<u>NA</u>
Driveway s/w control	P	F	<u>NA</u>	Bottom plate fixings	P	F	<u>NA</u>	Minimum Floor Level	P	F	<u>NA</u>
Secondary flow-path	P	F	<u>NA</u>	TPR line	P	F	<u>NA</u>	Wastes and drains - size / fall	P	F	<u>NA</u>
Pipe material	P	F	<u>NA</u>	Plumbing layout	P	F	<u>NA</u>	Test - Water / Air	P	F	<u>NA</u>
Pipe protection	P	F	<u>NA</u>	Pipes supported	P	F	<u>NA</u>	Visual leak check	P	F	<u>NA</u>

DRAINAGE

Pipe diameter	P	F	<u>NA</u>	Connections/Angles	P	F	<u>NA</u>	Holding water	P	F	<u>NA</u>
Bedding material	P	F	<u>NA</u>	Branch length	P	F	<u>NA</u>	Terminal vent	P	F	<u>NA</u>
Gully trap(s)	P	F	<u>NA</u>	Direction/Fall	P	F	<u>NA</u>	LBP/Registration No:			

Officer Name: Andrew Sign: G. H. Date: 31.8.2010

Sect. 221



FOR COUNCIL USE:		
DEPARTMENT	TICK FOR REFERRAL	COMMENTS
Site Inspection	✓	Refer to Form 241 for completion of site inspection & sign off this form when completed.
Resource Consents (refer PIM Sheet)	✓	
Plumbing and Drainage	✓	
Building	✓	30/7/2010
Fire Design		Shawn Napa 13-08-10
Compliance Schedule		
Environmental Health		
Other.....		
NOTES:		

Building Consent No.	100581
Building Project	C. Jones & J. Hartness - J. Rodger & S. Hartness Add & AITs
Location (Site Address)	114 Puketua Road Peta Peta
Building Category	Circle appropriate category 0 1 2 3

Application workflow checklist		
RECEIVED	Name & Signature	Date
15 JUL 2010 KAPITI COAST DISTRICT COUNCIL	Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed Leah Smith	
# Note: Checked, date stamped and initialled by TO/BCO. Select and circle appropriate category above & identify allocation to appropriate technical groups and if required to go to "site inspection" AP-WI-001		
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008		
Data entered and invoiced by CSO CS-WI-008	Angie	16/7/10
Pages numbered by CSO CS-WI-008		
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Ying Jon	16/7/10
BC Application signed over to BC CS-WI-009		
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Simon Copp Shawn Napa	30/7/2010 13 Aug 10
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012	Angie	16/08/10
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS	32		Lapse and cancellation after 12mths of consent	23		Installation of solid fuel appliance (wood burner) comply and secured
✓ Foundation/Piles		✓				
✓ 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-Wrap	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
✓ Pre-Clad	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)						
✓ Pre-lining (Plumbing)						
Wet areas - membrane	12	✓	Hot & Cold water pipes tested to 1500kPa	39		Construction of playground to comply with NZS5828
✓ Post Lining						
Brick Veneer	13		Roof stormwater to be connected to existing	40		Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
Retaining Wall						
✓ Final (Dwelling)	14		Copper water pipes not permitted	43	✓	Textured systems should be applied by licensed, trained applicators - supply warranty
Final (Commercial & Multi-resd)						
	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
	21	✓	Minimum FFL to comply with NZS3604			

STANDARD CONSENT CONDITIONS		
37		
72		
80		

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEEs		APPLICATION FEE \$.....
Building Fee	\$2338.00	\$3341.25
Sewer Connection	\$.....	RECEIPT NO
Water Connection	\$.....	DATE.....
Vehicle Crossing	\$.....	INVOICE NO
Damage Deposit	\$.....	06614
Code Compliance Administration	\$.....	DATE 16/7/10
Building Research Levy	\$325.00	RECEIPT NO
Development Levy	\$.....	346192
DBH Levy	\$640.25	DATE 16/7/10
Compliance Schedule	\$.....	FEEs PAID BY:
Digital Storage Fee	\$38.00	Cathryn Ashley-Jones
Certificate of Title Charge	\$.....	BUILDING CONSENT
Photocopying	\$.....	NUMBER
SUBTOTAL	\$.....	100581
Less Fee Paid	\$.....	DATE ISSUED
TOTAL	\$3341.25	16/7/10
GST INCLUDED	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT
		Deposit held = \$.....
		Cost to Repair Damage Caused During Construction = \$.....
		Total Balance to be Refunded
		Authority Number:
		Authorised: DATE:

51-860-608

Received with thanks by 10/1
KAPITI COAST DISTRICT COUNCIL

16-07-10 8:32 Receipt no.:

COPY *COPY* *COPY*

DR BC100581

ALAN CRAIG DESIGN LT 3,341

Alan Craig Design Ltd - Alan Craig:

CQ B

Cathryn Ashley-Jones 3,341..



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 100581

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 Jones & J Harkness 1/2 Share - J Roger & J Harkn

Contact person:

Mailing address: 142A Upland Road, Kelburn, Wellington

Street address/registered office:

Phone number: Landline: 04 472 9354

Mobile: 021 448149

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 - Alan Craig

Mailing Address: 34 County Road, Otaki 5512

Phones:: 06 364 7488: 0276 844217: 06 364 7488

Fax: 06 364 7487

Email: alan@alancraigdesign.co.nz

Building work

The following building work is authorised by this building consent:

Two story addition to west of existing building including raised slat decks.

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:

Angela Smith
Signature

CSO
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 13/08/10

16 August 2010

C Jones & J Harkness 1/2 Share - J Roger & J Harkn
142A Upland Road
Kelburn
Wellington

Dear Sir/Madam

Approval of Building Consent: 100581

Description: Two story addition to west of existing building including raised slat decks.
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 - Alan Craig 34 County Road Otaki 5512	No.	100581
--	-----	--------

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages Two story addition to west of existing building including raised slat decks.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$325,000
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 County Road, Otaki
5512 : 06 364 7488 / 0276 844217

Drainlayer: TBA

Contractor: Hamish Wells Ltd 215A Rangiuru Road, Otaki : 06 364 6728 /
0274 459757

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Block
 3. Pre-slab
 4. Pre-slab
 5. Drainage
 6. Pre Wrap
 7. Pre Clad
 8. Weathertightness
 9. Preline
 10. Preline
 11. Postline
 12. 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. All foundations are to be to solid bearing minimum of 300mm
4. Note and comply with endorsements on approved plans.
5. Names and registration numbers of plumber and drainlayer are required before work commences.
6. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
7. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
8. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
9. Contractor to leave site clear of all demolition materials and in a tidy state.
10. As this site is located in the Severe Coastal Corrosion Zone, all exposed fixings and cladding fixings need to be stainless steel.
11. If cladding is to have pre-finished colour coating, that coating shall be appropriate for the designated coastal conditions of that site.
12. Restrictor stays, limiting sash opening to max 100mm must be fitted wherever sill height is less than 760mm and the difference in levels are 1 metre or greater. Refer F4.NZBC
13. Textured Systems should be applied by licensed, trained applicators only. Supply copy of warranty to Certifier.
14. Exterior cladding system to be previously completed and inspected by Council's Inspector prior to any subsequent prelining inspection/approval being granted for the fixing of internal linings.

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: _____

frost prone water pipes are to be lagged with a suitable type of insulation.

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.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	22/07/2010
2	EXTERNAL HANDRAILS ADDED	10/08/2010

LEGEND

DB	Distribution Board
MB	Meter Box
hwc	hot water cylinder
DP	Downpipe
RWH	rain water head
TV	Terminal Vent
van.	Vanity
Sh	Shower
TR	Towel Rail
wc	Toilet Pan
S	Sink
Fr	Fridge
Wm	Washing machine
Dr	Dryer

APPROVED BY
PLUMBING AND DRAINAGE
simonc
30/7/2010

NEW GROUND FLOOR PLAN SCALE 1: 100

SCALE 1: 100 ENTRY FLOOR PLAN

ADDITIONS AND ALTERATIONS MARK 3

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

DRAWING TITLE

NEW GROUND FLOOR PLAN

DRAWING No.
A2.01

DATE
21/05/2010

CAD FILE REFERENCE
ACD-746-Rogers A201-06 Mk3

JOB NUMBER
746

REVISION

2

SCALE AT A3
1:100
DRAWN
A.T. CRAIG

Alan Craig Design Ltd.
Architectural Designer

34 County Road, Otaki
P 08 364 7488 M 027 68 44 217 F 08 364 7487
E alan@alancraigdesign.co.nz

N.Z.C.D. (Arch)

ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

A D N Z

preline plumbing inspection required.

BC 100581

BOUNDARY

Side yard setback - 3000

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.

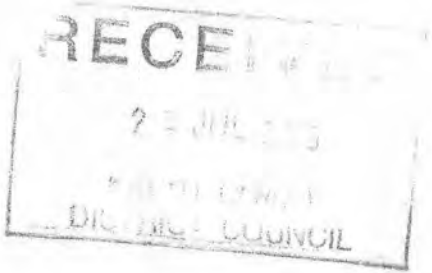
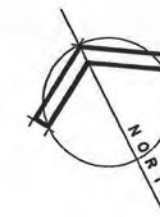
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

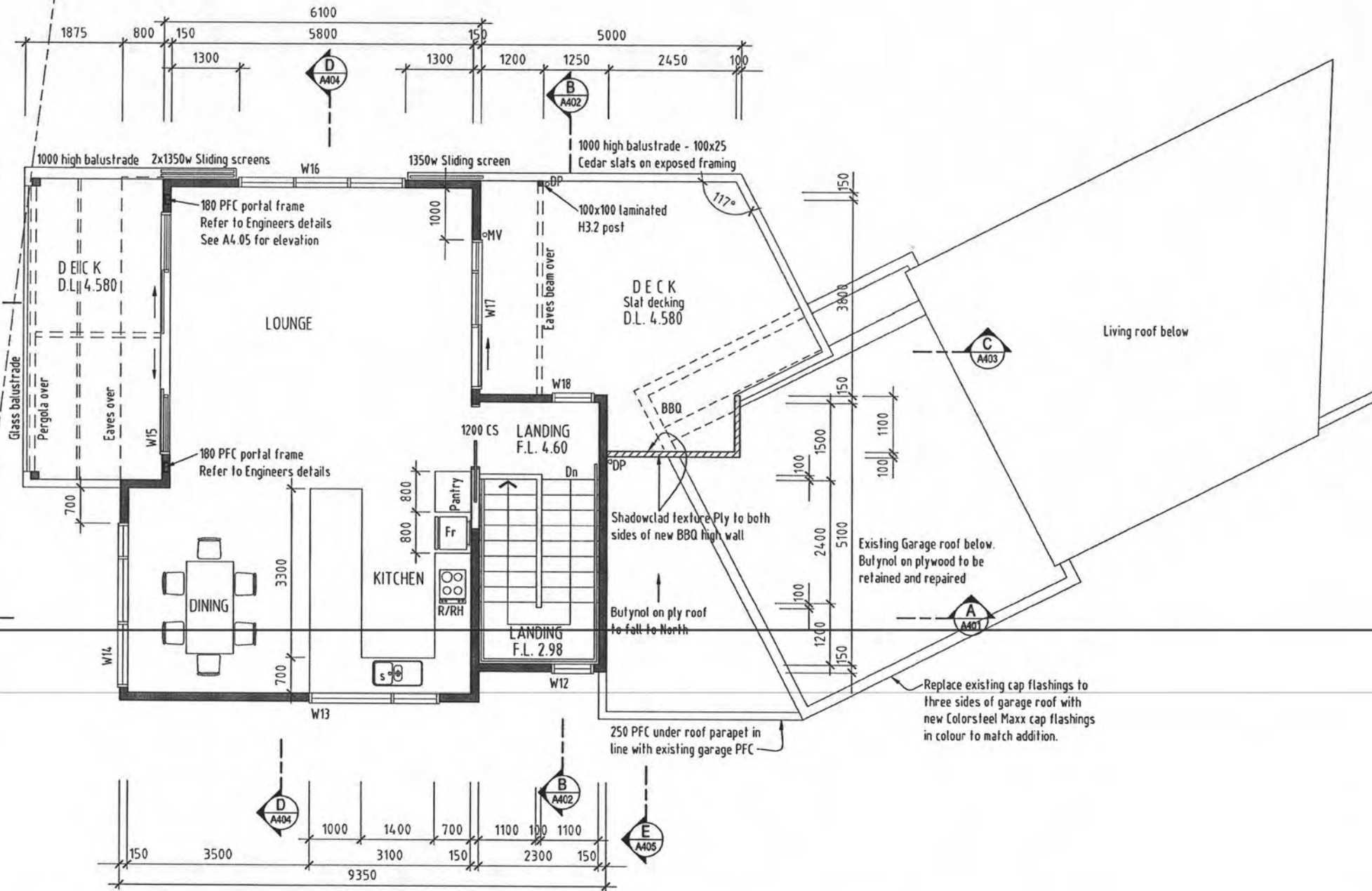
No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	22/07/2010

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	

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



NEW FIRST FLOOR PLAN SCALE 1:100

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	22/07/2010

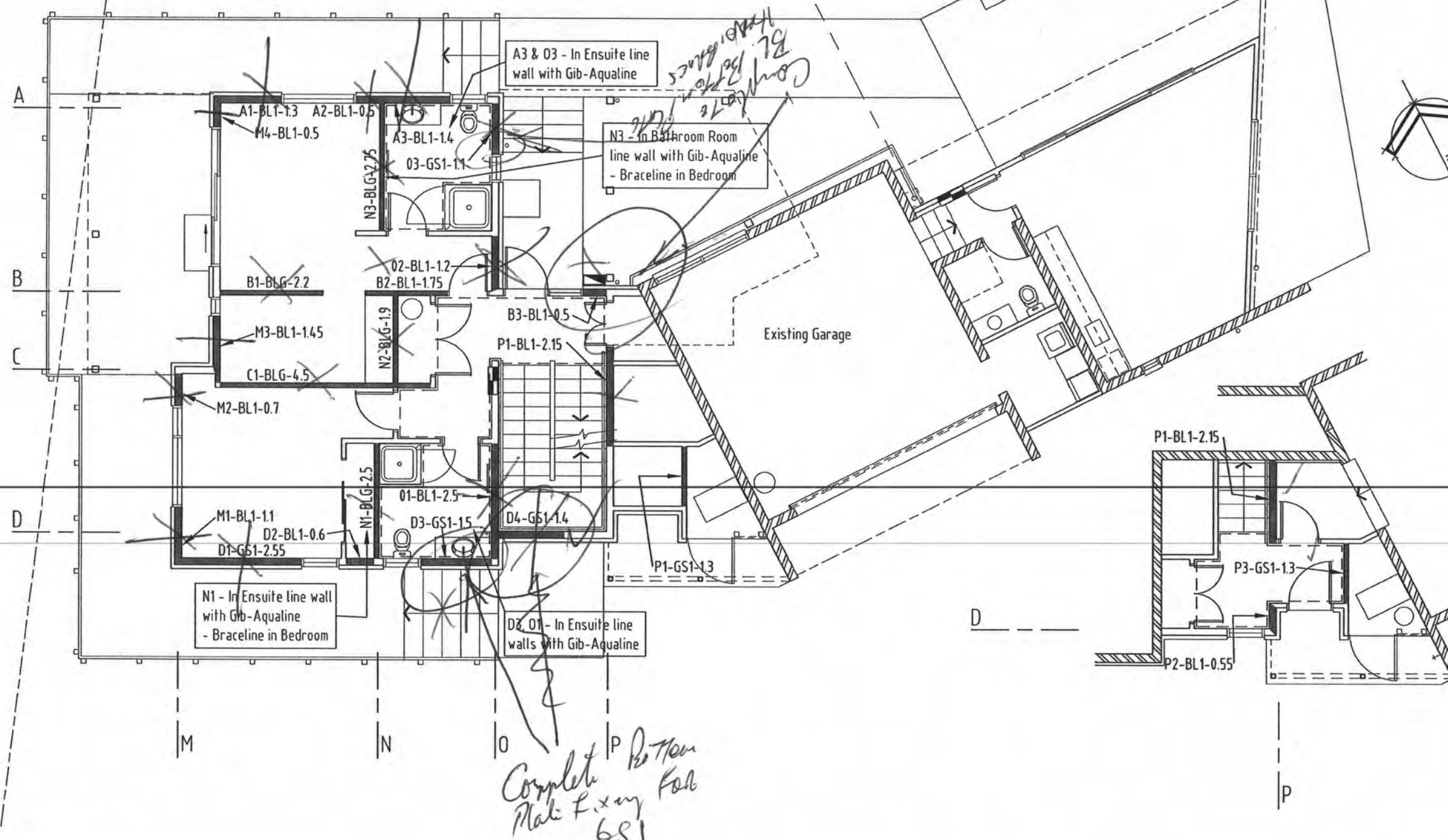
BRACING NOTES

All bracing shall comply with NZS 3604:1999 + amendments.
All bracing shall be fixed as per sheet manufacturers detail sheets attached to the specification.
Provide panel end strap fixings as per sheet manufacturers detail sheets attached to the specification.
Refer to bracing calculations attached to the specification.
Bracing convention = Panel Code - Type - Length
e.g. A1 - BL1 - 1.0 = Panel A1 - Braceline one face + 6kn connection - 1m long

GIB Bracing Panels - GIB Bracing Systems March 2006

GS1 = GIB Standard Plasterboard one face
GS2 = GIB Standard Plasterboard both sides
BL1 = GIB Braceline one side with end hold-downs
BLG = GIB Braceline one side with hold-downs, GIB Standard Plasterboard other face

Refer to Table 1 Page 13 for panels requiring hold-downs.
Refer to page 29 for illustrations of panel hold-downs.



ADDITIONS AND ALTERATIONS

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

DRAWING TITLE
GROUND FLOOR BRACING PLAN

DRAWING No.	REVISION
A2.04	1
DATE 14/06/2010	SCALE AT A3 1:100
CAD FILE REFERENCE ACD-746-Rogers A204-05 Mh3	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

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	22/07/2010

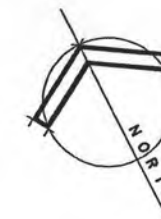
BRACING NOTES

All bracing shall comply with NZS 3604:1999 + amendments.
All bracing shall be fixed as per sheet manufacturers detail sheets attached to the specification.
Provide panel end strap fixings as per sheet manufacturers detail sheets attached to the specification.
Refer to bracing calculations attached to the specification.
Bracing convention = Panel Code - Type - Length
e.g. A1 - BL1 - 1.0 = Panel A1 - Braceline one face + 6kn connection - 1m long

GIB Bracing Panels - GIB Bracing Systems March 2006

GS1 = GIB Standard Plasterboard one face
GS2 = GIB Standard Plasterboard both sides
BL1 = GIB Braceline one side with end hold-downs
BLG = GIB Braceline one side with hold-downs, GIB Standard Plasterboard other face

Refer to Table 1 Page 13 for panels requiring hold-downs.
Refer to page 29 for illustrations of panel hold-downs.



ADDITIONS AND ALTERATIONS

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

FIRST FLOOR BRACING PLAN

DRAWING No.	REVISION
A2.05	1
DATE 14/06/2010	SCALE AT A3 1:100
CAD FILE REFERENCE ACD-746-Rogers A204-05 Mh3	DRAWN A.T. CRAIG
JOB NUMBER 746	

Alan Craig Design Ltd.

Architectural Designer | N.Z.C.D. (Arch)

34 County Road, Otaki
P 08 364 7488 M 027 68 44 217 F 08 364 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

13mm Gib-Ultralite fixed as gib-board diaphragm as per NZS 3604 Fig 13.4
32mm x 6g Gib Grabber Drywall screws at
- 150mm crs to the diaphragm boundary and all sheet perimeters
- 300mm crs to intermediate supports
- 12mm from sheet edges and 18mm from ends
Refer also to the GIB Site Guide page 54 & 55

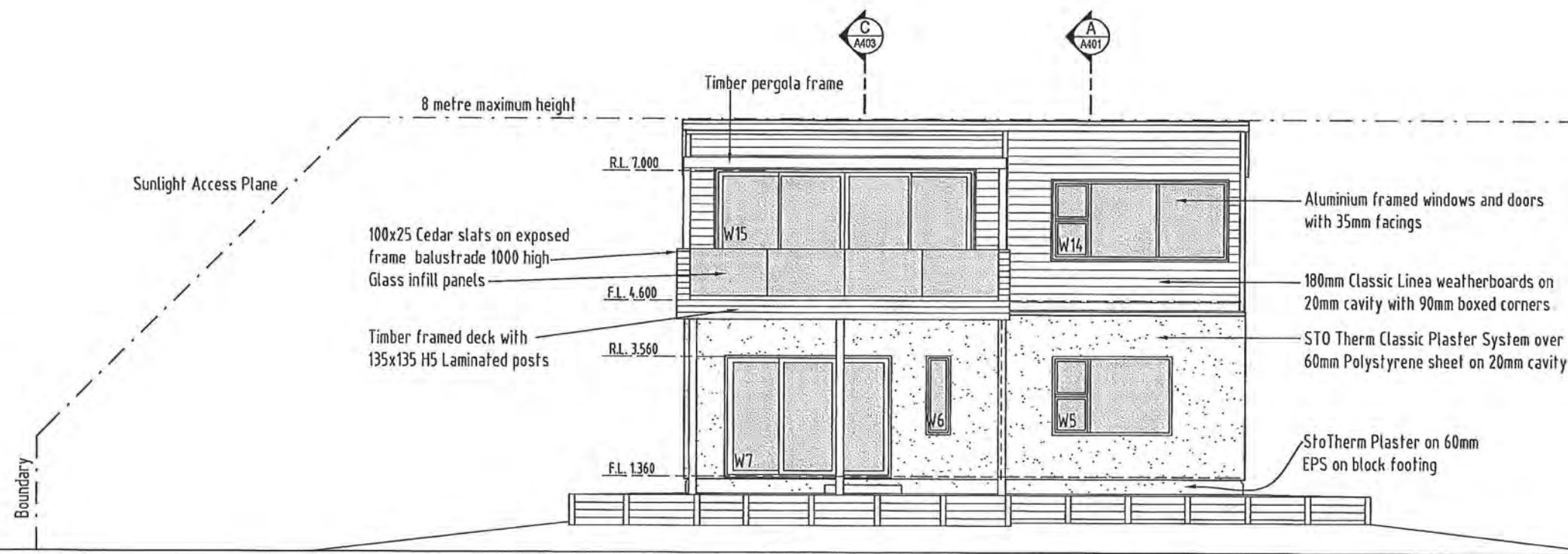
Handwritten notes: "Verify all dimensions on site before commencing work. Do not scale off drawings. If in doubt ask." and "Handwritten notes: 'Verify all dimensions on site before commencing work. Do not scale off drawings. If in doubt ask.'"

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

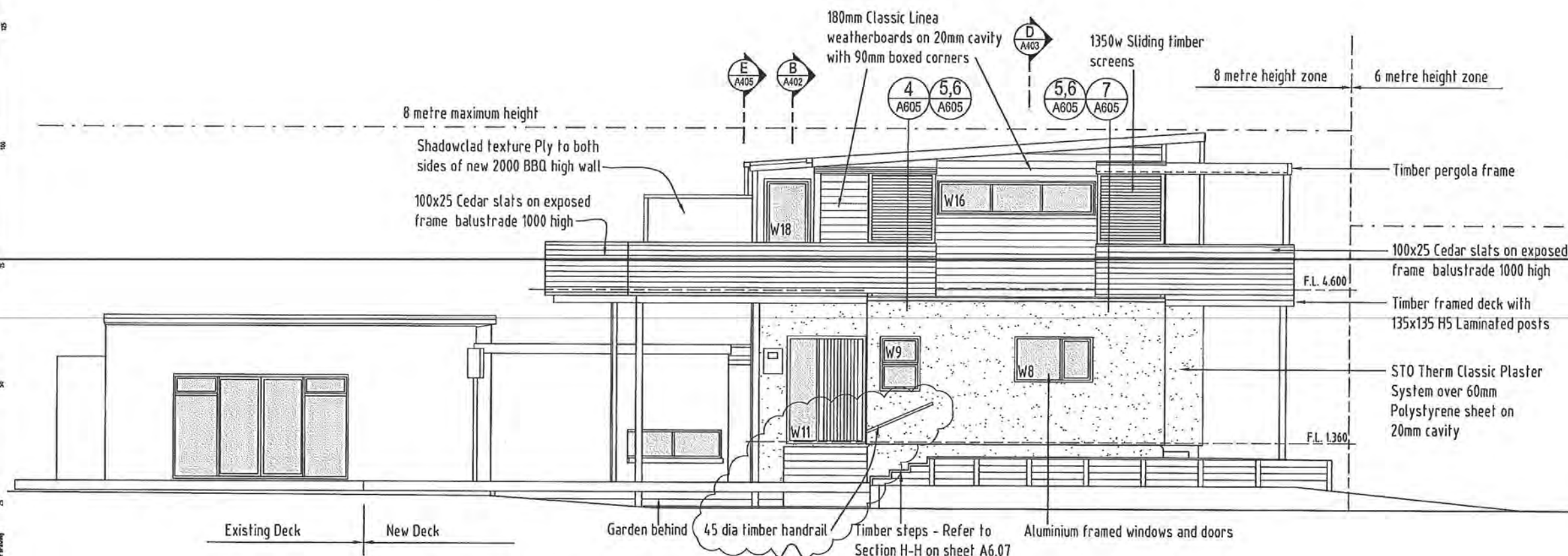
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 400mm	22/07/2010
2	EXTERNAL HANDRAILS ADDED	10/08/2010



WEST ELEVATION SCALE 1:100



NORTH ELEVATION SCALE 1:100

ADDITIONS AND ALTERATIONS

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

NORTH & WEST ELEVATIONS

DRAWING No.	REVISION
A3.01	2
DATE	SCALE AT A3
04/12/2009	1:100
CAD FILE REFERENCE	DRAWN
ACD-746-Rogers A301-02	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

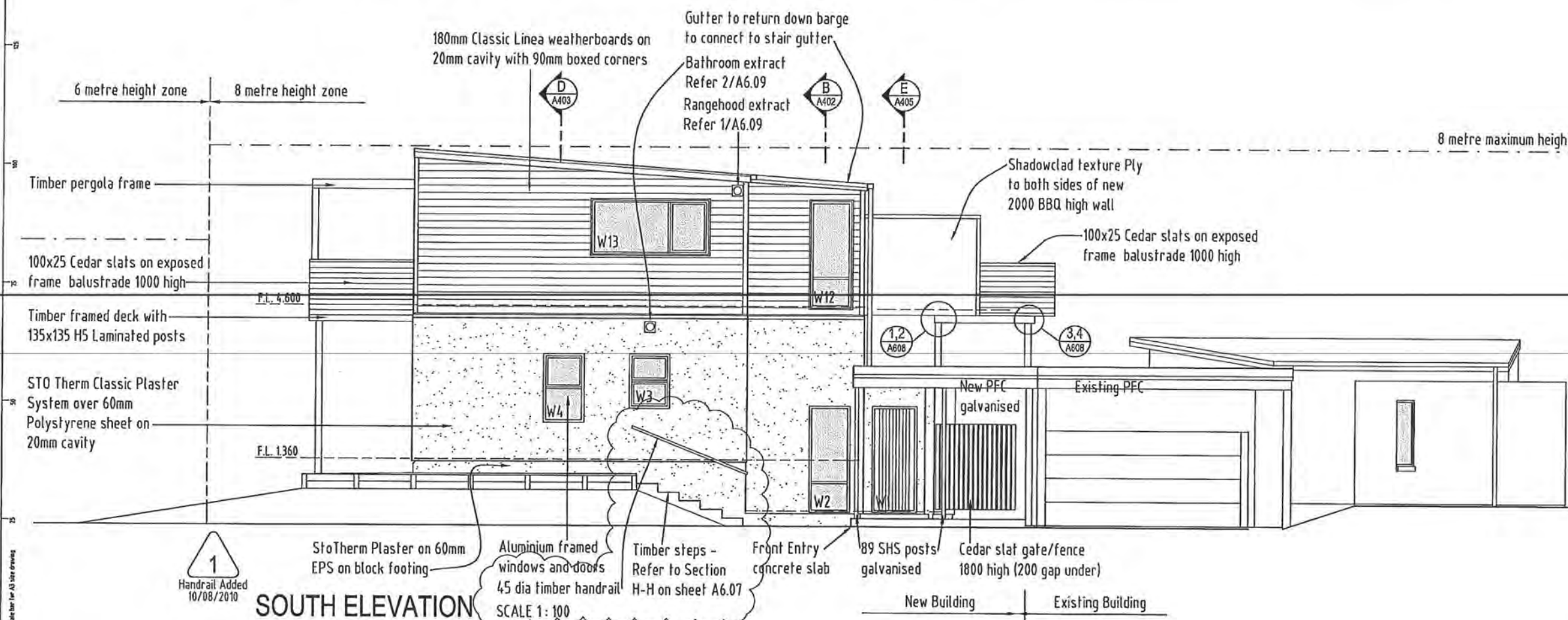
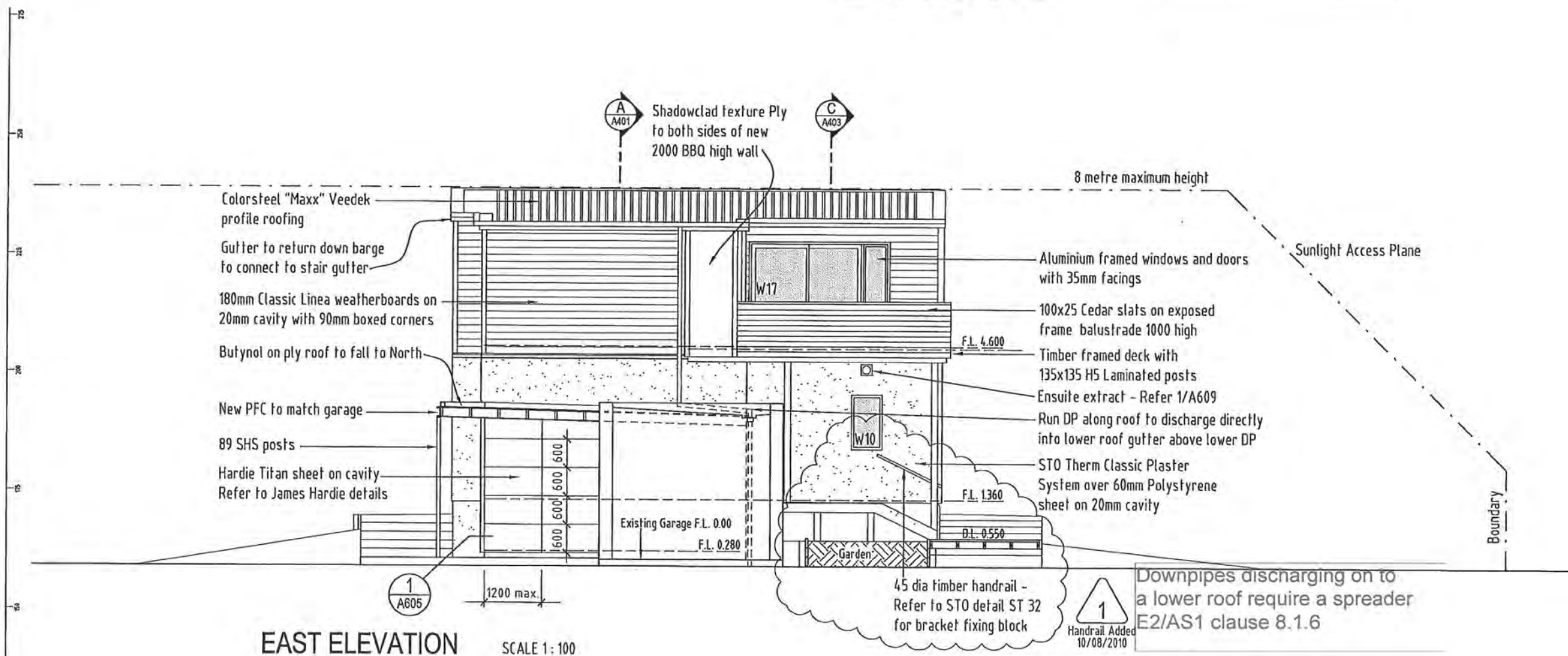
A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	22/07/2010
2	EXTERNAL HANDRAILS ADDED	10/08/2010



ADDITIONS AND ALTERATIONS

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

DRAWING TITLE

SOUTH ELEVATION

DRAWING No.	REVISION
A3.02	2
DATE 04/12/2009	SCALE AT A3 1:100
CLIENT HOUSE/SHED	DRAWN A.T.CRAIG
ACD-714-Rogers A301-02	
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

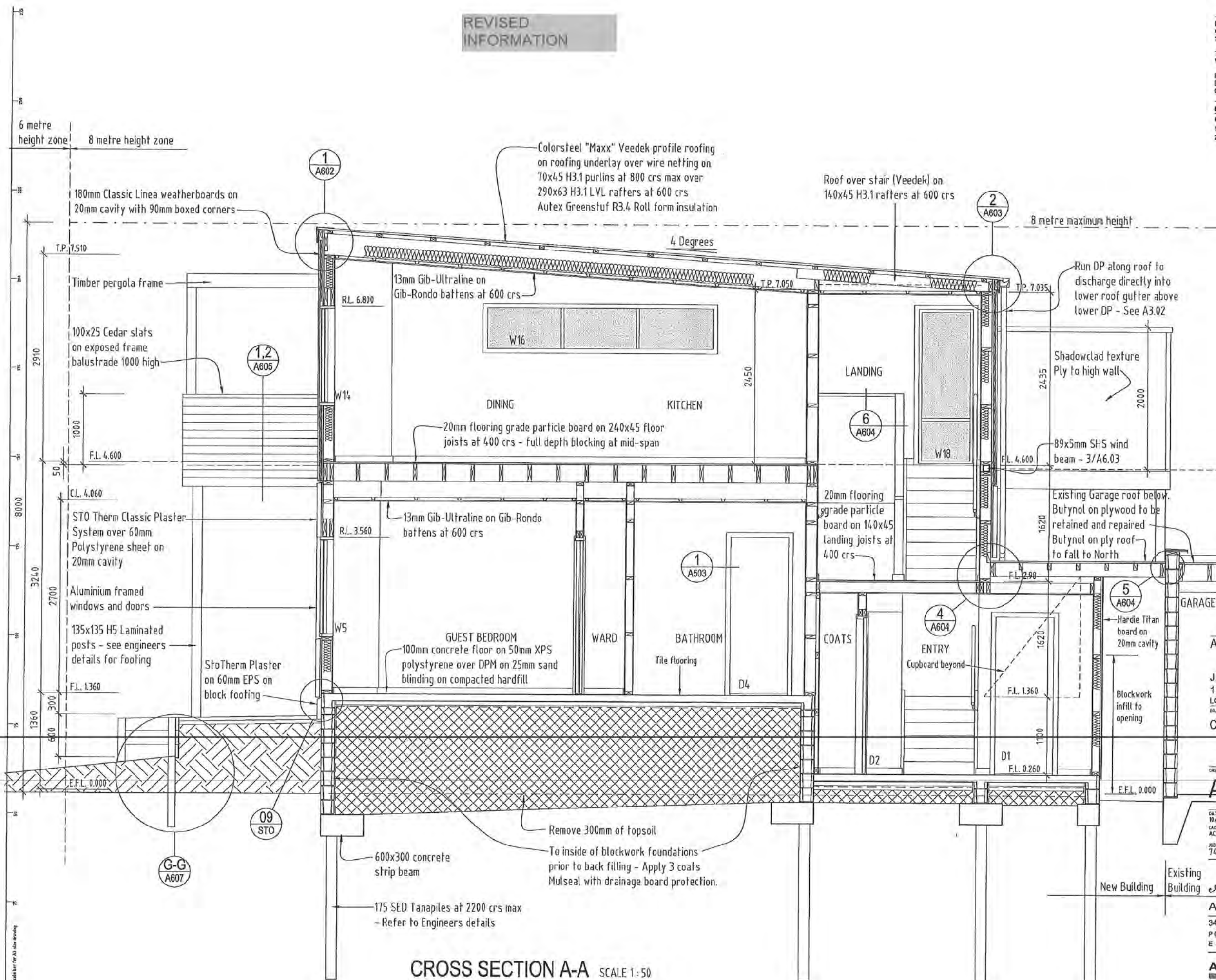
REVISED INFORMATION

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	FIRST FLOOR JOIST CENTRES REDUCED TO 400	23/07/2010
2	NOTE ADDED - MULSEAL TO BLOCK FOUNDATIONS	04/08/2010



ADDITIONS AND ALTERATIONS

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

CROSS SECTION A-A

DATE	REVISION
10/12/2009	2
CAD FILE REFERENCE	SCALE AT A3
ACD-746-Rogers A401-06	150
DRAWN	BY
746	A.T.CRAIG

Alan Craig Design Ltd.
Architectural Designer | N.Z.C.D. (Arch.)
34 County Road, Otaki
P 06 364 7468 M 027 65 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

CROSS SECTION A-A SCALE 1:50

REPRODUCTION OF THE WHOLE OR PART OF THIS
DOCUMENT CONSTITUTES AN INFRINGEMENT OF
COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2011
1	BUILDING EXTENDED SOUTH 600mm	23/07/2011
2	NOTE ADDED - MULSEAL TO BLOCK FOUNDATIONS	04/08/2011



CROSS SECTION B-B

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

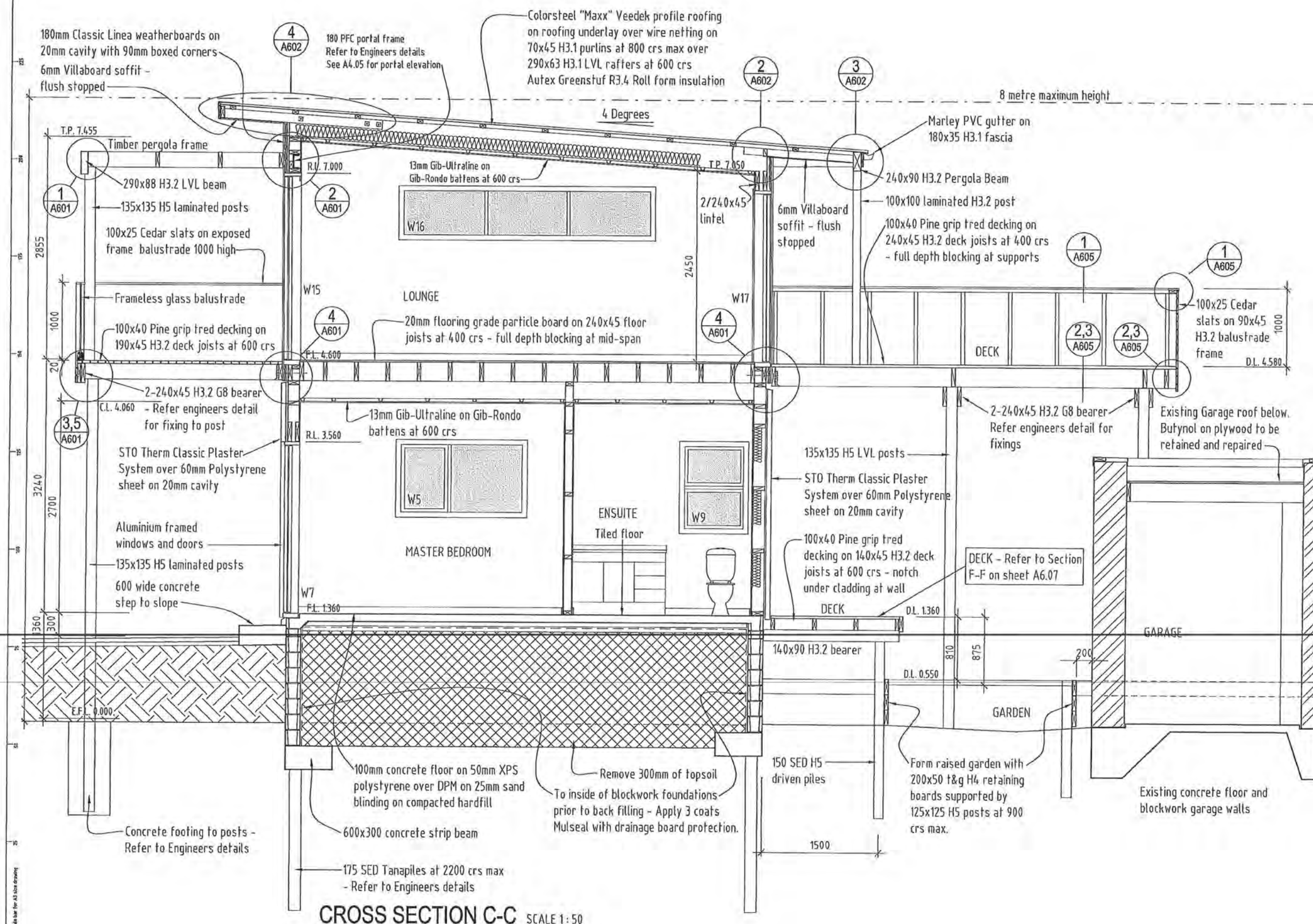
A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBERS

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	NOTE ADDED - MULSEAL TO BLOCK FOUNDATIONS	04/08/2010



CROSS SECTION C-C SCALE 1:50

ADDITIONS AND ALTERATIONS

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

CROSS SECTION C-C

REVISION	DATE
1	10/12/2009
	CAD FILE REFERENCE ACD-746-Rogers A4.01-06
	DESIGNER A.T. CRAIG
	DATE 10/12/2009
	SCALE AT A3 1:50
	PROJECT NUMBER 746

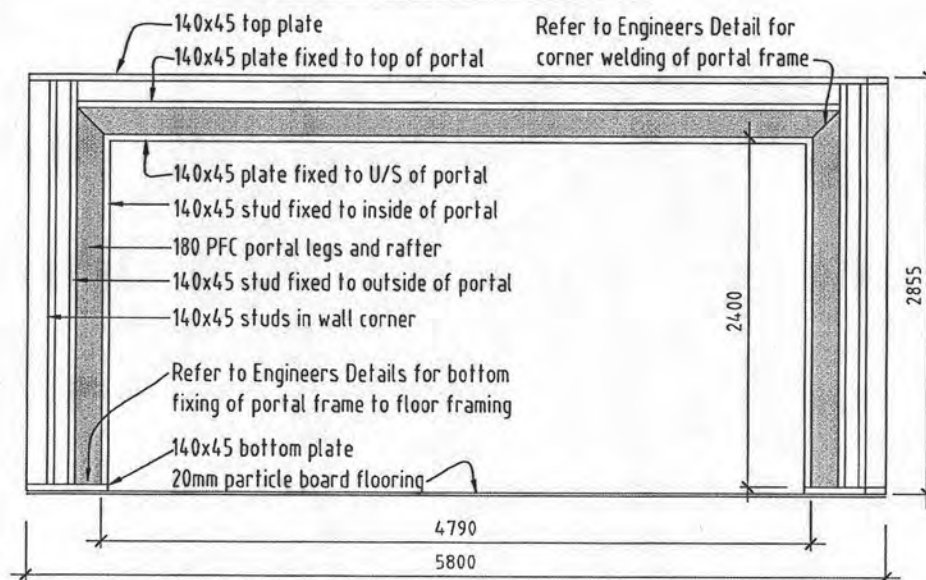
Alan Craig Design Ltd.

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

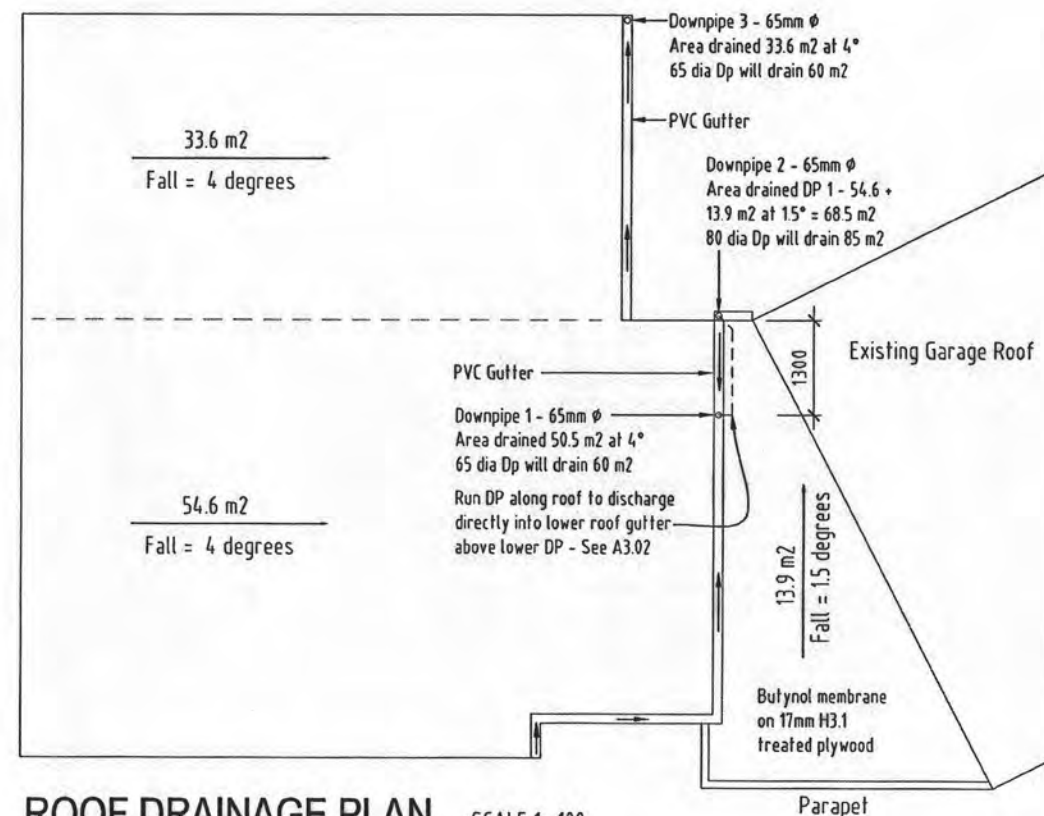
Fix plates and studs to portal frame legs and rafter with M12 gms bolts and 50x50x3mm gms washers (to timber) in pre-drilled holes at 900 crs max.



PORTAL FRAME ELEVATION SCALE 1: 50

NOTES:
Downpipe Sizing taken from New Zealand Building Code Table 5 of E1/AS1 Surface Water Gutter Sizing taken from New Zealand Building Code Fig 16 of E1/AS1 Surface Water

Quad Gutter cross section area = 8400 mm²
At 0-25° gutter will drain 75 m² of roof
All gutter run off areas are less than that which the chosen gutter will drain.



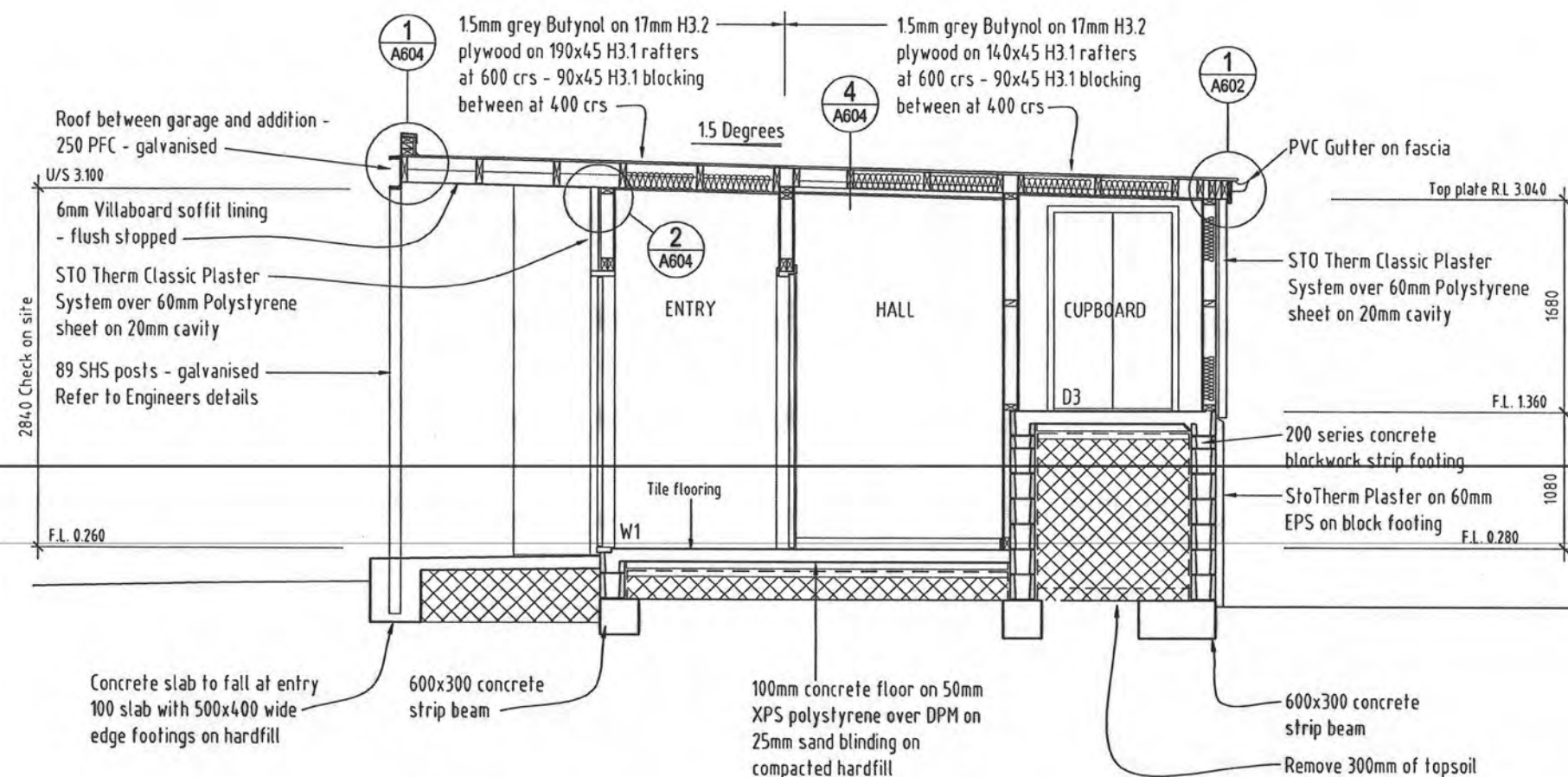
ROOF DRAINAGE PLAN SCALE 1: 100

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	23/07/2010



CROSS SECTION E-E SCALE 1: 50

ADDITIONS AND ALTERATIONS

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

DRAWING TITLE
CROSS SECTION E-E
ROOF DRAINAGE PLAN
PORTAL FRAME ELEVATION

DRAWING No.	REVISION
A4.05	1
DATE 22/06/2010	SCALE AT A3 1:50, 1:100
CAD FILE REFERENCE ACD-746-Rogers A101-06	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

BC 100581

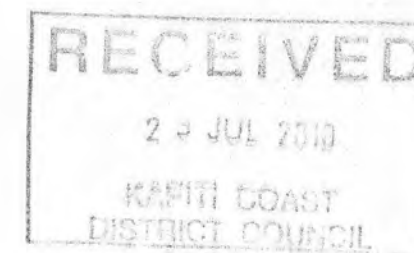
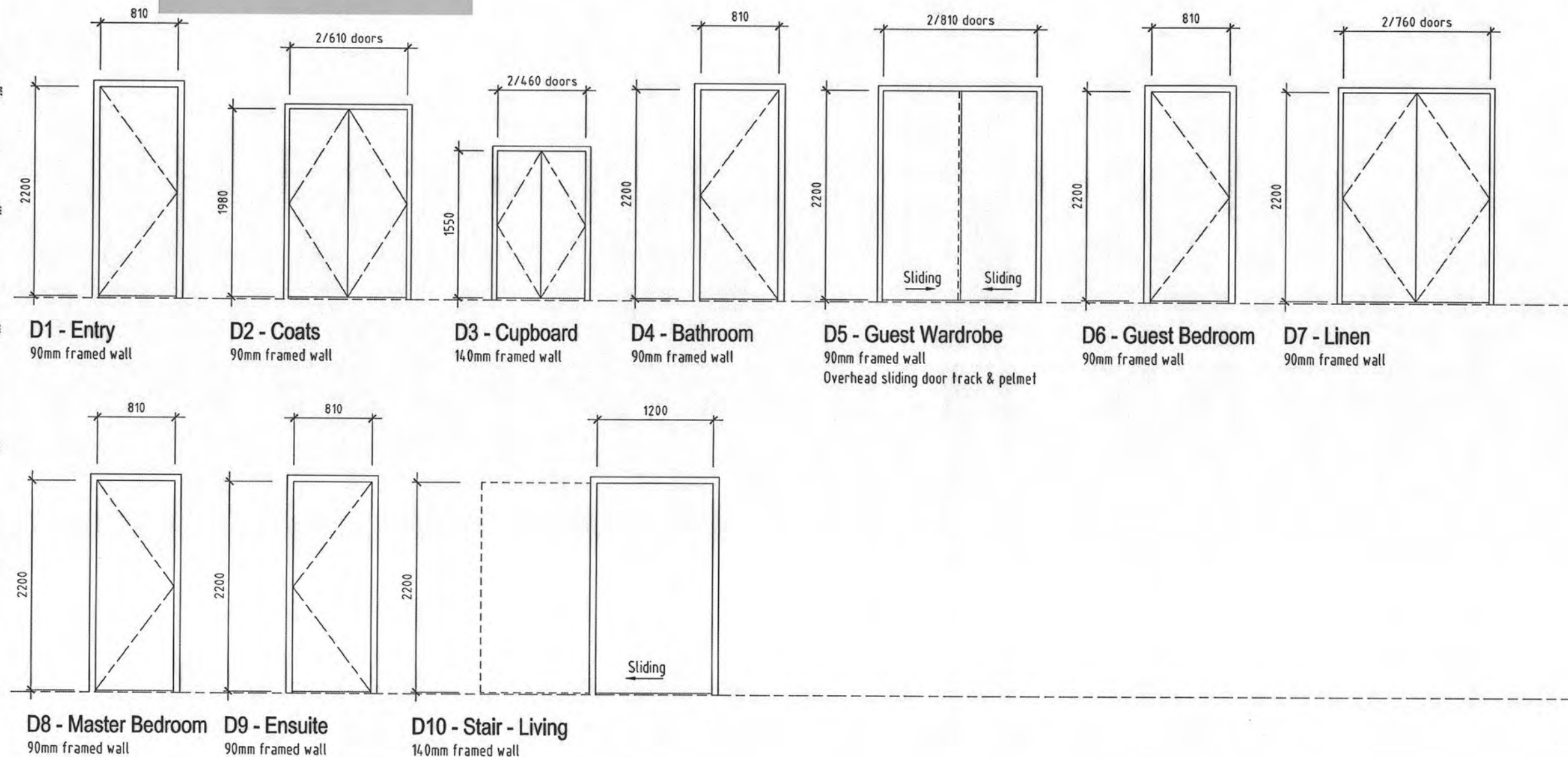
REVISED INFORMATION

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	D7 CHANGED TO 2-760 DOORS	23/07/2010



ADDITIONS AND ALTERATIONS

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

INTERNAL DOOR SCHEDULE INTERNAL DOOR DETAIL

DRAWING No.	REVISION
A5.03	1
DATE 22/06/2010	SCALE AT A3 150, 15
CAD FILE REFERENCE ACD-746-Rogers A501-03	DRAWN A.T. CRAIG
JOB NUMBER 746	

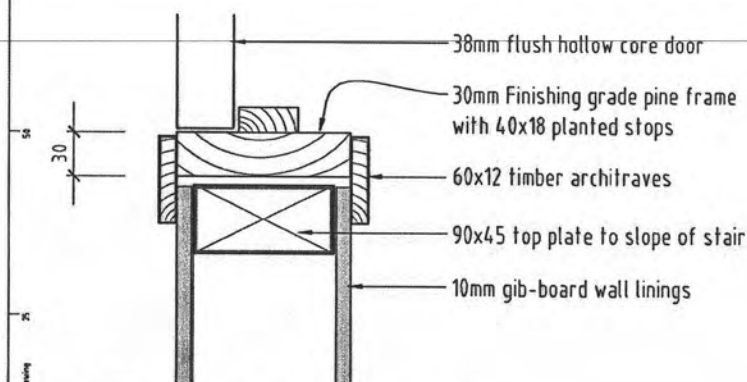
Alan Craig Design Ltd.
Architectural Designer | N.Z.C.D. (Arch)

34 County Road, Otaki
P 06 364 7468 M 027 68 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

NOTES:

- All wall framing 90mm unless noted otherwise.
- All internal doors shall be 38mm thick hollow core flush doors for paint finish e.g. PlycoSelect Doors - Nova Interior Overheight.
- All internal door frames shall be 30mm timber with 40x18 planted stops for 60x12 timber architraves - paint finish.
- Refer to floor plans for door swings.



1 INTERNAL DOOR
A401 TYPICAL FRAME 1:5

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	23/07/2010

NOTES:

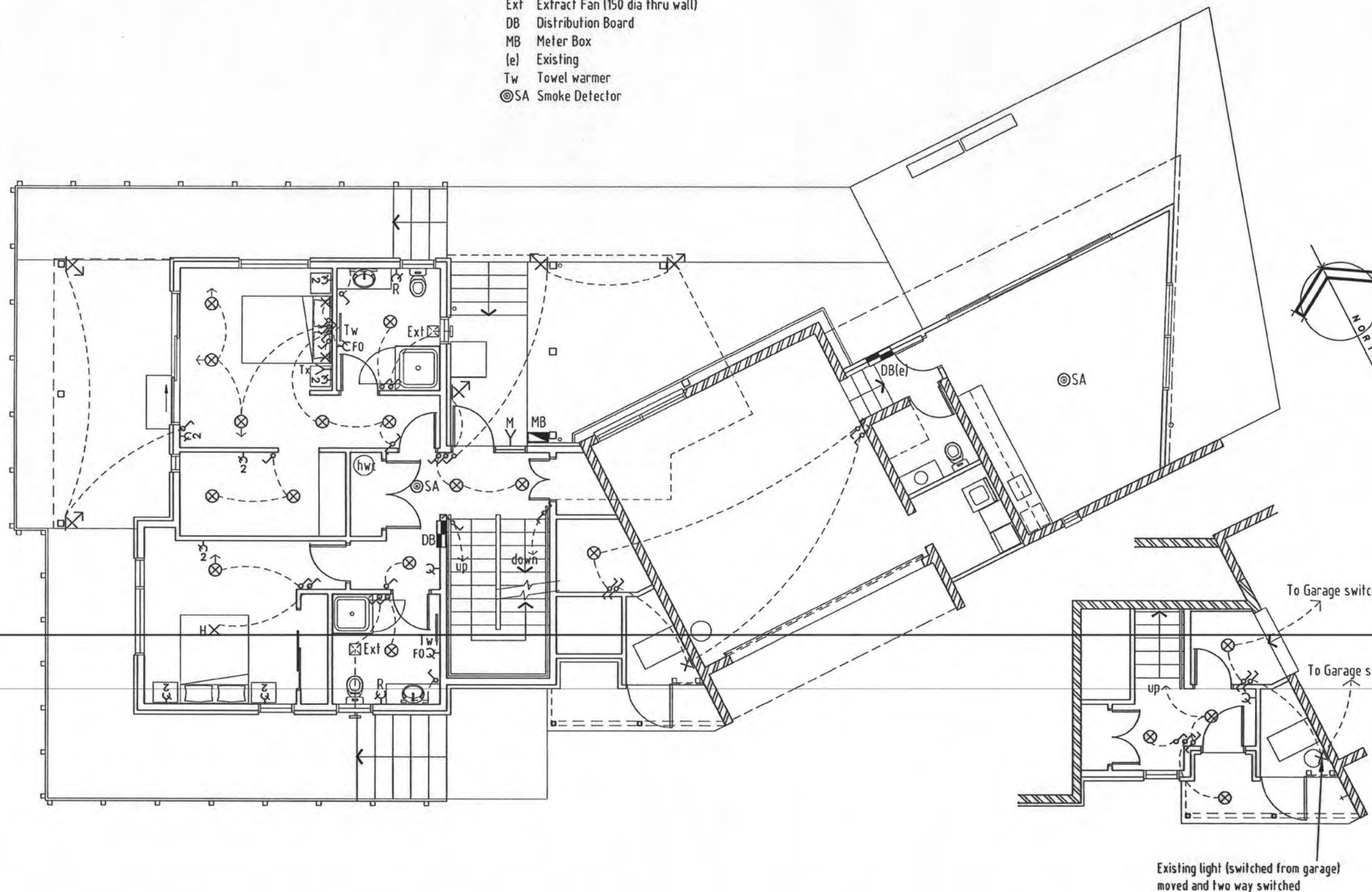
All light fittings shall be selected and supplied by the owner.
Exterior fittings shall be IP rated.
Television cabling shall allow for Digital TV connection.
All power, phone, TV, broadband outlets 300mm above floor unless stated otherwise.

LIGHTING LEGEND

- ⊗ H Hanging light fitting
- ⊗ Fixed Recessed Downlight
- ⊗ Directional Recessed Downlight
- ⊗ Wall mounted light
- ⊗ Strip light on wall
- ⊗ External wall mounted spotlight
- M 180 degree movement sensor

ELECTRICAL LEGEND

- Light switch
- Two way light switch
- Double switched socket outlet
- RCD protected socket
- Single switched socket outlet
- Telephone Outlet
- TV Outlet
- Fixed outlet
- Ext Extract Fan (150 dia thru wall)
- DB Distribution Board
- MB Meter Box
- (e) Existing
- Tw Towel warmer
- ⊙ SA Smoke Detector



ADDITIONS AND ALTERATIONS

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

DRAWING TITLE
GROUND FLOOR ELECTRICAL PLAN

DRAWING No.	REVISION
E1.01	0

DATE: 02/07/2010
SCALE AT A3: 1:100
CAD FILE REFERENCE: ACD-746-Rogers E101-02
JOB NUMBER: 746
DRAWN: A.T. CRAIG

Alan Craig Design Ltd.
Architectural Designer

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

BC 100581

REVISED INFORMATION

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	23/07/2010

NOTES:

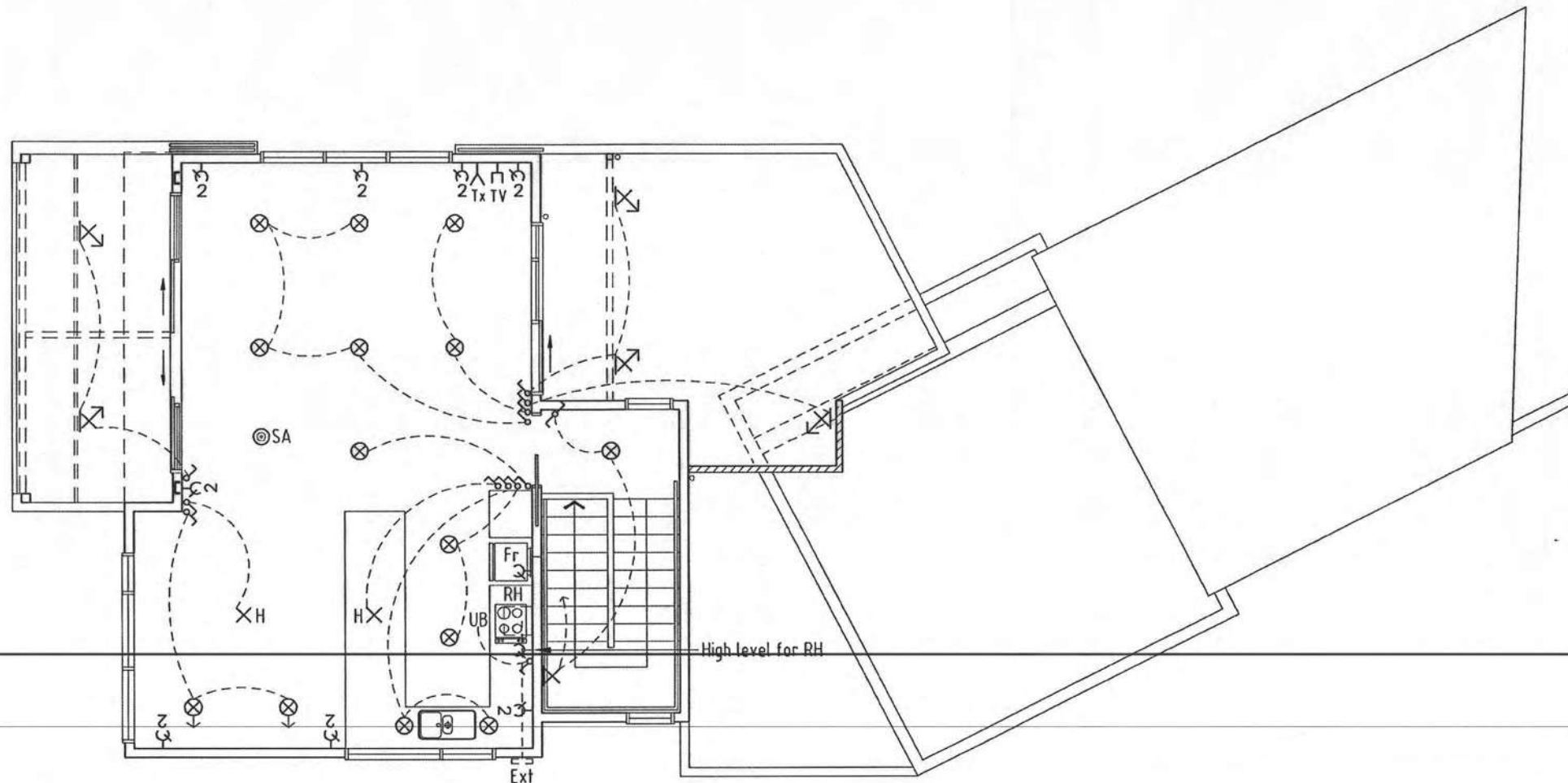
All light fittings shall be selected and supplied by the owner.
Exterior fittings shall be IP rated.
Television cabling shall allow for Digital TV connection.
All power, phone, TV, broadband outlets 300mm above floor unless stated otherwise.

LIGHTING LEGEND

- ⊗ H Hanging light fitting
- ⊗ R Recessed Downlight
- ⊗ W Wall mounted light
- ⊗ D Double fluorescent light
- ⊗ S External wall mounted spotlight
- ⊗ B Low voltage Bulkhead light
- ⊗ M 180 degree movement sensor

ELECTRICAL LEGEND

- ⊗ Light switch
- ⊗ Two way light switch
- ⊗ Double switched socket outlet
- ⊗ Single switched socket Under bench
- ⊗ Single switched socket outlet
- ⊗ Telephone Outlet
- ⊗ Television Outlet
- ⊗ Extract Fan (150 dia thru wall)
- RH Range Hood
- UB Underbench oven
- Dw Dishwasher
- Fr Fridge
- Wm Washing Machine
- Dr Dryer
- ⊗ SA Smoke Detector



ADDITIONS AND ALTERATIONS

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

DRAWING TITLE
FIRST FLOOR ELECTRICAL PLAN

DRAWING No.	REVISION
E1.02	0

DATE 02/07/2010
CAD FILE REFERENCE ACD-746-Rogers E101-02
JOB NUMBER 746

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

Recessed Downlights (if used) shall be installed to prevent transfer of moisture into ceiling spaces and maintain minimum clearances from insulation as required by NZECP 54:2001.

Provide electrical certification after completion and prior to Code Compliance Certificate being issued

BC 100581

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

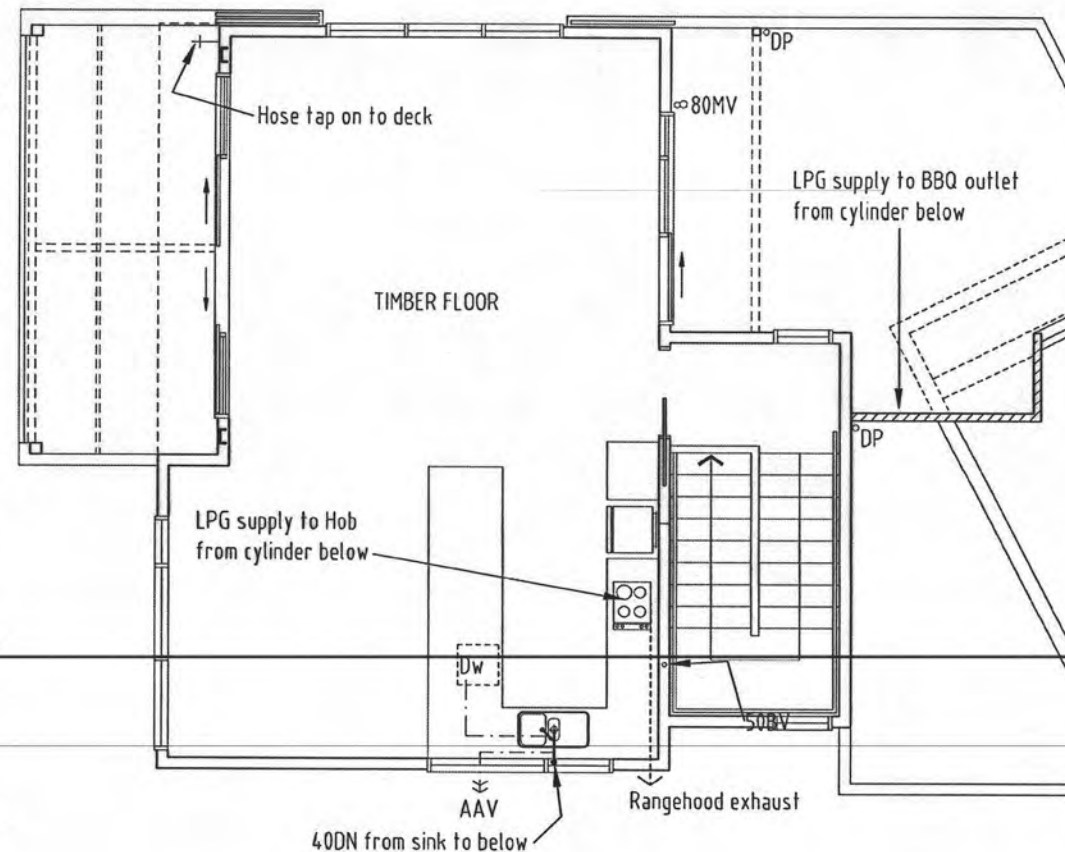
No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010
1	BUILDING EXTENDED SOUTH 600mm	23/07/2010



LEGEND
 SW Stormwater
 SS Soil Sewer
 GT Gulley Trap
 TV Terminal vent
 DN Drain Waste
 FWG Floor Waste Gully
 AAV Air Admittance Valve
 BV Branch Vent
 MV Main Vent
 WC Toilet pan
 Sh Shower
 Dw Dish Washer

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 roof level with slotted PVC caps.

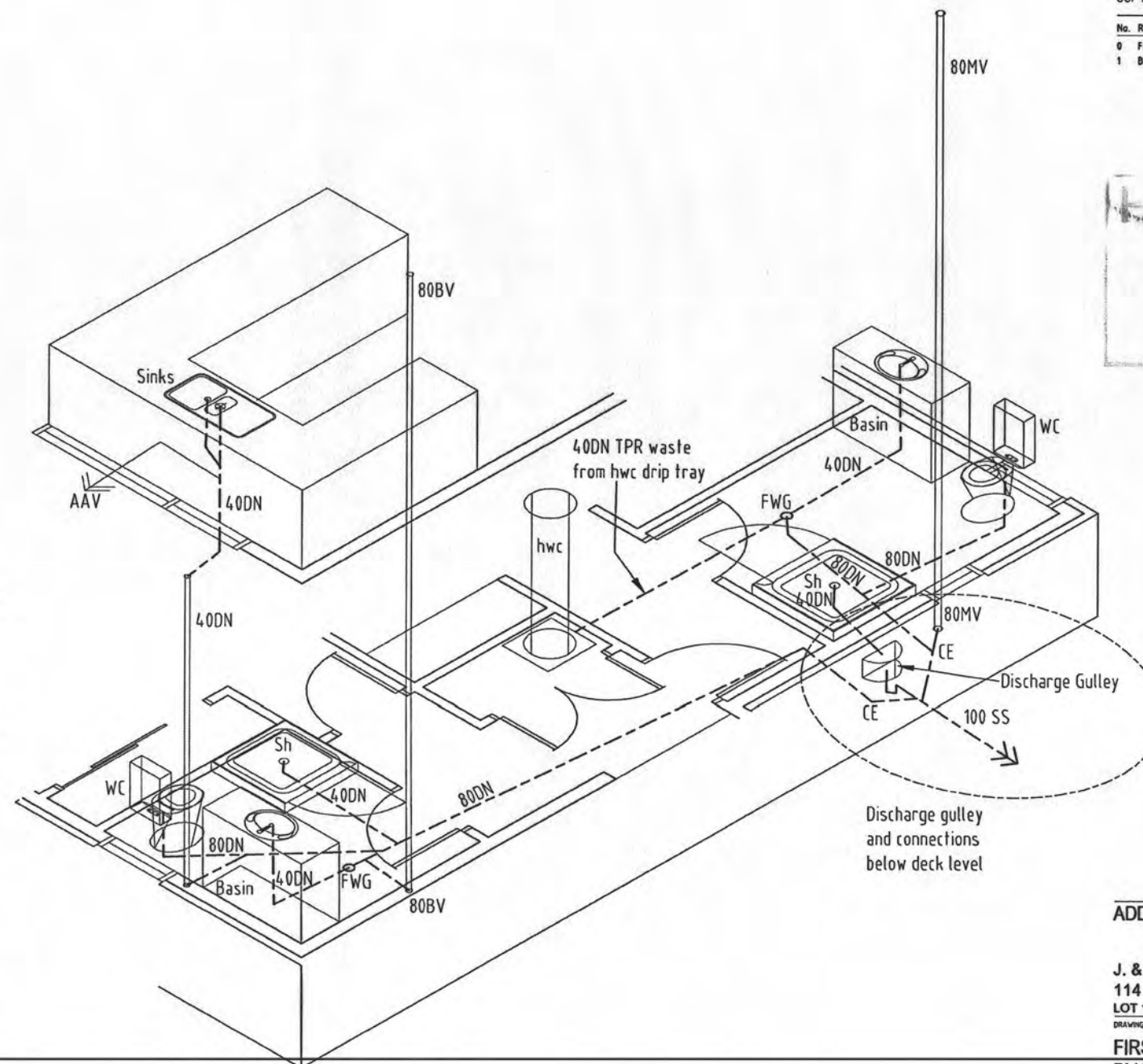
All Ground floor plumbing and drainage work shall comply with AS/NZS 3500 Part 1 Sanitary Plumbing and Drainage Group Venting.



NOTE: - Supply and install 150mm semi rigid Applico RWH 150 ducting from rangehood to south side wall exhaust grille - Refer to Plumbing Specification

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.



APPROVED BY
 PLUMBING AND DRAINAGE
 Simon C
 30/7/2010

ADDITIONS AND ALTERATIONS

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

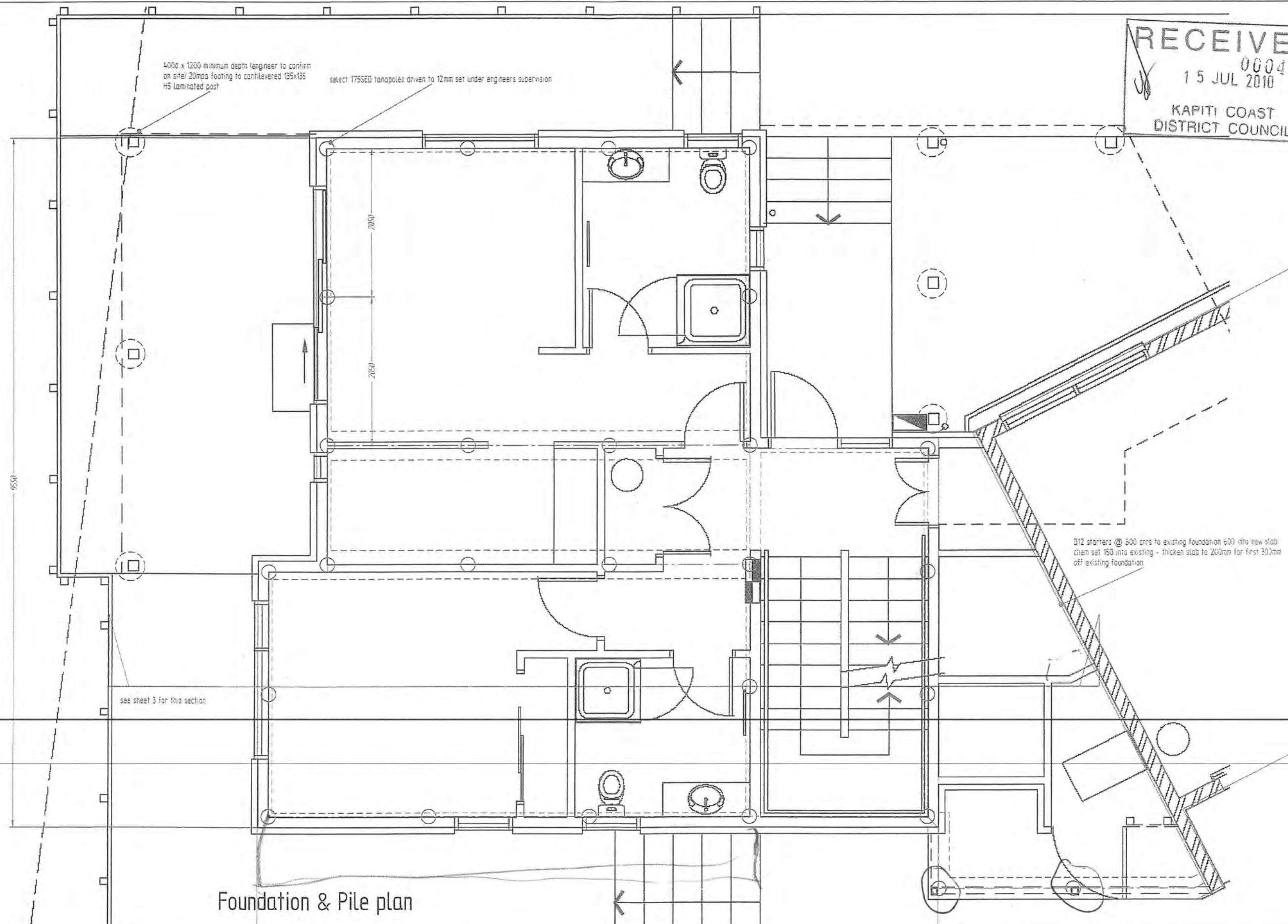
DRAWING TITLE
**FIRST FLOOR PLUMBING PLAN
 PLUMBING SCHEMATIC**

DRAWING No.	REVISION
P1.02	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

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!



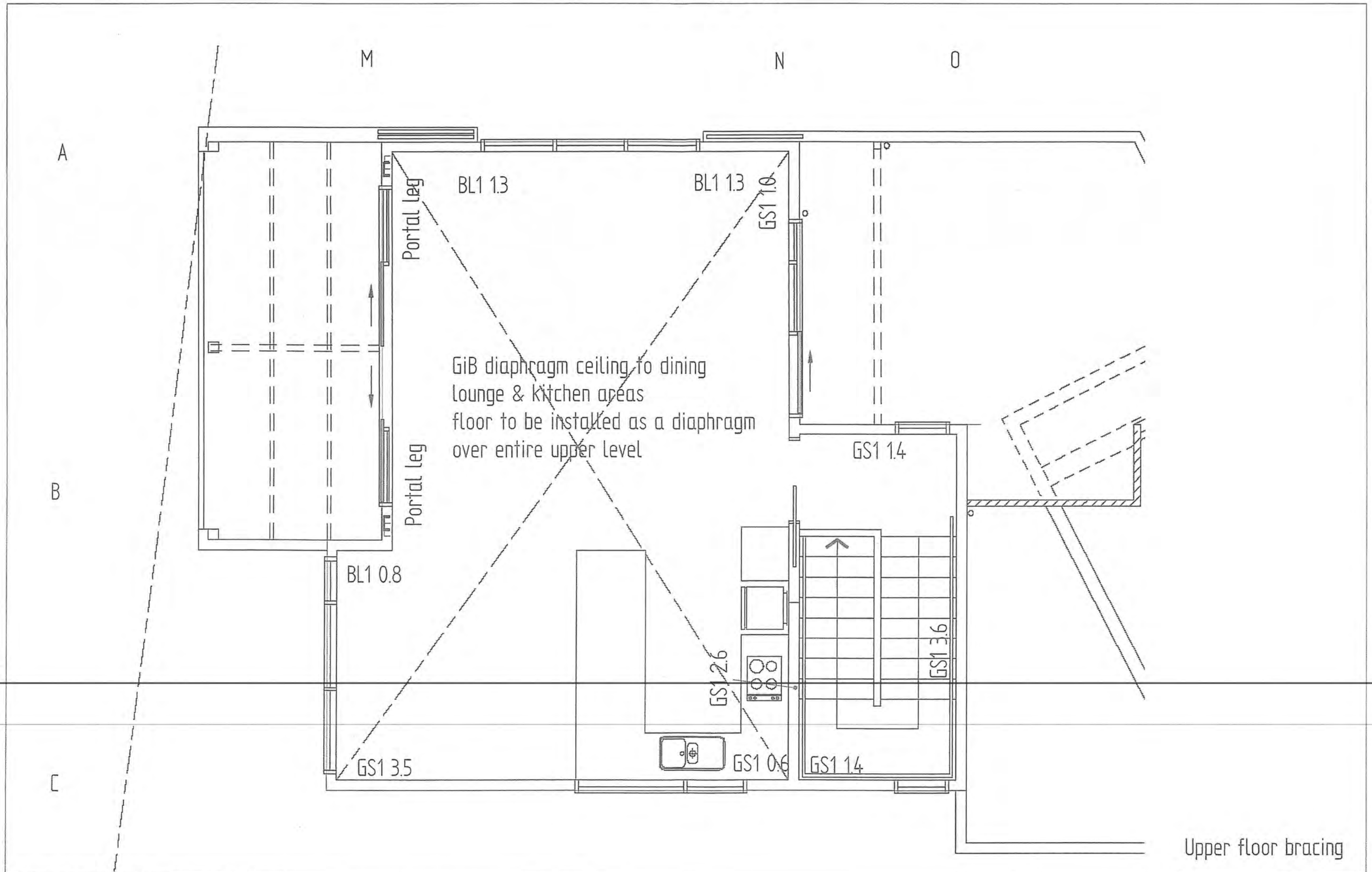
Hamish Wells
MIPENZ (Civil & Structural) CPEng
CONSULTING CIVIL ENGINEER
Offices at 215A Rangiora Road Otaki

Phone: 06 36 46 728
Fax: 06 36 46 729
Mobile: 0274 459 757
eng@hwa.co.nz

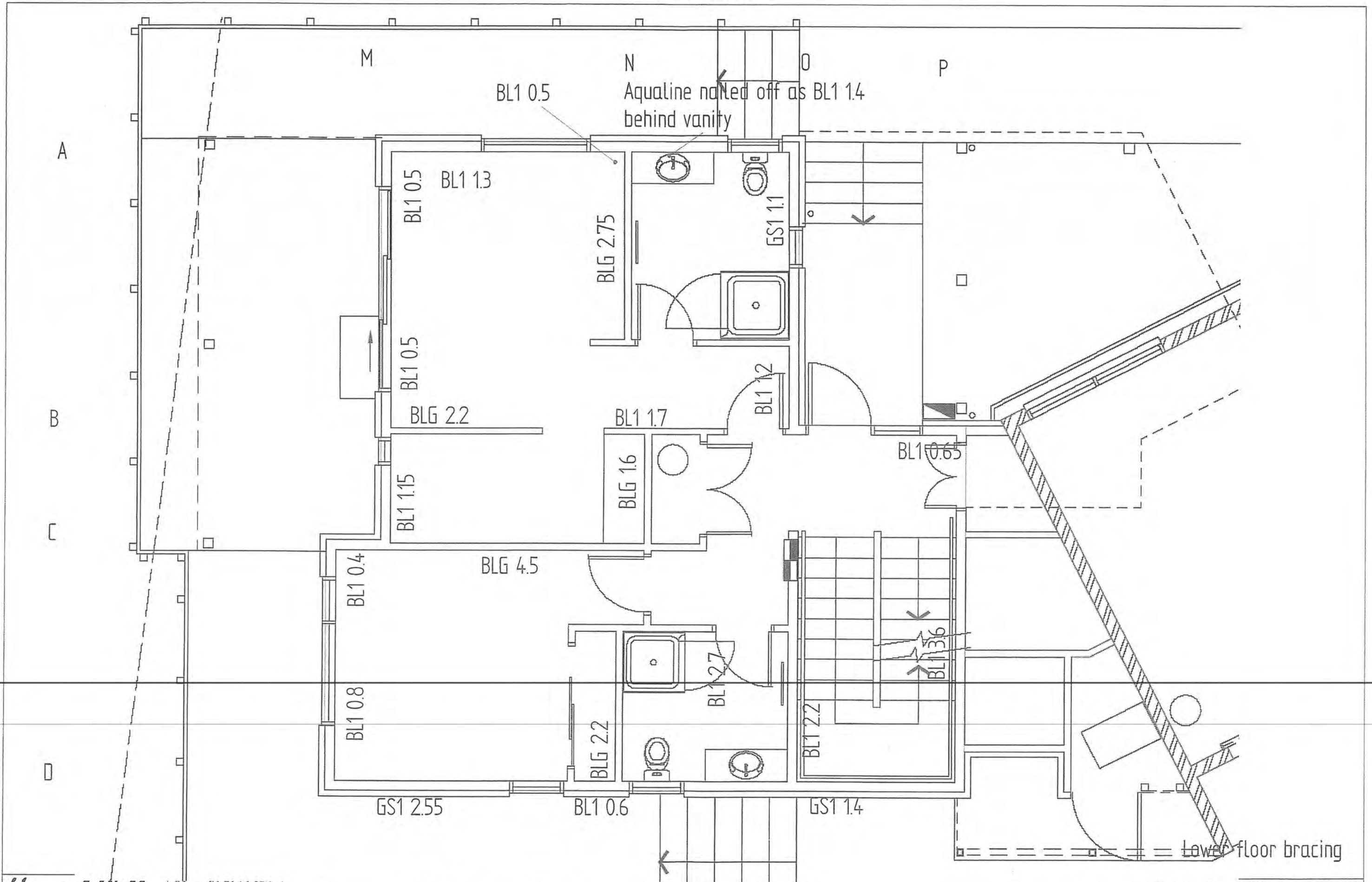
Rogers - 114 Paetawa Road

9350

SCALE	1: 25	BAT	1: 50	@ 3
DATE	June 2010			
SHEET	PF1	of		
JOB ID				



BC 100581

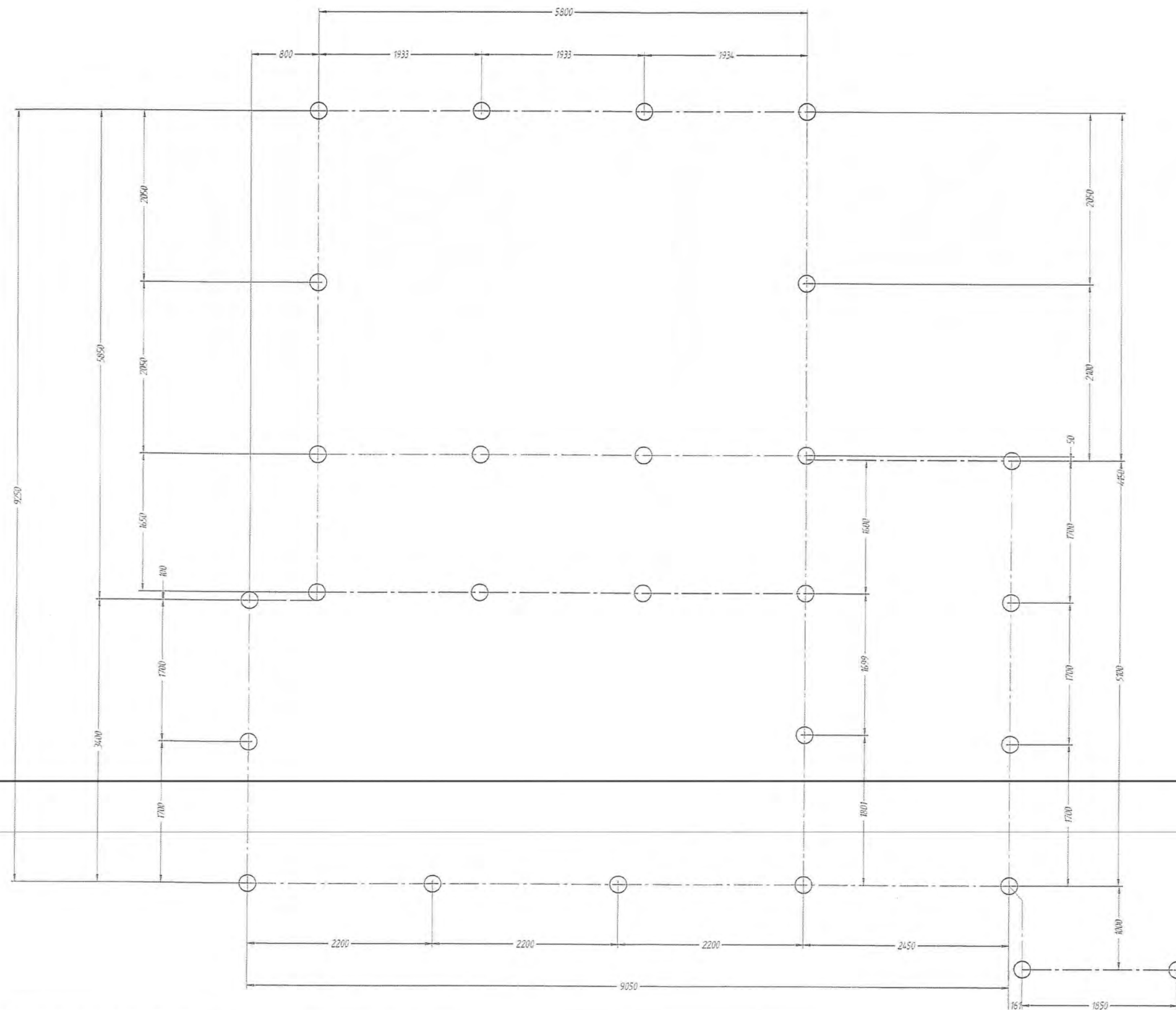


Hamish Wells
 HIRENZ (Civil & Structural) CPEng
 CONSULTING CIVIL ENGINEER
 Offices at 215A Rangitoto Road Otaki

Phone: 06 36 46 728
 Fax: 06 36 46 729
 Mobile: 0274 459 757
 eng@hewells.co.nz

Rogers - 114 Paetawa Road

SCALE	1: 25	1: 50	1: 100
DATE	June 2010		
SHEET	BL	4	
JOB ID			



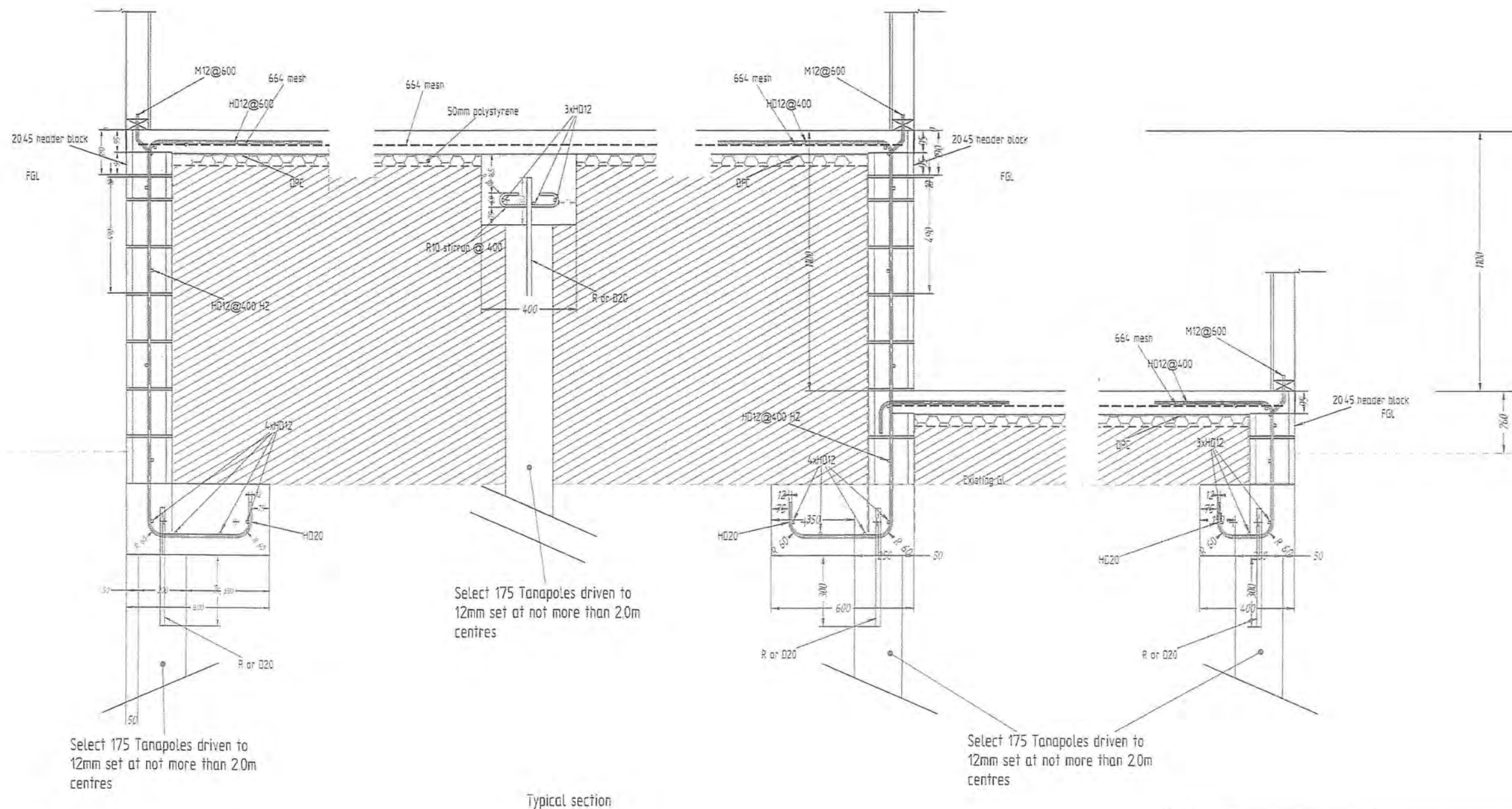
Pile setout

Hamish Wells
MIPENZ (Civil & Structural) CPEng
CONSULTING CIVIL ENGINEER
Offices at 215A Rangiora Road Otago

Phone: 06 36 46 728
Fax: 06 36 46 729
Mobile: 0274 454 757
engenz@stra.co.nz

Rogers - 114 Paetawa Road

SCALE	1	50	BSA1	1	100	BS
DATE	June 2010					
SHEET	PS1					
JOB ID						



Grade f_y (Mpa)	Bar type	Bar diameter, d_b (mm)	Minimum diameter of bend, d_i (mm)	
			Plain bars	Deformed bars
300 or 500	Stirrups and ties	6-20 24	$2d_b$ $3d_b$	$4d_b$ $6d_b$
	All other bars	6-20 24-40	$5d_b$ $6d_b$	$5d_b$ $6d_b$

Reinforcing

Pacific Steel, New Zealand's only producer of hot rolled reinforcing steel has a reinforcing bar range which complies with the standard AS/NZS 4671: 2001 Steel Reinforcing Material. There are two grades of steel reinforcing bars designated as Seismic 300* and Seismic 500*, Pacific Steel manufactures a Seismic 500SE* bar through two different manufacturing methods.

Chemical & Mechanical Properties

Steel Grade	Carbon Eqn.	Carbon %	Sulphur & Phos. %	Yield Strength MPa*	Tensile Strength MPa*	Elongation %*
300	0.42	0.22	0.02	350-400	475	16.0
Seismic 500SE 300*	0.42	0.22	0.02	500-600	615	14.0
Seismic 500SE 500*	0.42	0.22	0.02	500-600	615	14.0

* Characteristic values

Dimensional Requirement Table

Bar Designation		Normal Dimensions				Mass
Grade	Deformed	Diameter mm	Area mm ²	Perimeter mm	kg/m	
300	10	10	78.5	31.4	0.617	
300	12	12	110.7	37.7	0.888	
300	14	14	153.9	44.0	1.210	
300	16	16	201.1	50.3	1.578	
300	18	18	254.3	56.6	2.048	
300	20	20	314.2	62.8	2.468	
300	22	22	380.1	69.1	2.980	
300	24	24	452.4	75.4	3.492	
300	26	26	530.9	81.7	4.004	
300	28	28	615.8	88.0	4.516	
300	30	30	706.9	94.2	5.028	
300	32	32	804.2	100.5	5.540	
300	36	36	1017.9	118.0	6.652	

Identifying the bar on site

SEISMIC 300SE 300*

SEISMIC 500SE 500*

Manufacturing process

1 Seismic 300SE 300* - This is a bar that is manufactured by the mechanical process where the ultimate desired elongation is added to the bar to give it its strength and ductility. By following the correct procedure a reinforcing bar can be produced consistently and guaranteed to meet the mechanical properties of the bar. The bar itself can be recognised by its dimensions and the 30 degree hook (Seismic 300).

2 Seismic 500SE 500* - This bar is manufactured by a Batch and Temper process. This means that the bar has its strength from the heat treatment. Any changes to the bar through welding or bending will compromise the strength of the bar. A square and tempered bar can be recognised by its dimensions and the 30 degree hook (Seismic 500).

Handling Characteristics

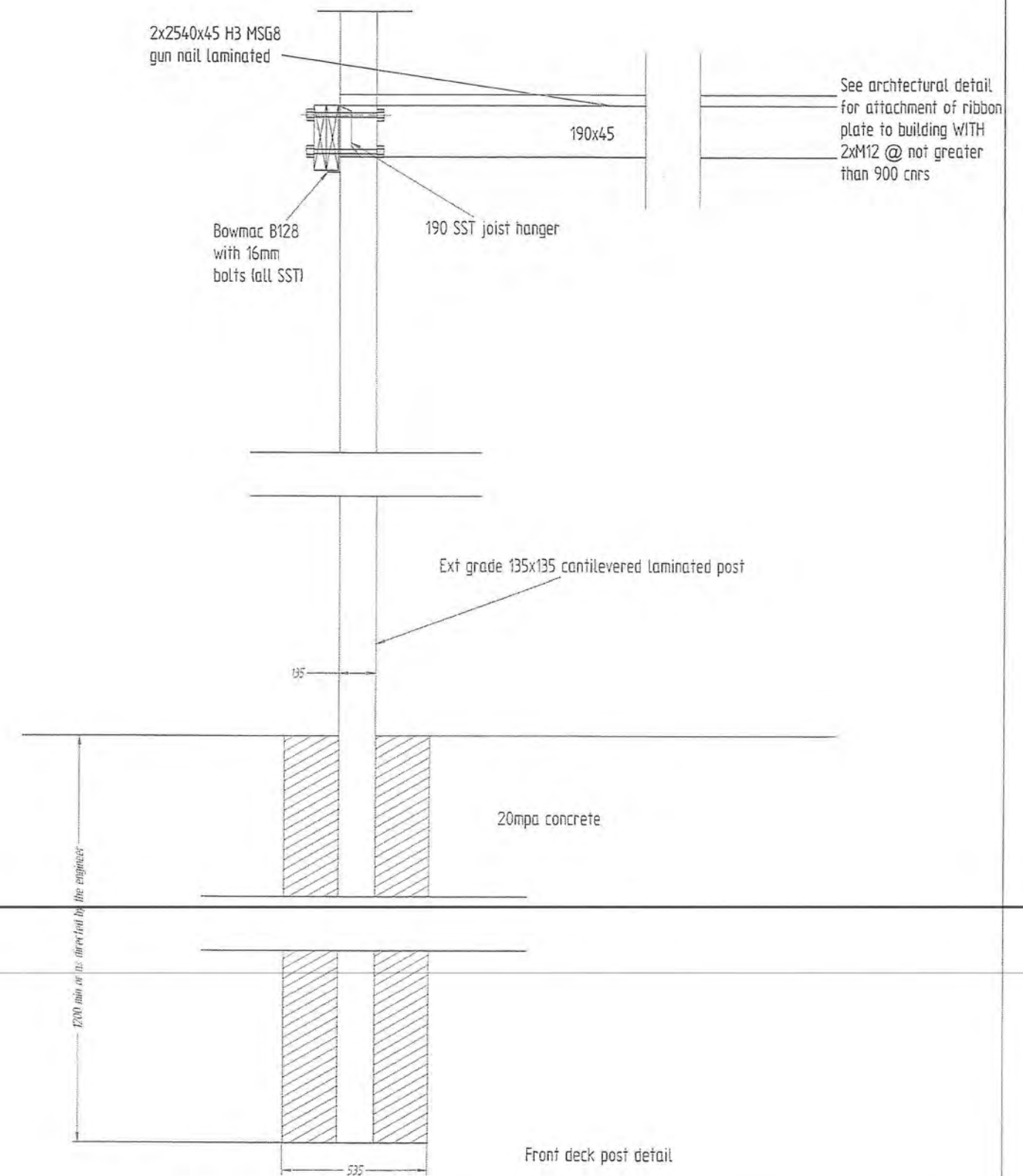
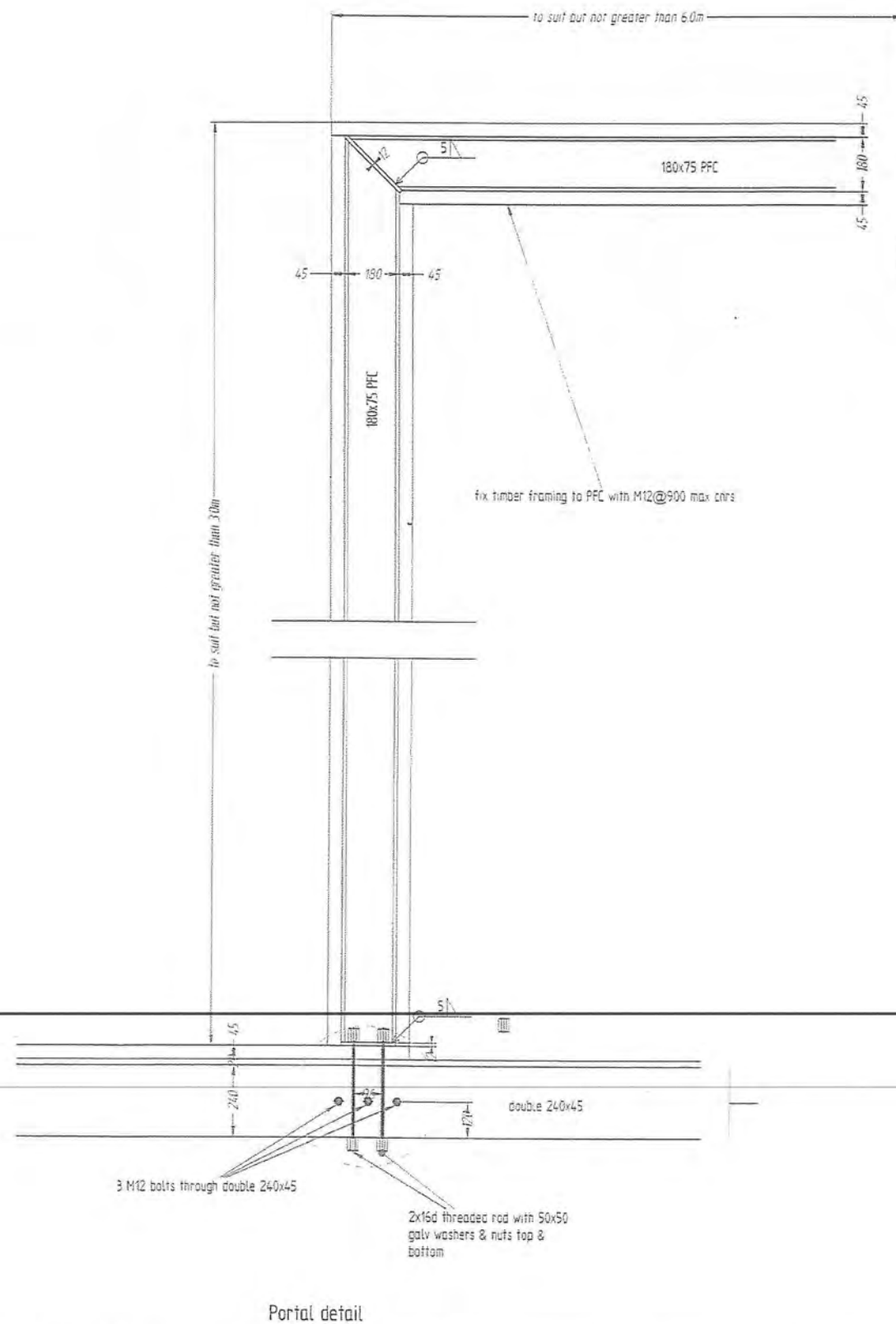
	Seismic 300SE 300*	Seismic 500SE 500*
BENDING	Yes - with prebending and following correct procedure	Not recommended
WELDING	Yes - following correct procedure	Not recommended
DRILLING	Yes - use of points proportional to tensile strength of cross-section	Not advised
SPINNING	Yes - keep temp quality assured	Yes - keep temp quality assured

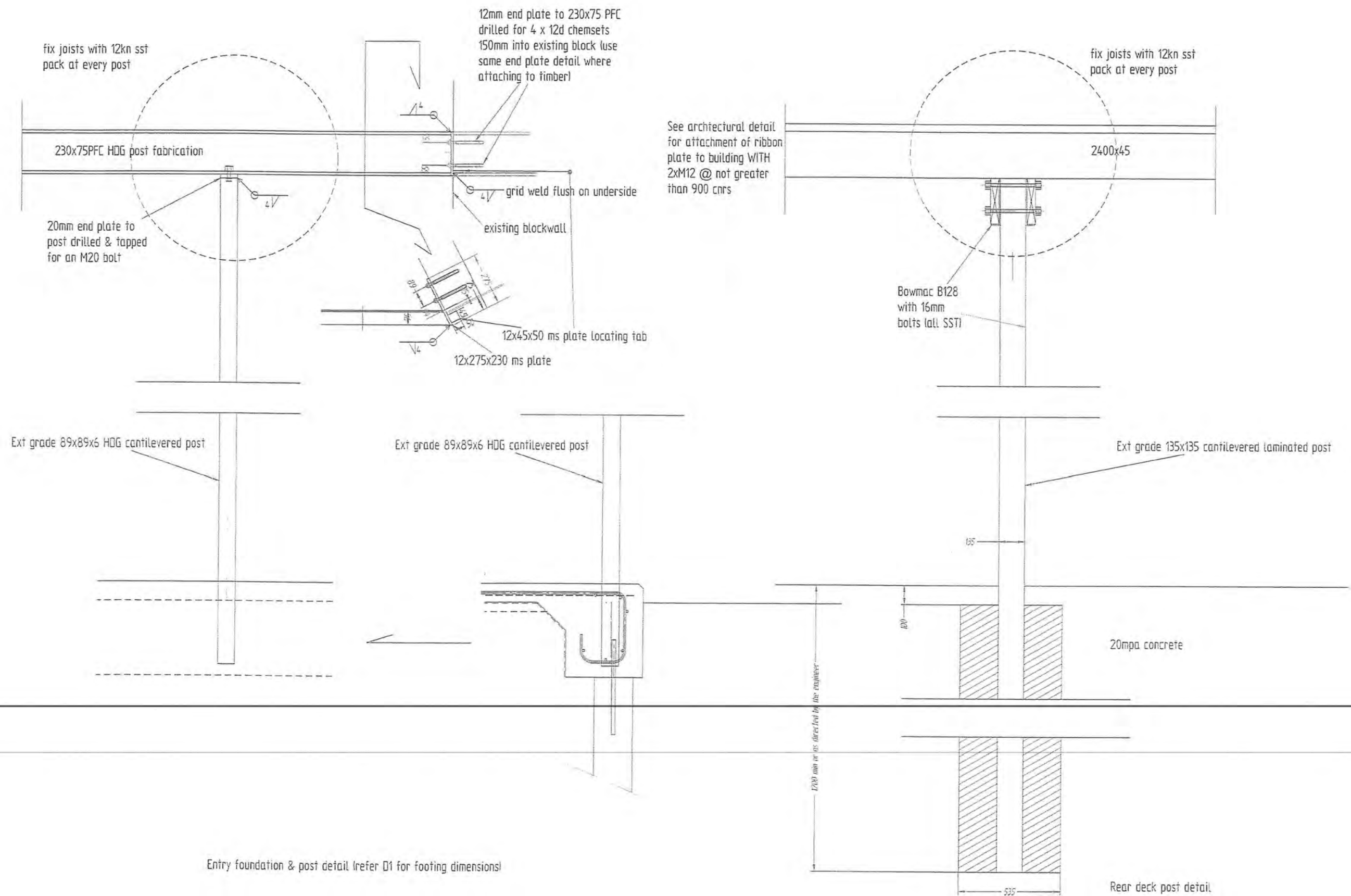
Hamish Wells
MIPENZ (Civil & Structural) CPENG
CONSULTING CIVIL ENGINEER
Offices at 215A Rangitikei Road Otaki

Phone: 06 36 46 728
Fax: 06 36 46 729
Mobile: 0274 459 757
eng@hwa.co.nz

Rogers - 114 Paetawa Road

SCALE	1:10	BA1	1	20	BS
DATE	June 2010				
SHEET	01				
JOB ID					





APPROVED
BY BUILDING
Stuart N
13/08/2010

VERY HIGH WIND ZONE

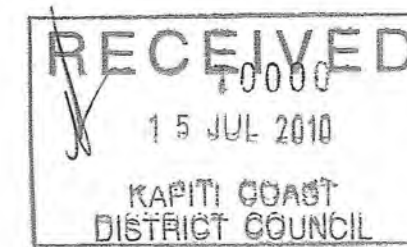
Note area is coastal corrosion
area, and components must
meet 50yr durability requirements
of NZ Bldg Code

SEVERE COASTAL ZONE

All propriety or bolted
fixings exposed to air plus
cladding fixings to be
stainless steel.

BC 100581

ACD



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

DRAWING REGISTER - 12 July 2010			DRAWING REGISTER - 12 July 2010		
A1.01	Rev 0	Locality Plan, Site / Drainage Plan	A6.01	Rev 0	West Deck and Pergola Details
A1.02	Rev 0	Existing Floor Plan	A6.02	Rev 0	Main Upper Roof Details
A2.01	Rev 0	Ground Floor Plan	A6.03	Rev 0	Main Upper Roof Details, Wind Beam Plan & Detail
A2.02	Rev 0	First Floor Plan	A6.04	Rev 0	Lower Infill Roof Details, Stair Centre Wall Top
A2.03	Rev 0	Floor Slab, First Floor Framing & Roof Framing Plans	A6.05	Rev 0	Deck Balustrade and Sliding Screen Details
A2.04	Rev 0	Ground Floor Bracing Plan	A6.06	Rev 0	Wall Cladding Junction Details
A2.05	Rev 0	First Floor Bracing Plan	A6.07	Rev 0	Deck Sections F-F & H-H, Retaining Wall Section G-G
A3.01	Rev 0	Elevations - North & West	A6.08	Rev 0	Exhaust Grille Details
A3.02	Rev 0	Elevations - South & East			
A4.01	Rev 0	Cross Section A-A	E1.01	Rev 0	Ground Floor Electrical Plan
A4.02	Rev 0	Cross Section B-B	E1.02	Rev 0	First Floor Electrical Plan
A4.03	Rev 0	Cross Section C-C			
A4.04	Rev 0	Cross Section D-D	P1.01	Rev 0	Ground Floor Plumbing Plan
A4.05	Rev 0	Cross Section E-E, Roof Drainage Plan	P1.02	Rev 0	First Floor Plumbing Plan & Plumbing Schematic
A5.01	Rev 0	Window & Door Schedule - Ground Floor			
A5.02	Rev 0	Window & Door Schedule - First Floor			
A5.03	Rev 0	Internal Door Schedule			
A5.04	Rev 0	Window & Door Details - W17 Atlantic Stacker Slider			
A5.05	Rev 0	Window & Door Details - W15 Atlantic Stacker Slider			
A5.06	Rev 0	Window & Door Details - W7 Atlantic Stacker Slider			
A5.07	Rev 0	Window & Door Details - Windows in STO Cladding			
A5.08	Rev 0	Window & Door Details - Windows in Linea Cladding			

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 Resource Consent (RM960355) and Section 221 Consent Notice

APPROVED
BY
PLANNING
Janice Lee
23/07/2010

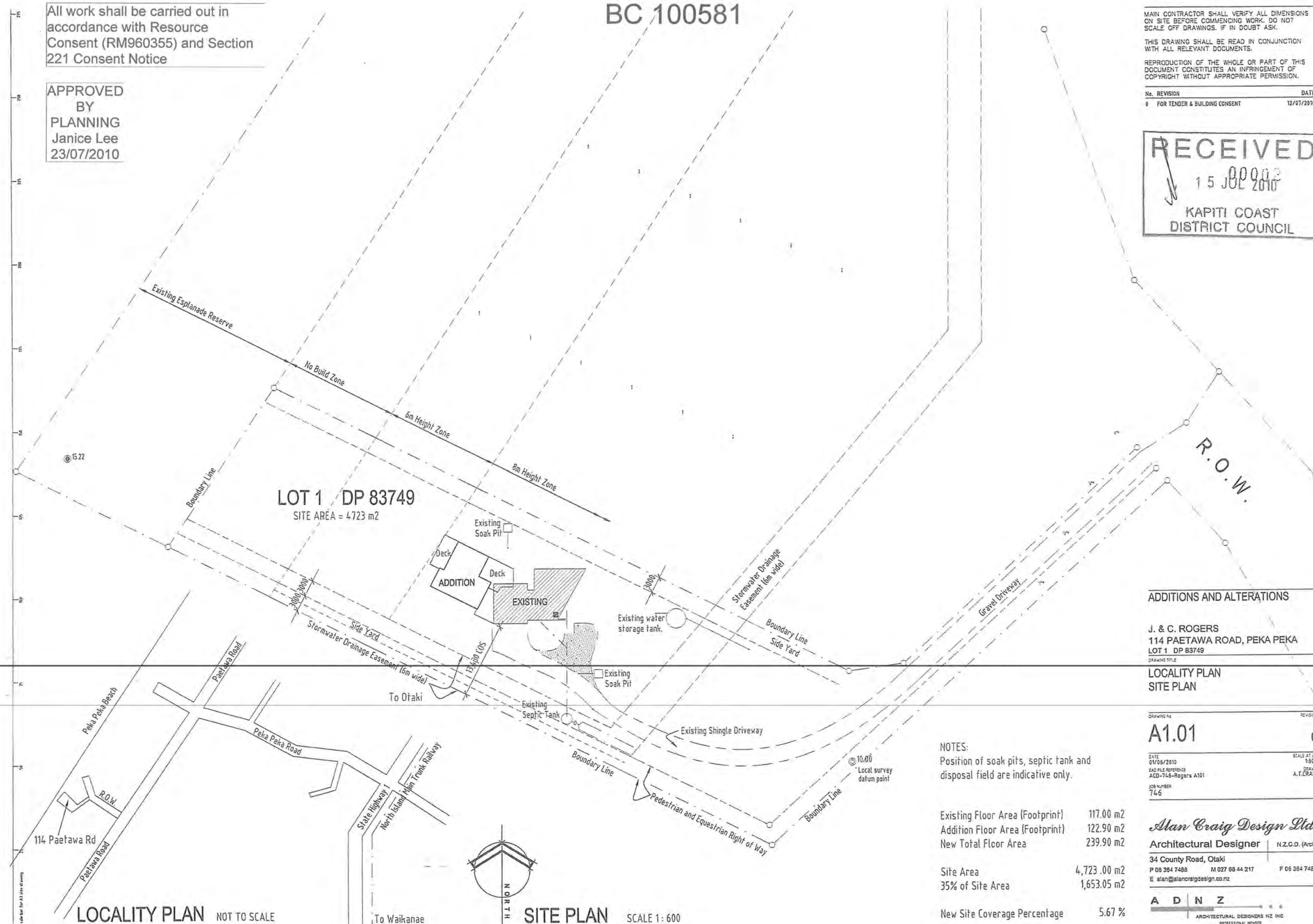
BC 100581

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010



ADDITIONS AND ALTERATIONS

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

LOCALITY PLAN
SITE PLAN

DRAWING No	REVISION
A1.01	0
DATE 01/05/2010	SCALE AT A3 1:500
CAD FILE REFERENCE ACD-746-Rogers A101	DRAWN A.T.CRAIG
JOB NUMBER 746	

NOTES:
Position of soak pits, septic tank and disposal field are indicative only.

Existing Floor Area (Footprint)	117.00 m ²
Addition Floor Area (Footprint)	122.90 m ²
New Total Floor Area	239.90 m ²
Site Area	4,723.00 m ²
35% of Site Area	1,653.05 m ²
New Site Coverage Percentage	5.67 %

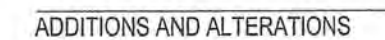
Alan Craig Design Ltd.
Architectural Designer | N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 354 7488 M 027 68 44 217 F 06 354 7487
E alan@alancraigdesign.co.nz
A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBER

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

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS
DOCUMENT CONSTITUTES AN INFRINGEMENT OF
COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

RECEIVED
00003
15 JUL 2010
KAPITI COAST
DISTRICT COUNCIL



EXISTING GROUND FLOOR PLAN

DRAWING NO. REVISION

A1.02 0

DATE SCALE AT A3

04/12/2009 1:100

CAD FILE REFERENCE DRAWN

ACD-745-Rogers A101-02 A.T. CRAIG

JOB NUMBER

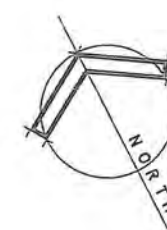
745

A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBERS

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.

LEGEND
Distribution Board
Meter Box
hot water cylinder
Downpipe
Gully Trap
rain water head
Terminal Vent
Vanity
Shower
Toilet Pan
Sink
Fridge
Washing machine
Dryer



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

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH ALL RELEVANT DOCUMENTS.

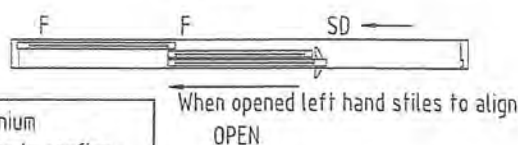
REPRODUCTION OF THE WHOLE OR PART OF THIS
DOCUMENT CONSTITUTES AN INFRINGEMENT OF
COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

RECEIVED
10 JUL 2010 016
KAPITI COAST
DISTRICT COUNCIL



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

W7 - Master Bedroom	W8 - Master Bedroom	W9 - Ensuite	W10 - Ensuite	W11 - Back Entry Inward Opening
Satin Anodised aluminium door frame - F.A.L Atlantic Series Ex 25mm H3.1 timber reveals - paint finish 140mm framed wall, Sto Classic plastered EFIS cladding - cavity fixed Clear IGU Safety Glass Double glazed	Satin Anodised aluminium door frame - F.A.L Pacific Series Ex 25mm H3.1 timber reveals - paint finish 140mm framed wall, Sto Classic plastered EFIS cladding - cavity fixed Clear IGU Double glazed	Satin Anodised aluminium window - F.A.L Pacific Series Ex 25mm H3.1 timber reveals - paint finish 140mm framed wall, Sto Classic plastered EFIS cladding on cavity Obscure IGU Double glazed	Satin Anodised aluminium window - F.A.L Pacific Series Ex 25mm H3.1 timber reveals - paint finish 140mm framed wall, Sto Classic plastered EFIS cladding on cavity Obscure IGU Double glazed	Satin Anodised aluminium door frame - F.A.L Pacific Series Ex 25mm H3.1 timber reveals - paint finish 90mm framed wall, Sto Classic plastered EFIS cladding - cavity fixed Selected Timber door - Renall Fullboard pipe in PQ Cedar Clear IGU Safety glass Double glazed sidelight



NOTE: Aluminium manufacturer to confirm fixed and sliding leaf widths to achieve desired result

LEGEND	NOTES
F Fixed	1 Check all opening sizes on site before commencing cutting or fabrication.
AW Awning Sash	2 All glass shall be Double glazed clear or obscure float, weight for size.
CS Casement Sash	3 Use safety glass as required by NZS 4223.
SD Sliding Door	4 Refer to the plans for door swings.
SL Stacking Interlocker	5 All windows and external doors elevated from outside.
HD Hinged Door	6 All wall framing 140mm unless noted otherwise.
Tr Transom	7 All external windows and doors shall be Satin anodised finish with ex 25mm H3.1 timber reveals rebated for linings – paint finish.
Mu Mullion	

DRAWING NO. **A5.01** REVISION **0**

DATE **22/05/2010** SCALE **A7 A3**
CAD FILE REFERENCE **1:50**
ACD-746-Rogers A501-03 DRAWN **A.T.CRAIG**

JOB NUMBER
746

Alan Craig Design Ltd.
Architectural Designer | N.Z.C.D. (Arch)
34 County Road, Otaki
P 05 354 7485 M 027 63 44 217 F 05 354 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC

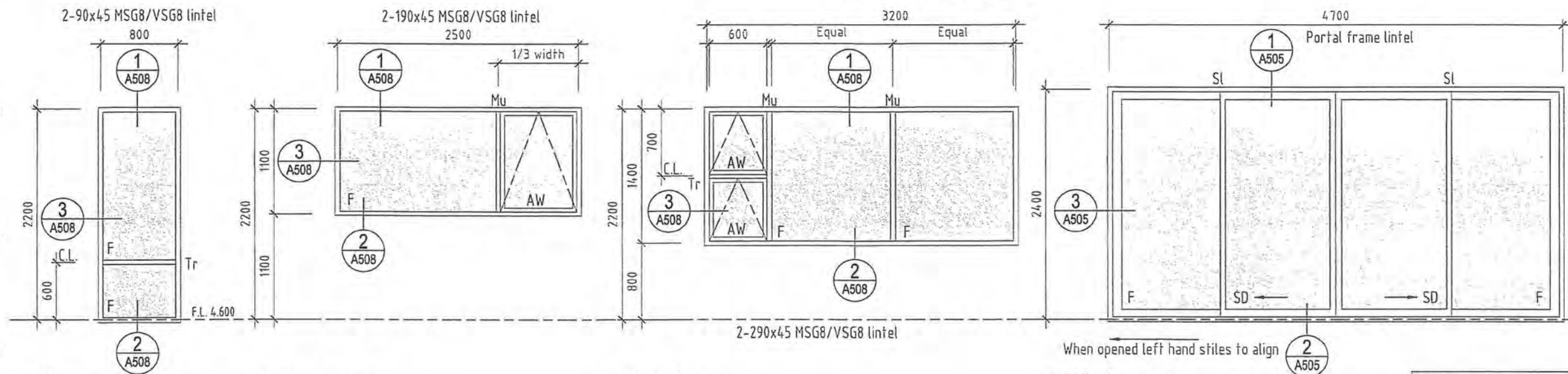
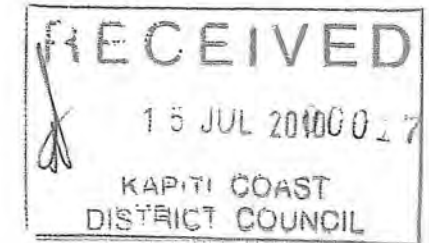
BC 100581

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No. REVISION DATE
0 FOR TENDER & BUILDING CONSENT 12/07/2010



W12 - Stair Landing

Satin Anodised aluminium window - F.A.L Pacific Series
Ex 25mm H3.1 timber reveals - paint finish
140mm framed wall, Linea weatherboard cladding on cavity
Clear IGU Double glazed

W13 - Kitchen

Satin Anodised aluminium window - F.A.L Pacific Series
Ex 25mm H3.1 timber reveals - paint finish
140mm framed wall, Linea weatherboard cladding on cavity
Clear IGU Double glazed

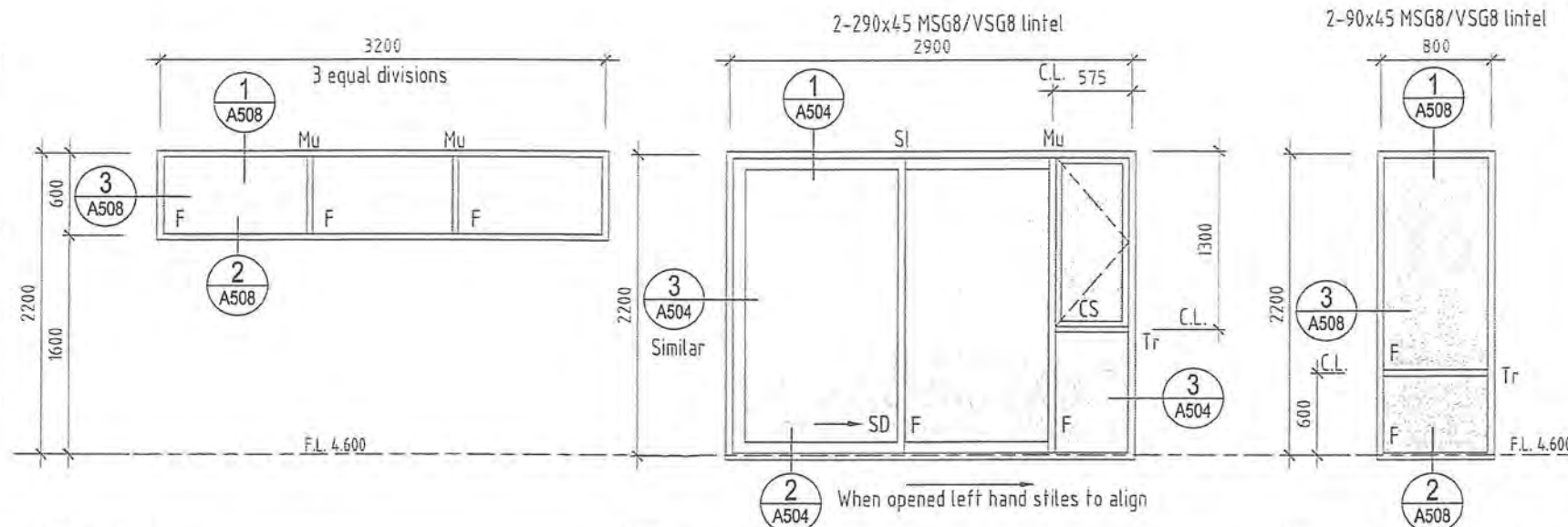
W14 - Dining

Satin Anodised aluminium window - F.A.L Pacific Series
Ex 25mm H3.1 timber reveals - paint finish
140mm framed wall, Linea weatherboard cladding on cavity
Clear IGU Double glazed

W15 - Lounge

Satin Anodised aluminium door frame - F.A.L Atlantic Series
Ex 25mm H3.1 timber reveals - paint finish
140mm framed wall, Linea weatherboard cladding on cavity
Clear IGU Safety Glass Double glazed

NOTE: Aluminium manufacturer to confirm fixed and sliding leaf widths to achieve desired result



W16 - Lounge

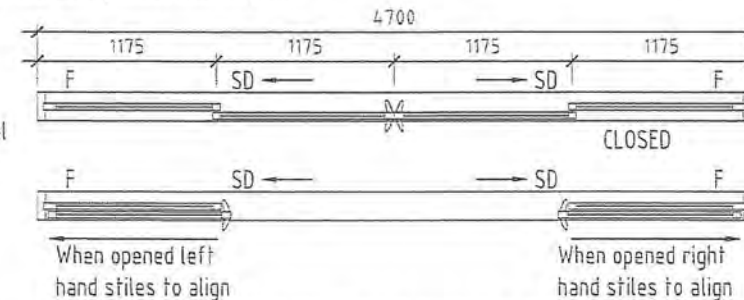
Satin Anodised aluminium window - F.A.L Pacific Series
Ex 25mm H3.1 timber reveals - paint finish
140mm framed wall, Linea weatherboard cladding on cavity
Clear IGU Double glazed

W17 - Lounge

Satin Anodised aluminium door frame - F.A.L Atlantic Series
Ex 25mm H3.1 timber reveals - paint finish
140mm framed wall, Linea weatherboard cladding on cavity
Clear IGU Safety Glass Double glazed

W18 - Stair Landing

Satin Anodised aluminium window - F.A.L Pacific Series
Ex 25mm H3.1 timber reveals - paint finish
140mm framed wall, Linea weatherboard cladding on cavity
Clear IGU Double glazed



GLAZING CONFORM NZS 4223 PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS ETC JOINERY

High Wind - 1100pa DWP
Very High Wind - 1550pa DWP

NOTE: Aluminium manufacturer to confirm fixed and sliding leaf widths to achieve desired result

LEGEND
F Fixed
AW Awning Sash
CS Casement Sash
SD Sliding Door
SL Stacking Interlocker
HD Hinged Door
Tr Transom
Mu Mullion

NOTES

- 1 Check all opening sizes on site before commencing cutting or fabrication.
- 2 All glass shall be Double glazed clear or obscure float, weight for size.
- 3 Use safety glass as required by NZS 4223.
- 4 Refer to the plans for door swings.
- 5 All windows and external doors elevated from outside.
- 6 All wall framing 140mm unless noted otherwise.
- 7 All external windows and doors shall be Satin anodised finish with ex 25mm H3.1 timber reveals rebated for linings - paint finish.

ADDITIONS AND ALTERATIONS

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

WINDOW AND DOOR SCHEDULE

DRAWING NO. A5.02 REVISION 0
DATE 22/06/2010 SCALE AT 1:50
CAD FILE REFERENCE ACD-745-Rogers A501-03 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 63 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC
2010/000001-000002

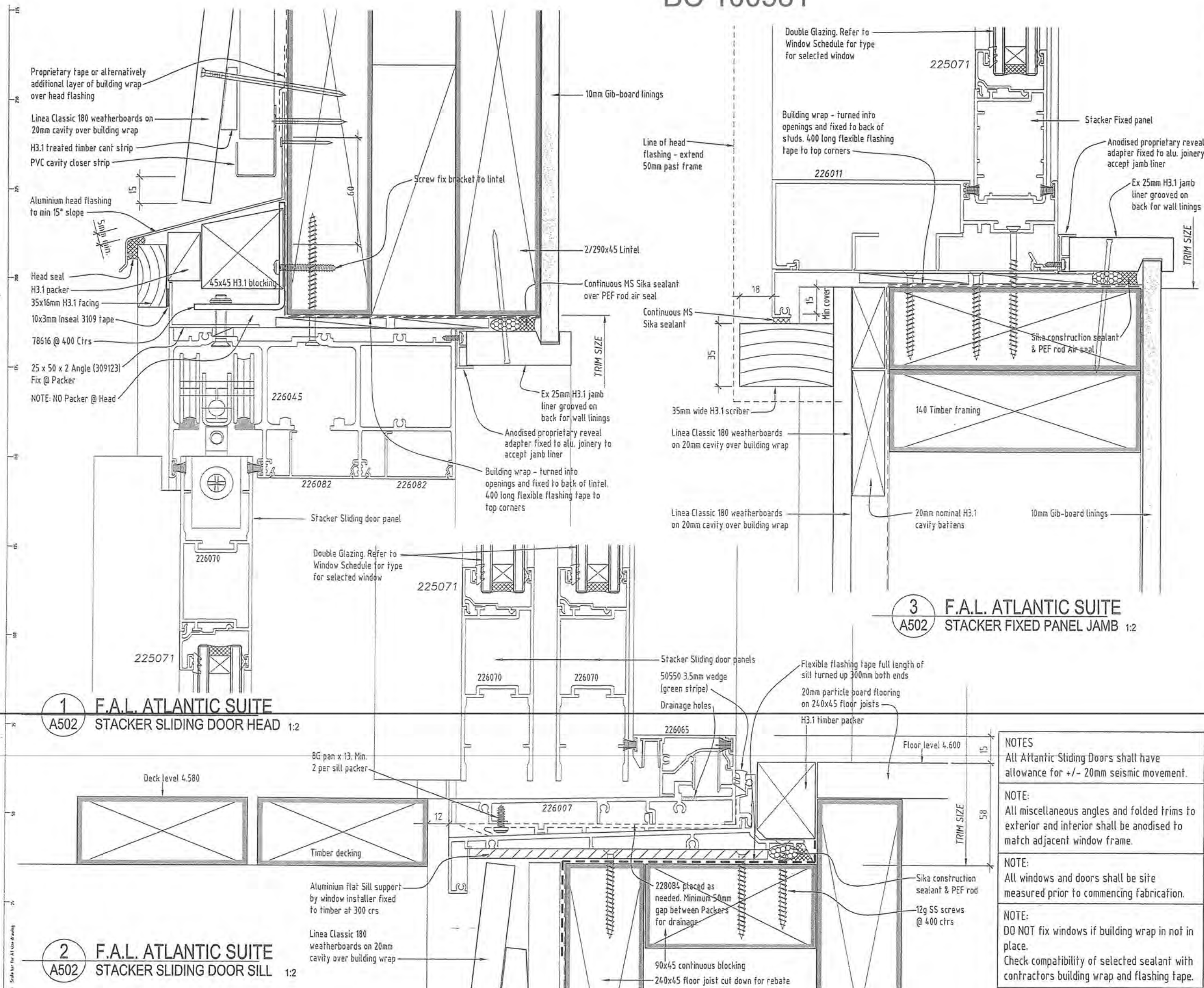
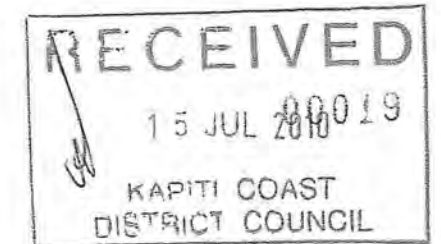
BC 100581

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010



3 F.A.L. ATLANTIC SUITE
A502 STACKER FIXED PANEL JAMB 1:2

1 F.A.L. ATLANTIC SUITE
A502 STACKER SLIDING DOOR HEAD 1:2

2 F.A.L. ATLANTIC SUITE
A502 STACKER SLIDING DOOR SILL 1:2

ADDITIONS AND ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 63749
DRAWING TITLE

WINDOW AND DOOR DETAILS
W17 - ATLANTIC STACKER SLIDER

DRAWING No.	REVISION
A5.04	0

DATE: 22/06/2010
SCALE: AT A3
CAD FILE REFERENCE: ACD-745-Rogers A501-09
DRAWN: A.T. CRAIG
JOB NUMBER: 746

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
34 County Road, Otaki
P 08 364 7488 M 027 69 44 217 F 08 364 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC

NOTES
All Atlantic Sliding Doors shall have allowance for +/- 20mm seismic movement.

NOTE:
All miscellaneous angles and folded trims to exterior and interior shall be anodised to match adjacent window frame.

NOTE:
All windows and doors shall be site measured prior to commencing fabrication.

NOTE:
DO NOT fix windows if building wrap is not in place.
Check compatibility of selected sealant with contractors building wrap and flashing tape.

Line of head
flashing - extend
50mm past frame

Building wrap - turned into
openings and fixed to back of
studs. 400 long flexible flashing
tape to top corners

RECEIVED
15 JUL 2010
KAPITI COAST
DISTRICT COUNCIL



A D N Z
ARCHITECTURAL DESIGNERS NZ INC

NOTES:
All Atlantic Sliding Doors shall have allowance for $\pm 20\text{mm}$ seismic movement.
NOTE: All miscellaneous angles and folded trims to exterior and interior shall be anodised to match adjacent window frame.
NOTE: All windows and doors shall be site measured prior to commencing fabrication.
NOTE: DO NOT fix windows if building wrap is not in place. Check compatibility of selected sealant with contractors building wrap and flashing tape.

BC 100581

Proprietary tape or alternatively additional layer of building wrap over head flashing
40/60mm EPS sheet
STO cavity battens
STO UPVC vented head flashing
STOarmat/mesh to reveals
Aluminium window head flashing with 15° slope
10x3mm Inseal 3109 tape

10mm Gib-board linings
2/290x45 Lintel
Continuous MS Sika sealant over PEF rod air seal

MS sealant over PEF rod before plastering
Stoarmat RFP/mesh to reveals

STO UPVC 40/60mm cavity jamb and sill flashing, adhesive fix to EPS
STO vented vertical batten
Cavity space
60mm EPS polystyrene
STO finishing coat
STO base/mesh coat

Double Glazing. Refer to Window Schedule for type for selected window
Building wrap - turned into openings and fixed to back of studs. 400 long flexible flashing tape to top corners

225071

Stacker Fixed panel

Anodised proprietary reveal adapter fixed to alu. joinery to accept jamb liner

Ex 25mm H3.1 jamb liner grooved on back for wall linings

226011

228182

140 Timber framing
Sika construction sealant & PEF rod Air seal

10mm Gib-board linings

Double Glazing. Refer to Window Schedule for type for selected window

225071

8G pan x 13. Min. 2 per sill packer

Aluminium flat Sill support by window installer fixed to concrete at 300 cirs

15 degrees

STOTHERM plaster system on 60 EPS glued to foundations

228084 placed as needed. Minimum 50mm gap between Packers for drainage

Concrete blockwork footing and concrete floor

Stacker Sliding door panels
Drainage holes
50550 3.5mm wedge (green stripe)
Flexible flashing tape full length of sill turned up 300mm both ends
H3.1 timber packers
Floor level

TRIM SIZE

15

58

NOTES

All Atlantic Sliding Doors shall have allowance for +/- 20mm seismic movement.

NOTE:

All miscellaneous angles and folded trims to exterior and interior shall be anodised to match adjacent window frame.

NOTE:

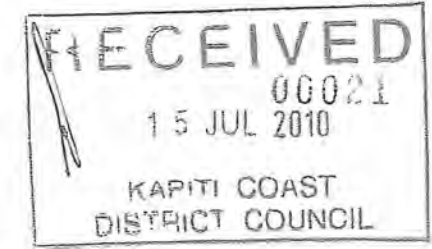
All windows and doors shall be site measured prior to commencing fabrication.

NOTE:

DO NOT fix windows if building wrap in not in place.
Check compatibility of selected sealant with contractors building wrap and flashing tape.

3 F.A.L. ATLANTIC SUITE
A501 STACKER FIXED PANEL JAMB 1:2

MAIN CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.
REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.
No. REVISION DATE
0 FOR TENDER & BUILDING CONSENT 12/07/2010



1 F.A.L. ATLANTIC SUITE
A501 STACKER SLIDING DOOR HEAD 1:2

2 F.A.L. ATLANTIC SUITE
A501 STACKER SLIDING DOOR SILL 1:2

ADDITIONS AND ALTERATIONS

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

WINDOW AND DOOR DETAILS
W7 - ATLANTIC STACKER SLIDER

DRAWING No.	REVISION
A5.06	0
DATE	SCALE AT A3
22/05/2010	1:2
CAD FILE REFERENCE	DRAWN
ACD-745-Rogers A504-09	A.T.CRAIG
JOB NUMBER	
746	

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 354 7488 M 027 68 44 217 F 06 354 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC

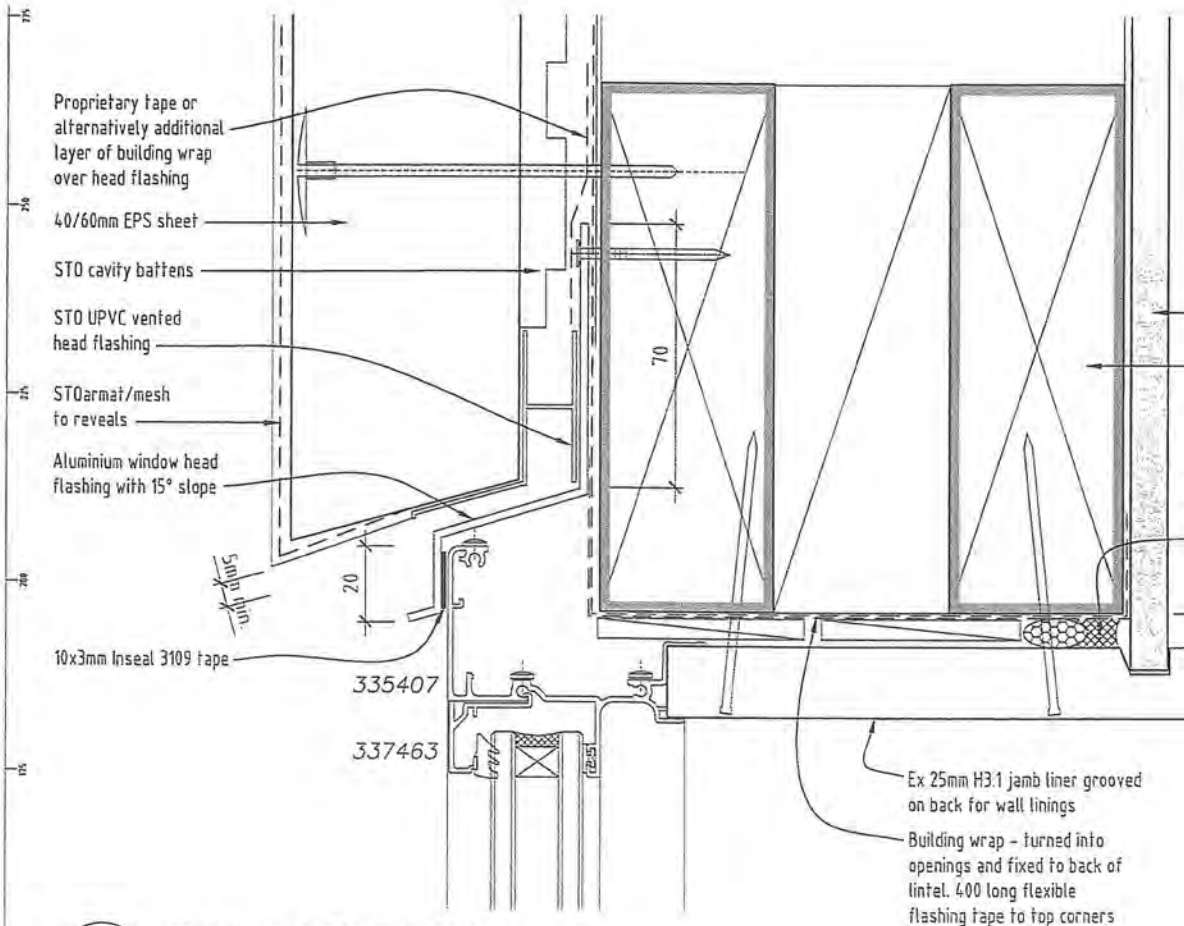
BC 100581

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

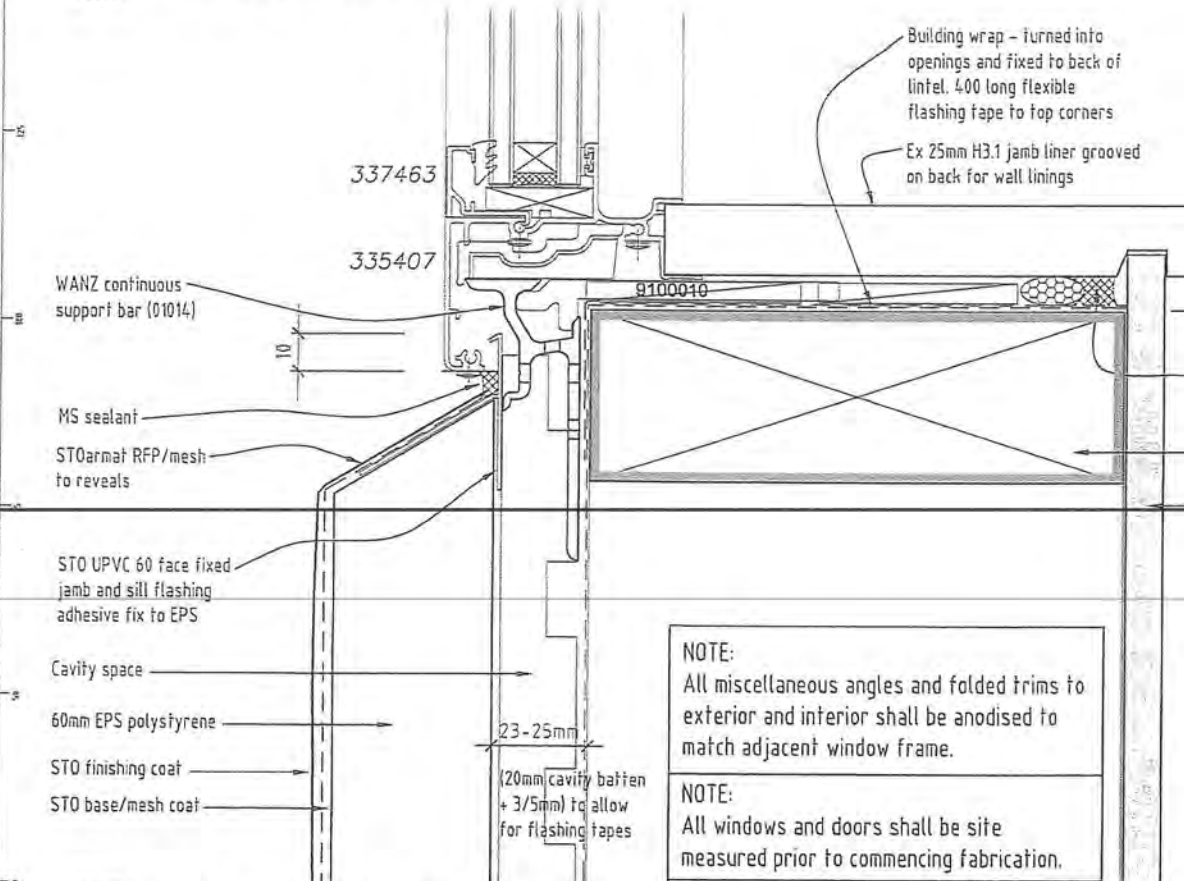
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No. REVISION DATE
0 FOR TENDER & BUILDING CONSENT 12/07/2010



1 F.A.L. PACIFIC SUITE
A501 WINDOW HEAD IN STC 1:2

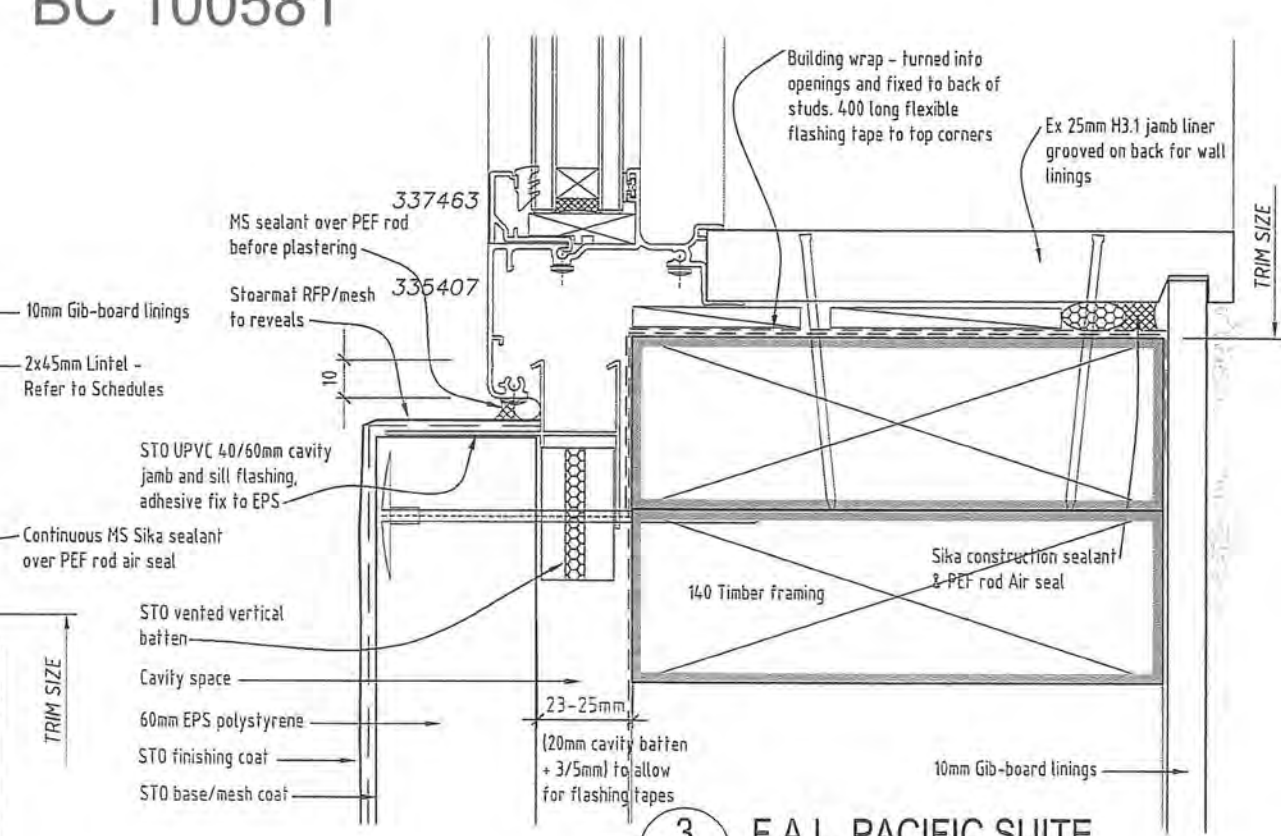


2 F.A.L. PACIFIC SUITE
A501 WINDOW SILL IN STC 1:2

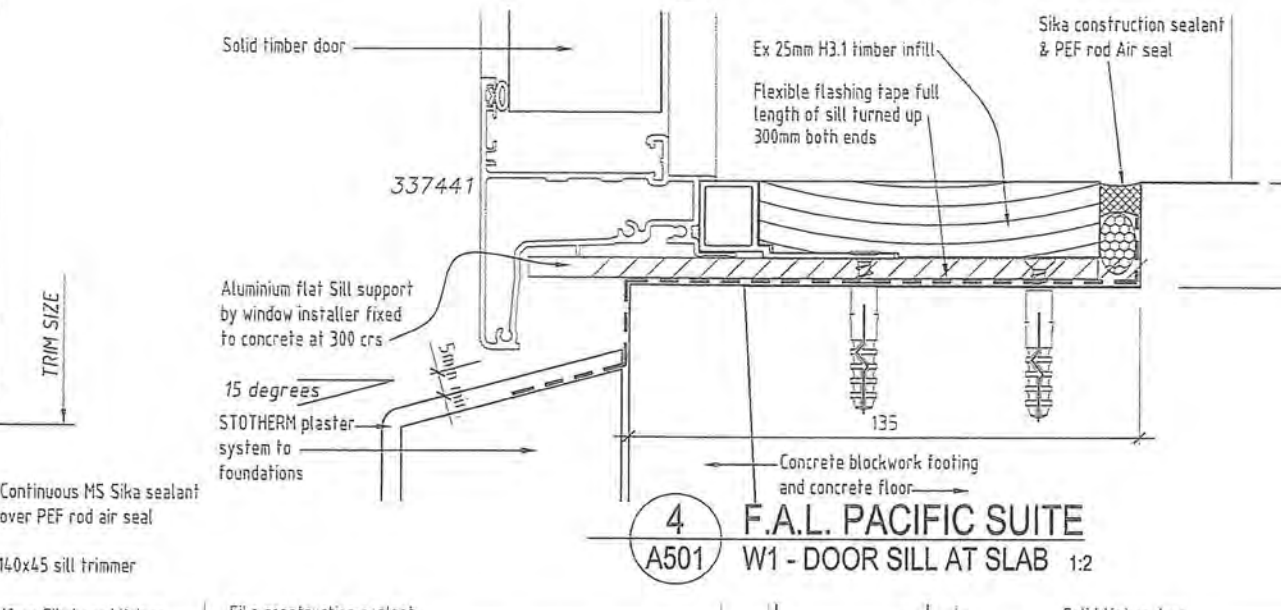
NOTE:
All miscellaneous angles and folded trims to exterior and interior shall be anodised to match adjacent window frame.

NOTE:
All windows and doors shall be site measured prior to commencing fabrication.

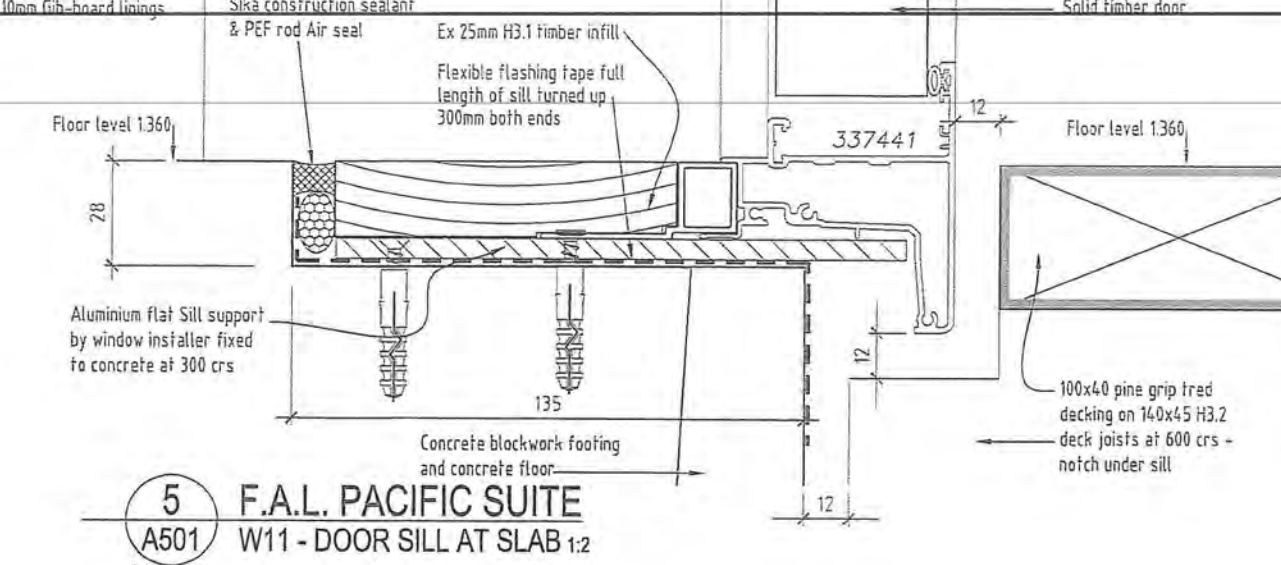
NOTE:
DO NOT fix windows if building wrap is not in place.
Check compatibility of selected sealant with contractors building wrap and flashing tape.



3 F.A.L. PACIFIC SUITE
A501 WINDOW JAMB IN STC 1:2



4 F.A.L. PACIFIC SUITE
A501 W1 - DOOR SILL AT SLAB 1:2



5 F.A.L. PACIFIC SUITE
A501 W11 - DOOR SILL AT SLAB 1:2

ADDITIONS AND ALTERATIONS

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

WINDOW AND DOOR DETAILS
WINDOW DETAILS IN STC CLADDING

DATE: 22/05/2010
CAD FILE REFERENCE: ACD-745-Rogers A501-09
JOB NUMBER: 746

SCALE AT A5: 1:2
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 68 44 217 F 06 384 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC

BC 100581

Left Section Labels:

- Proprietary tape or alternatively additional layer of building wrap over head flashing
- Linea Classic 180 weatherboards on 20mm cavity over building wrap
- H3.1 treated timber cant strip
- PVC cavity closer strip
- Aluminium head flashing to min 15° slope
- Head seal
- H3.1 packer
- 35x16mm H3.1 facing
- 10x3mm Inseal 3109 tape
- 45x45 H3.1 blocking
- 10mm Gib-board linings
- 2x45mm Lintel - Refer to Schedules
- Continuous MS Sika sealant over PEF rod air seal
- Ex 25mm H3.1 jamb liner grooved on back for wall linings
- Building wrap - turned into openings and fixed to back of lintel. 400 long flexible flashing tape to top corners

Right Section Labels:

- Building wrap - turned into openings and fixed to back of studs. 400 long flexible flashing tape to top corners
- Ex 25mm H3.1 jamb liner grooved on back for wall linings
- Continuous MS Sika sealant
- 35mm wide H3.1 scribe
- Linea Classic 180 weatherboards on 20mm cavity over building wrap
- Linea Classic 180 weatherboards on 20mm cavity over building wrap
- Cavity space
- 140 Timber framing
- Sika construction sealant & PEF rod Air seal
- 20mm nominal H3.1 cavity battens
- 10mm Gib-board linings

Dimensions and Part Numbers:

- 15
- 25
- 28
- 15
- 335407
- 337463
- 60
- 18
- 15
- 35
- 337463
- 335407

Top View Labels:

- TRIM SIZE
- TRIM SIZE

Bottom Right Corner:

3
A502

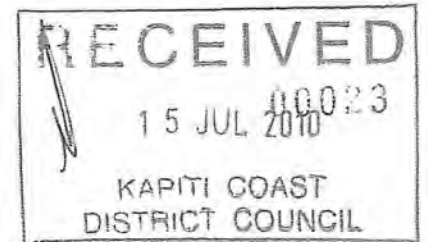
F.A.L. PACIFIC SUITE

WINDOW JAMB IN LINEA

1:2

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH ALL RELEVANT DOCUMENTS.

No.	REVISION	DATE
0	FOR TENDER & BUILDING CONSENT	12/07/2010



1 F.A.L. PACIFIC SUITE
A502 WINDOW HEAD IN LINEA 1:2

3 F.A.L. PACIFIC SUITE
A502 WINDOW JAMB IN LINEA 1:2

337463

335407

WANS continuous support bar (01017)

Min cover 15

Linea Classic 180 weatherboards on 20mm cavity over building wrap

Cavity space

Building wrap - turned into openings and fixed to back of lintel. 400 long flexible flashing tape to top corners

Ex 25mm H3.1 jamb liner grooved on back for wall linings

9100010

TRIM SIZE

Continuous MS Sika sealant over PEF rod air seal

140x45 sill trimmer

10mm Gib-board linings

NOTE:
All miscellaneous angles and folded trims to exterior and interior shall be anodised to match adjacent window frame.

NOTE:
All windows and doors shall be site measured prior to commencing fabrication.

NOTE:
All miscellaneous angles and folded trims to exterior and interior shall be anodised to match adjacent window frame.

NOTE:
All windows and doors shall be site
measured prior to commencing fabrication.

NOTE:
DO NOT fix windows if building wrap is not in place.
Check compatibility of selected sealant with contractors building wrap and flashing tape.

2 F.A.L. PACIFIC SUITE
A502 WINDOW SILL IN LINE 15

ADDITIONS AND ALTERATIONS

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

WINDOW AND DOOR DETAILS

WINDOW DETAILS IN LINEA CLADDING

DRAWING NO. **A5.08** REVISION **0**

DATE **22/06/2010** SCALE AT **A3**
1:2
CAD FILE REFERENCE **DRAWN**
ACD-745-Rogers A504-09 **A.T.CRAIG**

JOB NUMBER
746

Alan Craig Design Ltd.
Architectural Designer | N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 354 7488 M 027 68 44 217 F 06 354 7487
E alan@alancraigdesign.co.nz

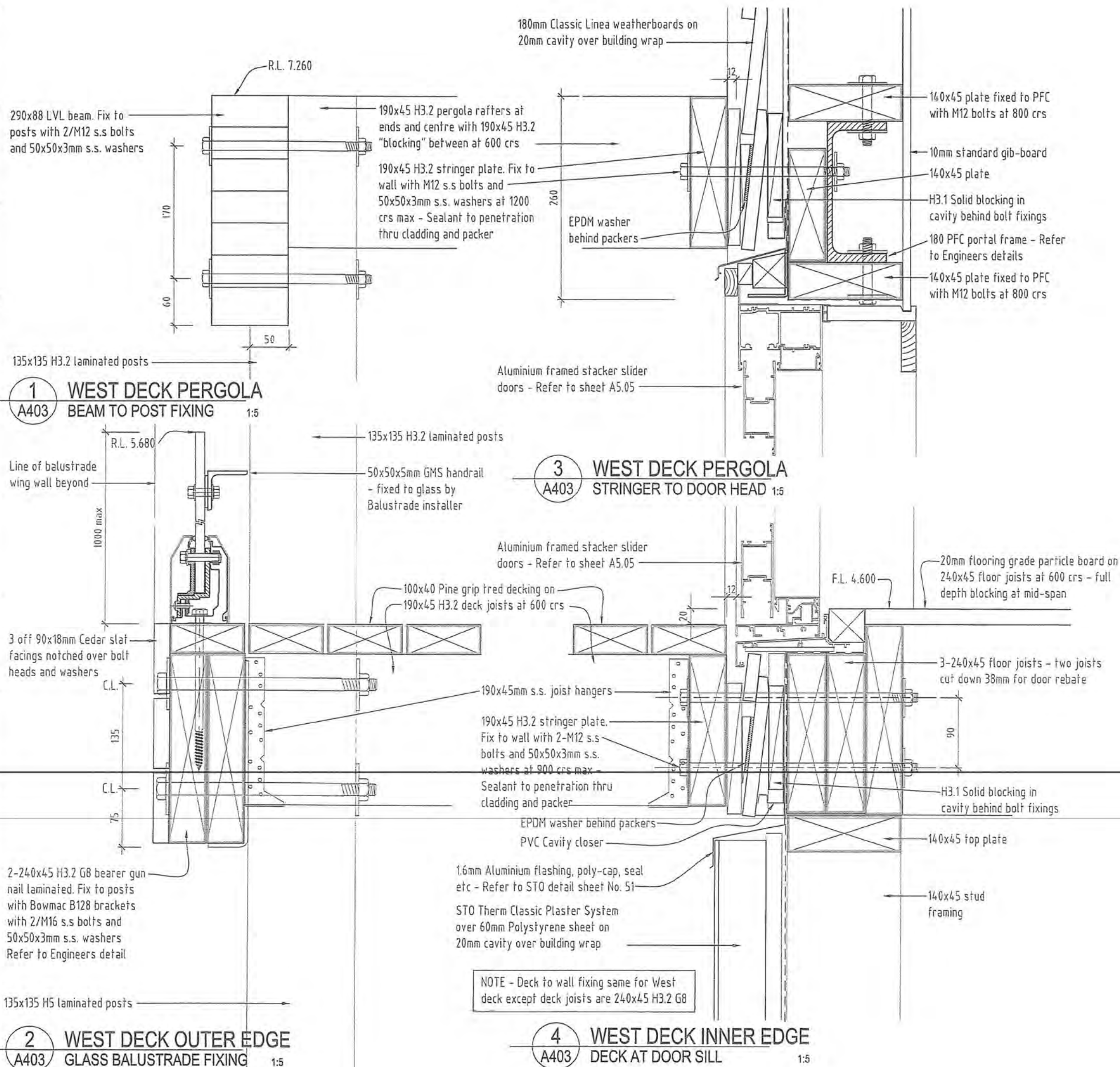
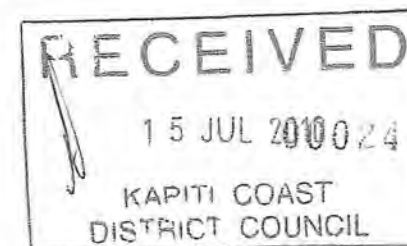
A D N Z
ARCHITECTURAL DESIGNERS NZ INC

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

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No. REVISION DATE
0 FOR TENDER & BUILDING CONSENT 12/07/2010



ADDITIONS AND ALTERATIONS

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

WEST DECK AND PERGOLA DETAILS

DRAWING No.	REVISION
A6.01	0
DATE 06/07/2010	SCALE AT A3 1:5
CAD FILE REFERENCE ACD-745-Rogers A601-05	DRAWN A.T. CRAIG
JOB NUMBER 745	

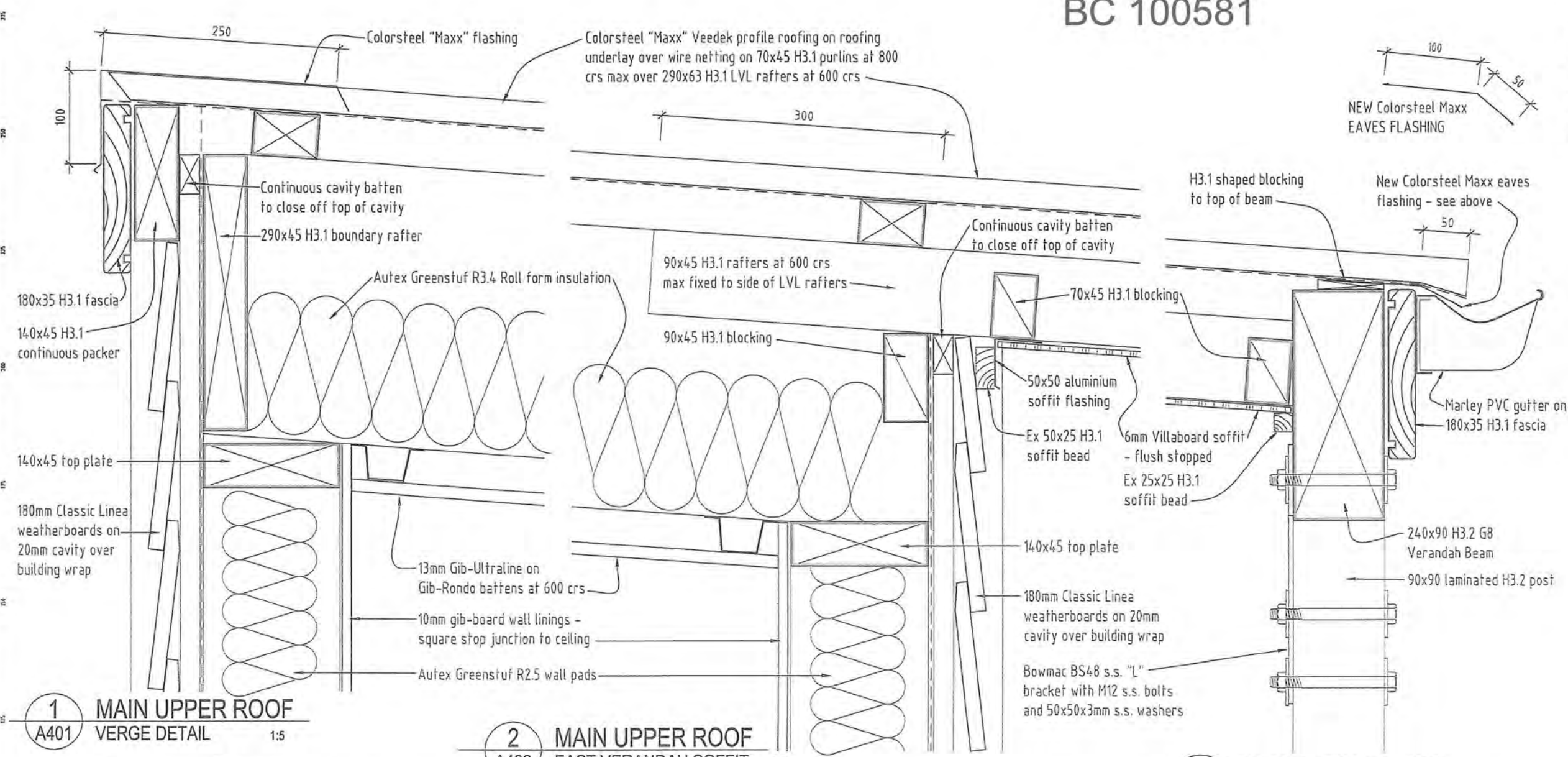
Alan Craig Design Ltd.
Architectural Designer | N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 354 7488 M 027 68 44 217 F 06 354 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC

BC 100581

MAIN CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.
REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.
No. REVISION DATE
0 FOR TENDER & BUILDING CONSENT 12/07/2010

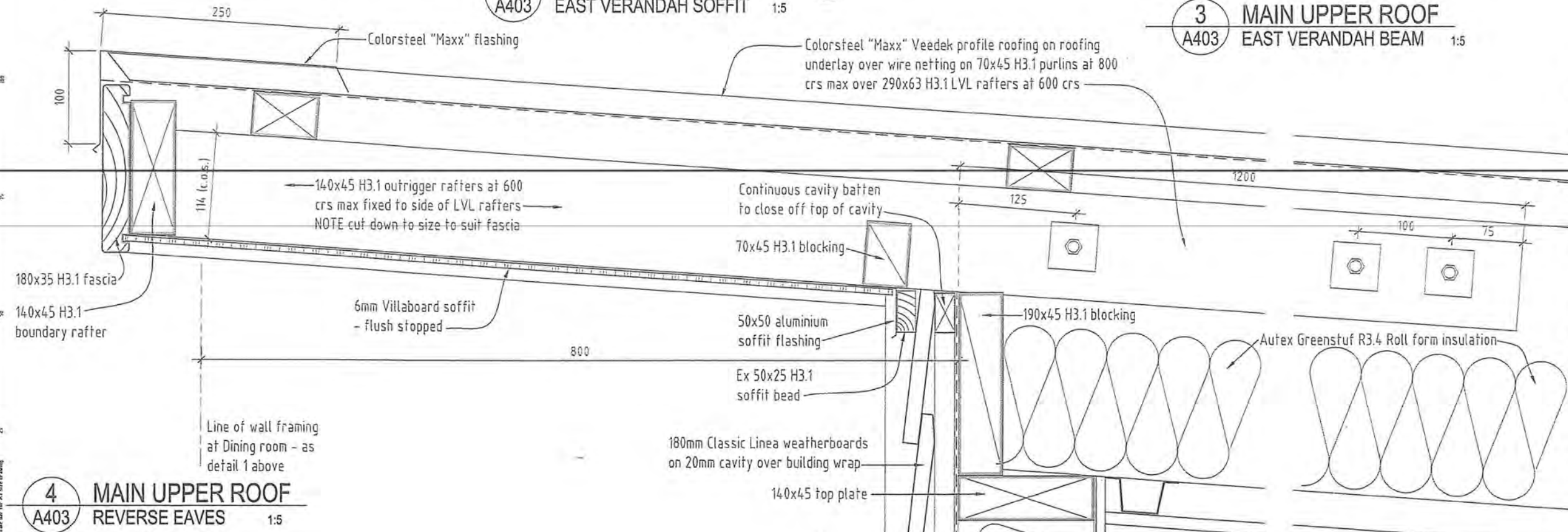
RECEIVED
15 JUL 2010
KAPITI COAST DISTRICT COUNCIL



1 MAIN UPPER ROOF VERGE DETAIL 1:5

2 MAIN UPPER ROOF EAST VERANDAH SOFFIT 1:5

3 MAIN UPPER ROOF EAST VERANDAH BEAM 1:5



4 MAIN UPPER ROOF REVERSE EAVES 1:5

ADDITIONS AND ALTERATIONS

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

MAIN UPPER ROOF DETAILS

DRAWING No.	REVISION
A6.02	0
DATE 05/07/2010	SCALE AT AS 1:5
CAD FILE REFERENCE ACD-745-Rogers A601-06	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

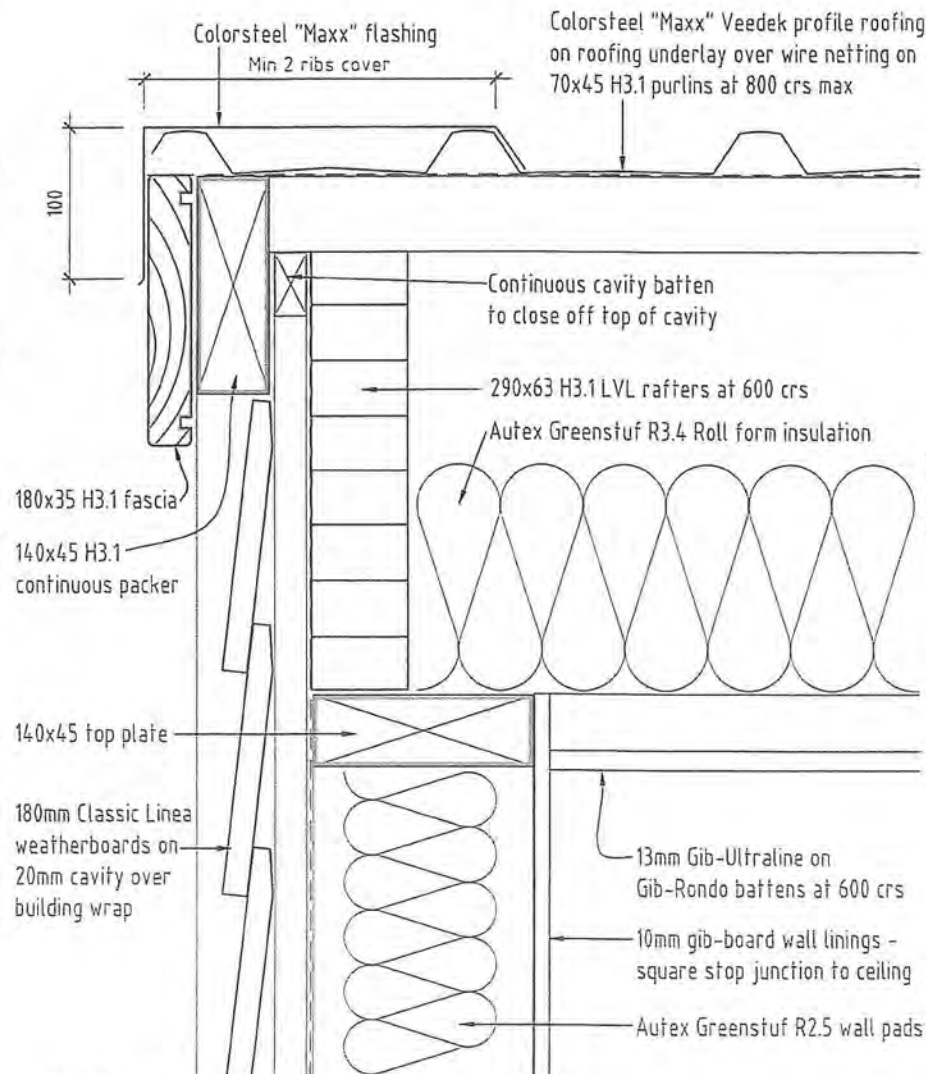
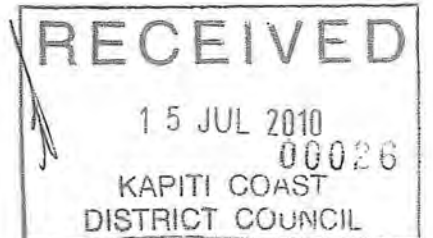
BC 100581

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

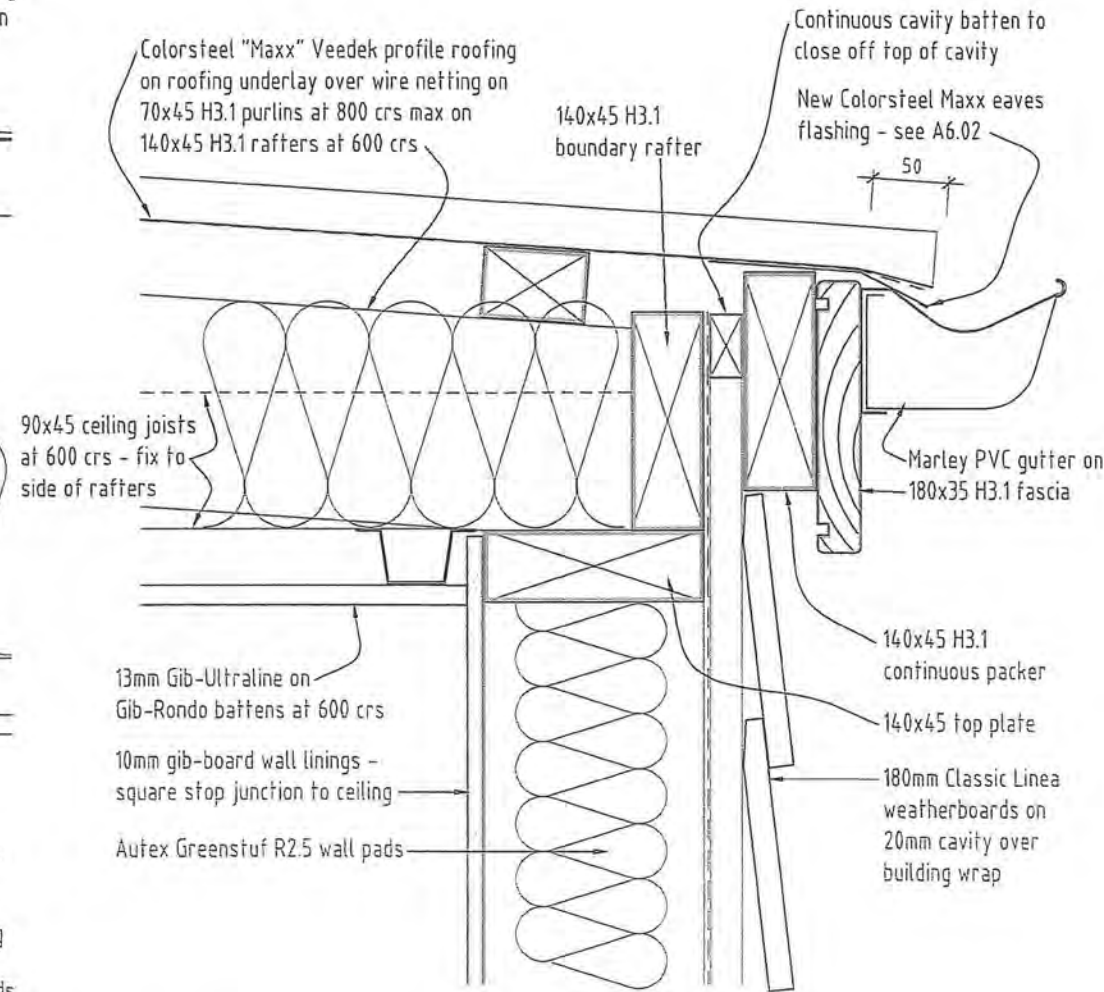
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

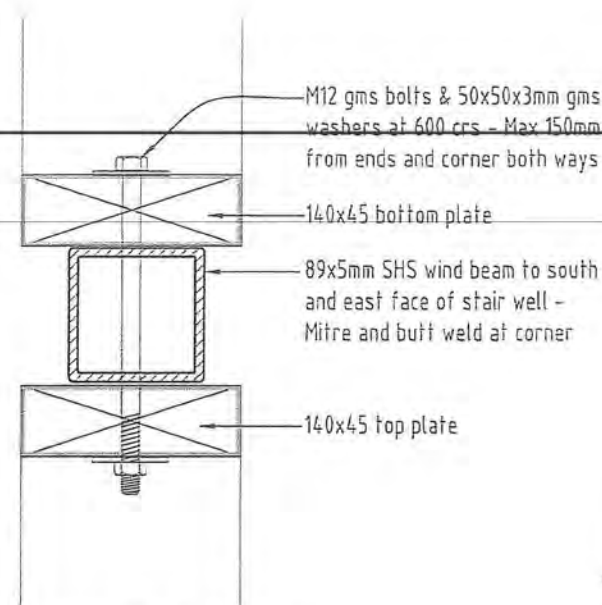
No. REVISION DATE
0 FOR TENDER & BUILDING CONSENT 12/07/2010



1 MAIN UPPER ROOF
A402 BARGE DETAIL 1:5



2 MAIN UPPER ROOF
A401 STAIR EAVES DETAIL 1:5



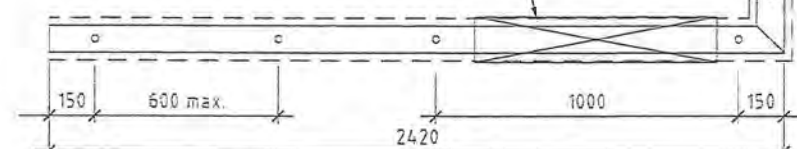
3 WIND BEAM DETAIL
A401 WALL PLATE FIXING 1:5

STAIR WELL

M12 gms bolts & 50x50x3mm gms washers at 600 crs - Max 150mm from ends and corner both ways

89x5mm SHS wind beam to south and east face of stair well - Mitre and butt weld at corner

Window Opening



4 WIND BEAM PLAN
A202 WALL PLATE FIXING 1:25

ADDITIONS AND ALTERATIONS

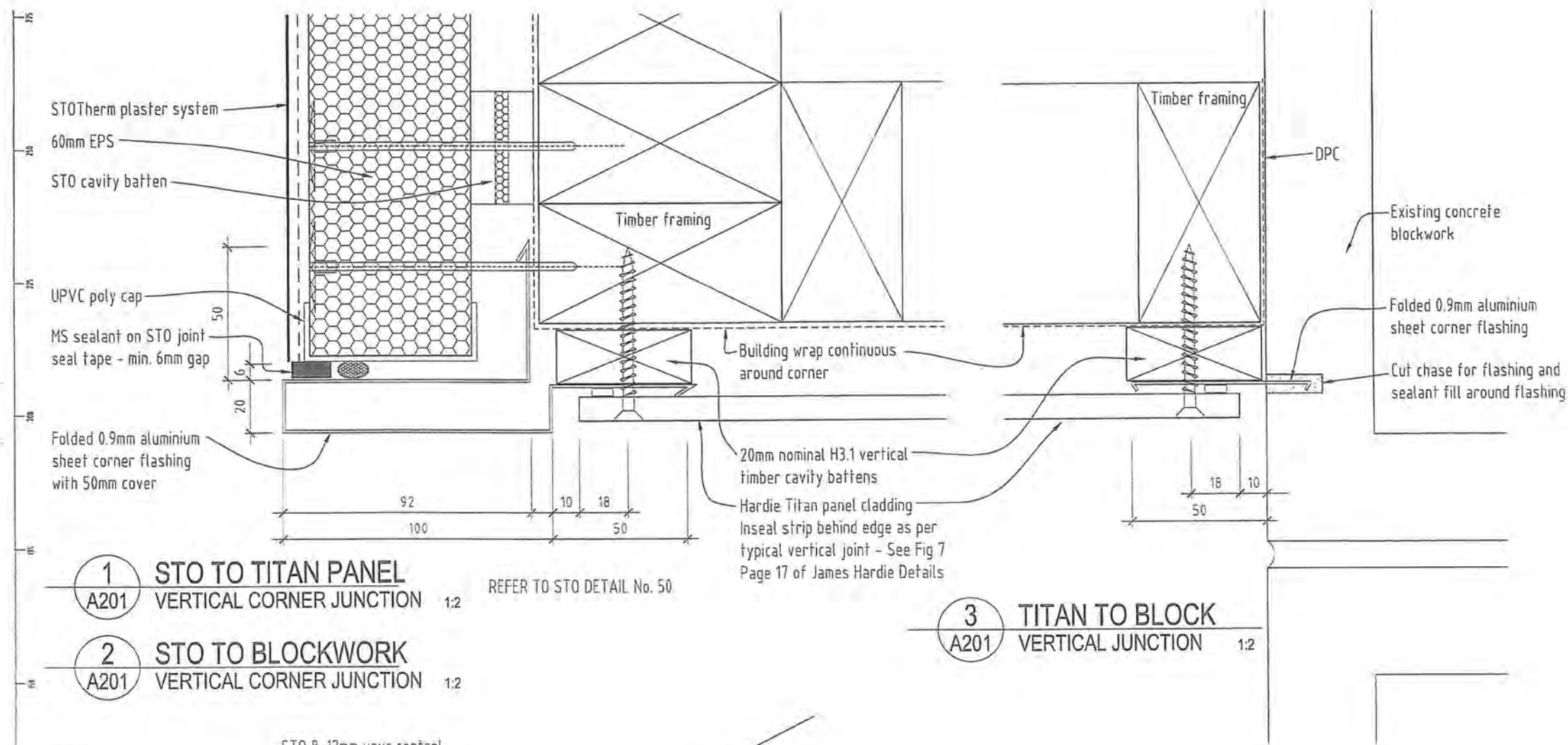
J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749

MAIN UPPER ROOF DETAILS
WIND BEAM PLAN & DETAIL

DRAWING No. REVISION
A6.03 0
DATE 06/07/2010 SCALE AT A6 1:5, 1:25
CAD FILE REFERENCE ACD-746-Rogers A601-06 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 69 44 217 F 06 364 7487
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC

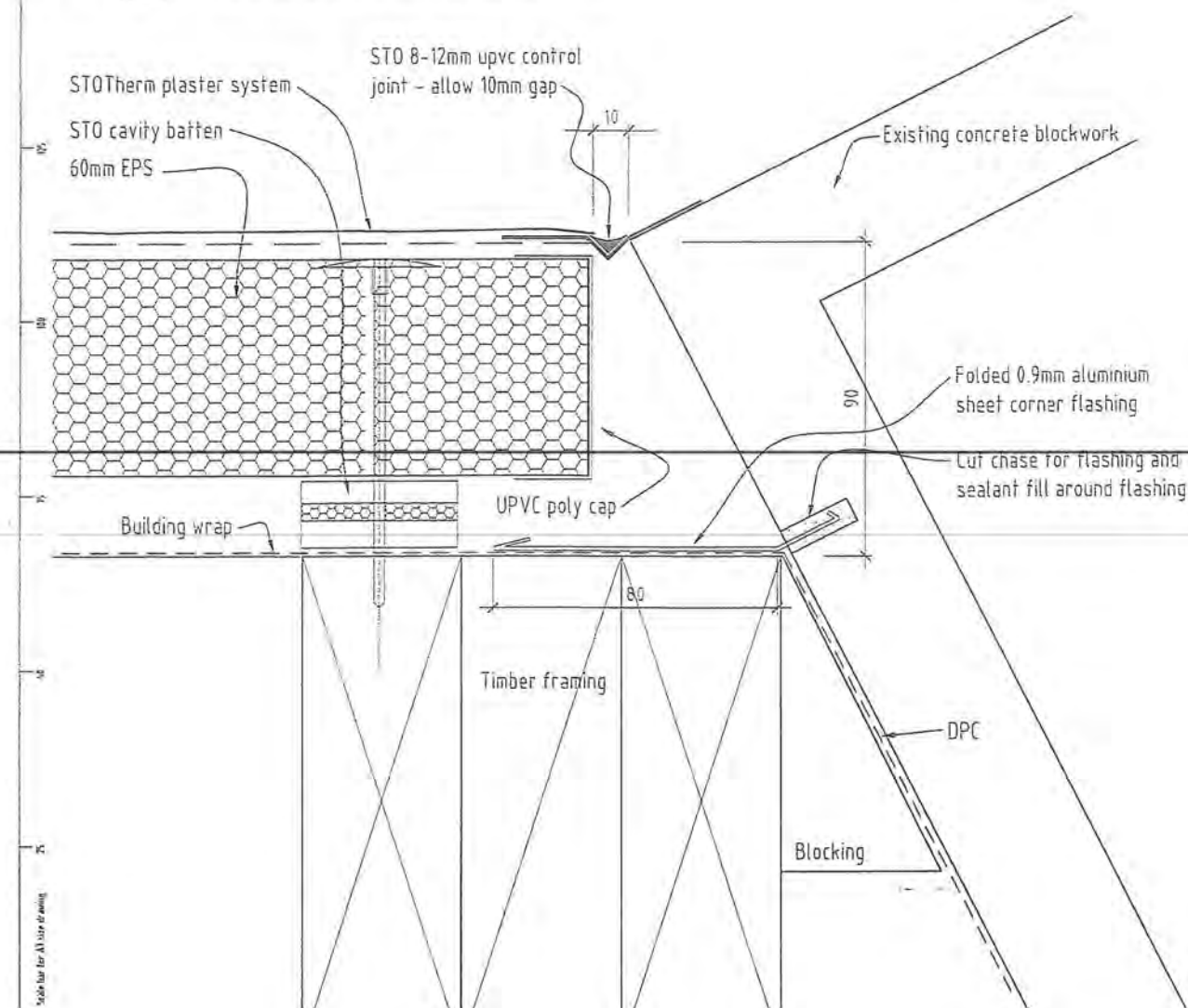
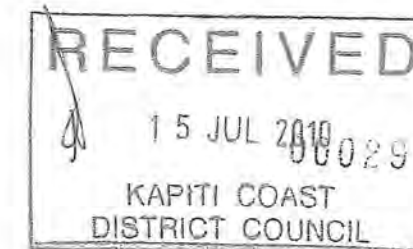


MAIN CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT WITHOUT APPROPRIATE PERMISSION.

No. REVISION DATE
0 FOR TENDER & BUILDING CONSENT 12/07/2010



ADDITIONS AND ALTERATIONS

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

WALL CLADDING JUNCTION DETAILS

Drawing No. REVISION
A6.06 0

DATE 08/07/2010 SCALE A7 A3
JOB FILE REFERENCE 1:2
ACD-745-Rogers A601-06 DRAWN A.T. CRAIG
JOB NUMBER 745

Alan Craig Design Ltd.
Architectural Designer N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 354 7458 M 027 68 44 217 F 08 354 7457
E alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNERS NZ INC
PROFESSIONAL MEMBERS

Alan Craig Design Lld.
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

23 July 2010

Kapiti Coast District Council
Building Consents
Rimu Road, Private Bag 601,
Paraparaumu 5254

Re: **Building Consent Application No. BC100581**
114 Paetawa Road, Peka Peka – Building Consent Revision 1 Change List

Our Ref 746-bcr1

To Whom it May Concern,

Reference to our Building Consent application, drawings specifications and supporting documents submitted for approval on Thursday 15 July 2010. The owners have decided to extend the addition by 600mm to the south along the line of the Guest Bedroom / Bathroom on then ground floor and the Kitchen / Dining on the first floor.

Attached is a pdf file contining the necessary revised drawings to cover the changes.
The following is a summary of the changes drawing by drawing.

A1.01 Rev 1 Site Plan

The plan shows the extra area added to the south edge of the addition. Also the areas schedule has been updated to take into account the extra 4.1 m2 of footprint area.

A2.01 Rev 1 New Ground Floor Plan

The ground floor has been stretched 600mm toward the south along the line of the Guest Bedroom and Bathroom. Internal walls to the Bathroom and walk-in wardrobe have also been adjusted.

Refer also to A2.03 Rev 1, A2.04 Rev 1, A3.01 Rev 1, A3.02 Rev 1, A4.02 Rev 1, A4.04 Rev 1, A4.05 Rev 1, E1.01 Rev 0, P1.01 Rev 1.

The Linen Cupboard door D7 has been increased in size to 2-760 doors. Refer also to A5.03 Rev 1.

A2.02 Rev 1 New First Floor Plan

The first floor has been stretched 600mm toward the south along the line of the Kitchen and Dining.

Refer to A2.03 Rev 1, A2.05 Rev 1, A3.01 Rev 1, A3.02 Rev 1, A4.02 Rev 1, A4.04 Rev 1, A4.05 Rev 1, E1.02 Rev 0, P1.02 Rev 1.

A2.03 Rev 1 Floor Slab, Floor and Roof Framing Plans

The ground floor has been stretched 600mm toward the south as per A2.01 and A2.02 above.

The floor slab and slab thickenings are revised to suit.

The floor joists over the guest room and bathroom are closed up to 400 crs.

One extra LVL rafter required at first floor roof level.



Refer also to A4.01 Rev 1, A4.02 Rev 1, A4.04 Rev 1.

A2.04 Rev 1 Ground Floor - Bracing Plan

The ground floor has been stretched 600mm toward the south and internal adjusted.

Bracing panels in the cross direction have been revised to suit the new wall lengths.

Refer to the revised bracing calculations attached. Bracing values equal or exceed those previously submitted and achieve the required minimums in all directions.

A2.05 Rev 1 First Floor - Bracing Plan

The first floor has been stretched 600mm toward the south.

Bracing panels in the cross direction have been revised to suit the new wall lengths.

Refer to the revised bracing calculations attached. Bracing values equal or exceed those previously submitted and achieve the required minimums in all directions.

A3.01 Rev 1 Revised Elevations West & North

The west elevation has been stretched 600mm to the south with windows W5 and W14 re-positioned within the west wall.

A3.02 Rev 1 Revised Elevations East & South

The 600mm southward extension has been indicated on both the east and south elevations.

A4.01 Rev 1 Cross Sections A-A

The first floor joists have been closed up to 400mm centres and noted as such..

A4.02 Rev 1 Cross Sections B-B

The 600mm southward extension has been indicated in elevation beyond the stair well.

A4.04 Rev 1 Long Sections D-D

The building has been stretched 600mm to the left (south) and the internal wall / strip footing position adjusted. The floor joist spacing over the Guest Bedroom has been altered to 400mm centres.

A4.05 Rev 1 Roof Drainage Plan

The roof has been stretched 600mm toward the south with the roof drainage areas being adjusted on the Roof Drainage Plan.

A5.03 Rev 1 Internal Door Schedule

The Linen Cupboard door D7 has been increased in size to 2-760 doors. Refer also to A2.01 Rev 1.

E1.01 Rev 0 Ground Floor Electrical Plan

The electrical layouts have been added – previously only Smoke Alarms shown.

E1.02 Rev 0 First Floor Electrical Plan

The electrical layouts have been added – previously only Smoke Alarms shown.

P1.01 Rev 1 Ground Floor Plumbing Plan

The ground floor has been stretched 600mm toward the south along the line of the Guest Bedroom and Bathroom. The plumbing drain waste layout has been adjusted.

P1.02 Rev 1 First Floor Plumbing Plan

The first floor has been stretched 600mm toward the south along the line of the Kitchen and Dining. The plumbing drain waste layout has been adjusted.

Please do not hesitate to contact the writer should you wish to discuss this matter.

Yours sincerely

Alan Craig

Alan Craig
Architectural Designer



Alan Craig Design Ltd.

ACD

H1 CALCULATION SHEET

Non-Solid Construction

Project No

746

Project Title

Alterations and Additions

Date

22-Jun-10

J & C Rogers

114 Paetawa Road, Peka Peka

Page 3

Revision 1

23/07/2010

PROPOSED BUILDING**Additions only considered**

Area of glazing	Climate Zone	Proposed building heat loss equation					
<= 30% of total wall area	1 & 2	HL Reference =	$\frac{A_{\text{Roof}} + A_{\text{Skylight}}}{R_{2.9}}$	$\frac{A_{\text{Wall}} + A_{\text{Door}}}{R_{1.9}}$	$\frac{A_{\text{Floor}}}{R_{1.3}}$	$\frac{A_{\text{Glazing } \leq 30\%}}{\text{of total wall } R_{0.26}}$	$\frac{A_{\text{Glazing } > 30\%}}{\text{of total wall } R_{0.26}}$
		=	$\frac{85.4}{R_{3.4}}$	$\frac{122.25 + 99.84}{R_{2.9} - R_{2.5}}$	$\frac{85.4}{R_2}$	$\frac{47.18}{R_{0.26}}$	<u>Nil</u>
		=	25.11 +	42.15 + 39.93 +	42.7 +	181.46	
		=	<u>331.35</u>				
		HL Proposed <=	331.35	<=	HL Reference	393.48	

SUPPORTING EVIDENCE

Element	Insulation	Construction	Construction R-value	BRANZ Insulation Guide Page
Ceiling	New Greenstuf R3.4 Roll form	Profiled roofing	R 3.4	33
Walls	New Greenstuf pads R2.5	Cavity fix weatherboards	R 2.5	55
		Sto plaster on 60mm EFIS	R 2.9	75
Floor	50mm polystyrene sheet full cover + 60mm polystyrene to face of footing (plaster over)	Concrete floor	R 2	91
Windows	Double Glazed - clear / obscure	Aluminium framed	R 0.26	23
Skylights	Nil			

Floor Slab Area / Perimeter Ratio =

85.4 / 41.4 = 2.06



BRANZ Appraised
Appraisal No.470 [2005]

BRANZ Appraisals

Technical Assessments of products
for building and construction

**BRANZ
APPRAISAL
CERTIFICATE
No. 470 (2005)**

**DUROSET® AND
DUROQIK® WET AREA
MEMBRANES**

Waterproofing Systems Ltd
P O Box 1113
Palmerston North
Tel: 06 357 9148
Fax: 06 357 9410
www.waterproofing.co.nz
Email: info@waterproofing.co.nz

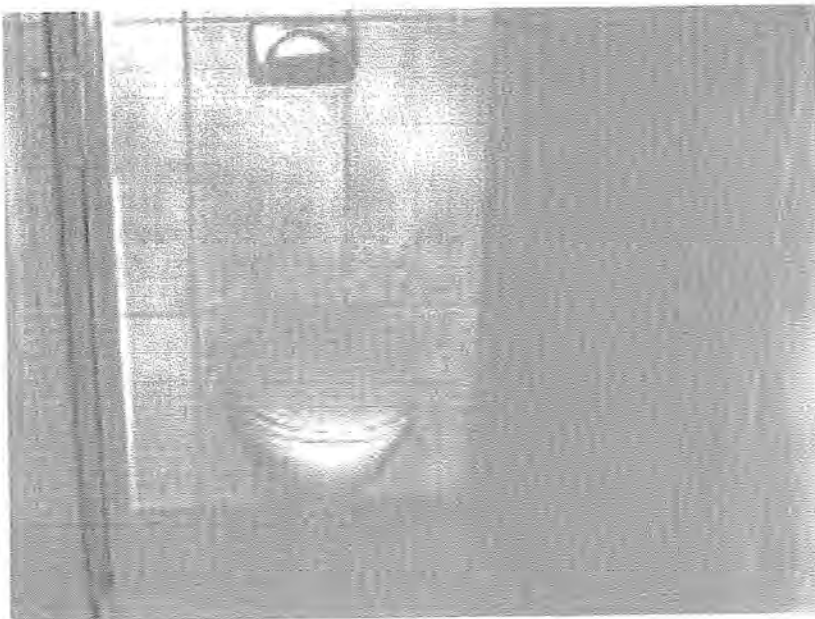


BRANZ Limited
Private Bag 50 908
Porirua City
New Zealand
Tel: +64 4 237 1170
Fax: +64 4 237 1171
www.branz.co.nz

BRANZ Pty Ltd
P O Box 639
Brookvale
NSW 2100
Australia
Tel: +61 2 9938 6011
Fax: +61 2 9938 6011
www.branz.com.au



1.1 DuroSET® and DuroQIK® Wet Area Membranes are liquid-applied waterproofing membranes for use under vinyl, ceramic or stone tile finishes in internal wet areas.



2.1 DuroSET® and DuroQIK® Wet Area Membranes have been appraised for use as waterproofing membranes for internal wet areas of buildings, within the following scope:

- on floor substrates of concrete, flooring grade particleboard, plywood, compressed fibre cement sheet and fibre cement sheet tile underlay, and on wall substrates of concrete, concrete masonry, wet area fibre cement sheet lining systems and wet area plasterboard lining systems; and,
- when protected from physical damage by vinyl, ceramic or stone tile finishes; and,
- where floors are designed and constructed such that deflections do not exceed 1/360th of the span.

2.2 The use of DuroSET® and DuroQIK® Wet Area Membranes on concrete slabs where hydrostatic or vapour pressure is present from below is outside the scope of this Certificate.

2.3 Movement and control joints in the substrate must be carried through to the tile finish. The design and construction of the substrate and movement and control joints is specific to each building, and therefore the responsibility of the building designer and building contractor and is outside the scope of this Certificate.

2.4 The vinyl, ceramic or stone tile finishes are outside the scope of this Certificate.

2.5 The membranes must be installed by trained applicators, approved by Waterproofing Systems Ltd.

New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, DuroSET® and DuroQIK® Wet Area Membranes if designed, used, installed and maintained in accordance with the statements and conditions of this Certificate, will meet or contribute to meeting the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1 (b), 15 years. DuroSET® and DuroQIK® Wet Area Membranes meet this requirement. See Paragraph 9.1.

Readers are advised to check the validity of this Certificate by referring to the Valid Certificates listing on the BRANZ website, or by contacting BRANZ.



ARCHITECTS

MFG Test: BA112 Domestic
Test B2**PRODUCER STATEMENT – PS1 – DESIGN**

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

ISSUED BY: Robert Good for Nancekivell Cairn Ltd

(Suitably qualified Design Professional)

TO:

(Owner)

TO BE SUPPLIED TO:

(Territorial Authority)

IN RESPECT OF: Load Testing to BA112 Base Fixed at 400mm CRS with 12mm toughened glass to 1000mm height above base of channel to resist AS/NZS 1170 occupancy A,B,C3, & E and ULS wind load of 2.25 kPa
(Description of Building Work)Nancekivell Cairn Ltd has been engaged by Metro Frameless Glass Systems Ltd
(Design Firm) (Owner/Developer/Contractor)to provide Monitoring to Load Tests and Confirmation of Loading Achieved in respect of the
(Extent of Engagement)

requirements of Clause(s) B1, B2, F2, F4 of the Building Code for

☒ Part only as specifiedof the building work. The design has been prepared in accordance with B1/VM1, B2/AS1, F2/AS1, F4/AS1
(Verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Department of Building & Housing and the work is described on

Metro Frameless Glass Ltd drawings titled BA112 – Domestic, Concrete, Steel, and Timber Fixing
(Design Firm)

and numbered B2/1, B2/2, B2/3 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) Structure to which Balustrade is fixed is to be engineered to resist Ultimate Limit State Moment of 0.45 kNm per fixing comprising Pull Out Load of 12.0 kN and shear load of 0.45 kN

(ii) Excludes installation not explicitly in accordance with drawings B2/1, B2/2, B2/3 attached

and (iii) 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 suitably qualified Design Professional)

Date 21-04-2009

MEng Sts, BE(civil), CPEng no. 142660

(Professional Qualifications)

Member ACENZ ☐IPENZ ☒ NZIA ☐P.O. Box 355-377 Browns Bay
(Address)

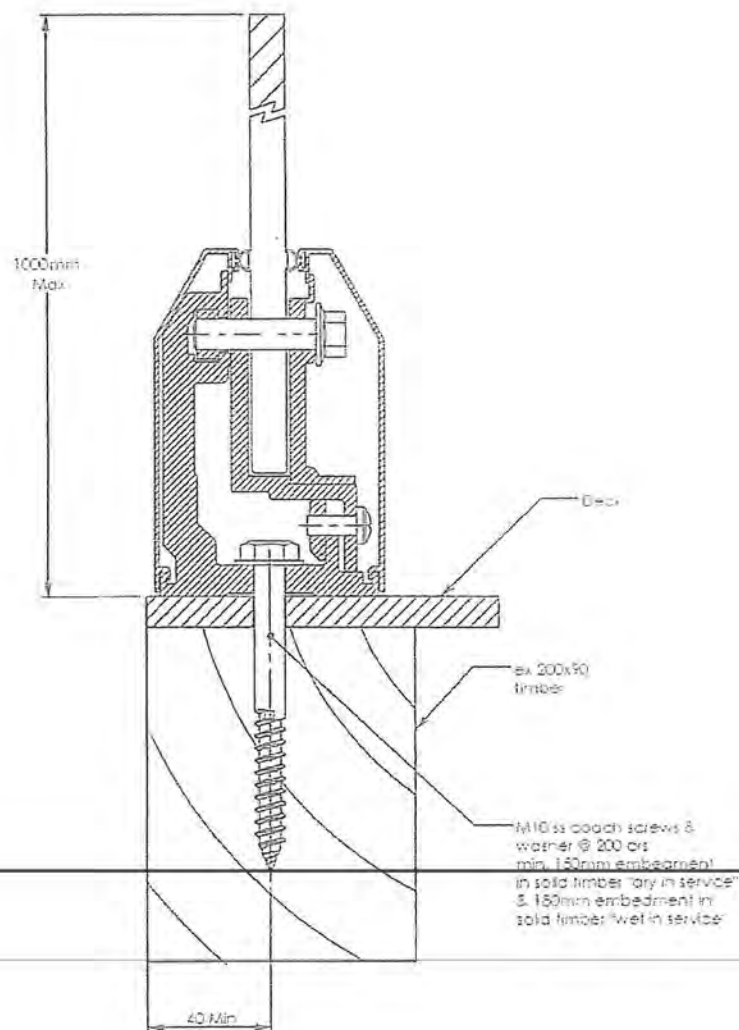
METRO FRAMELESS

MFG

B2/3

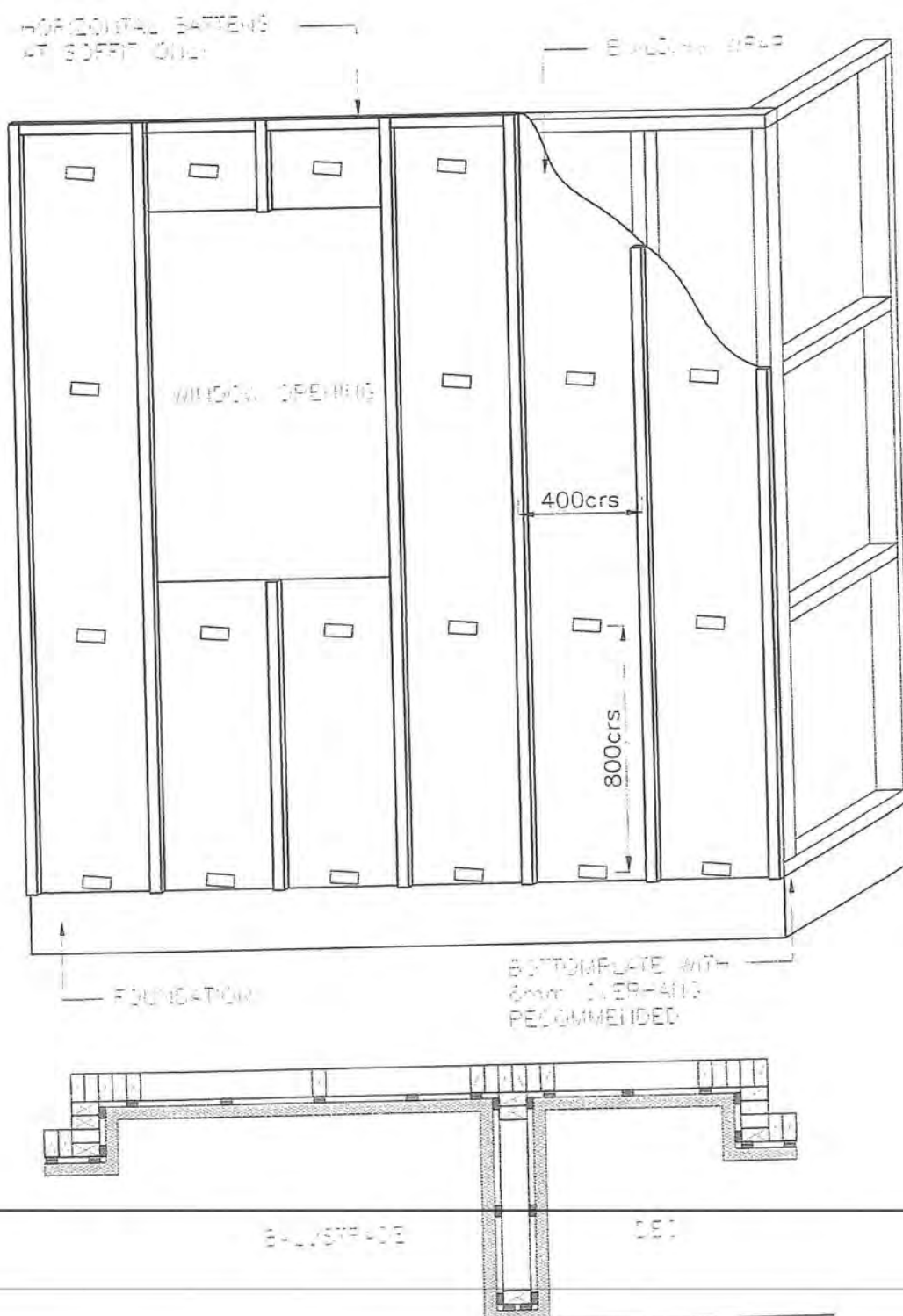
Base Mount - Timber fix domestic

BA112 MFG Frameless Glass Balustrade 12mm
toughened glass



Note:

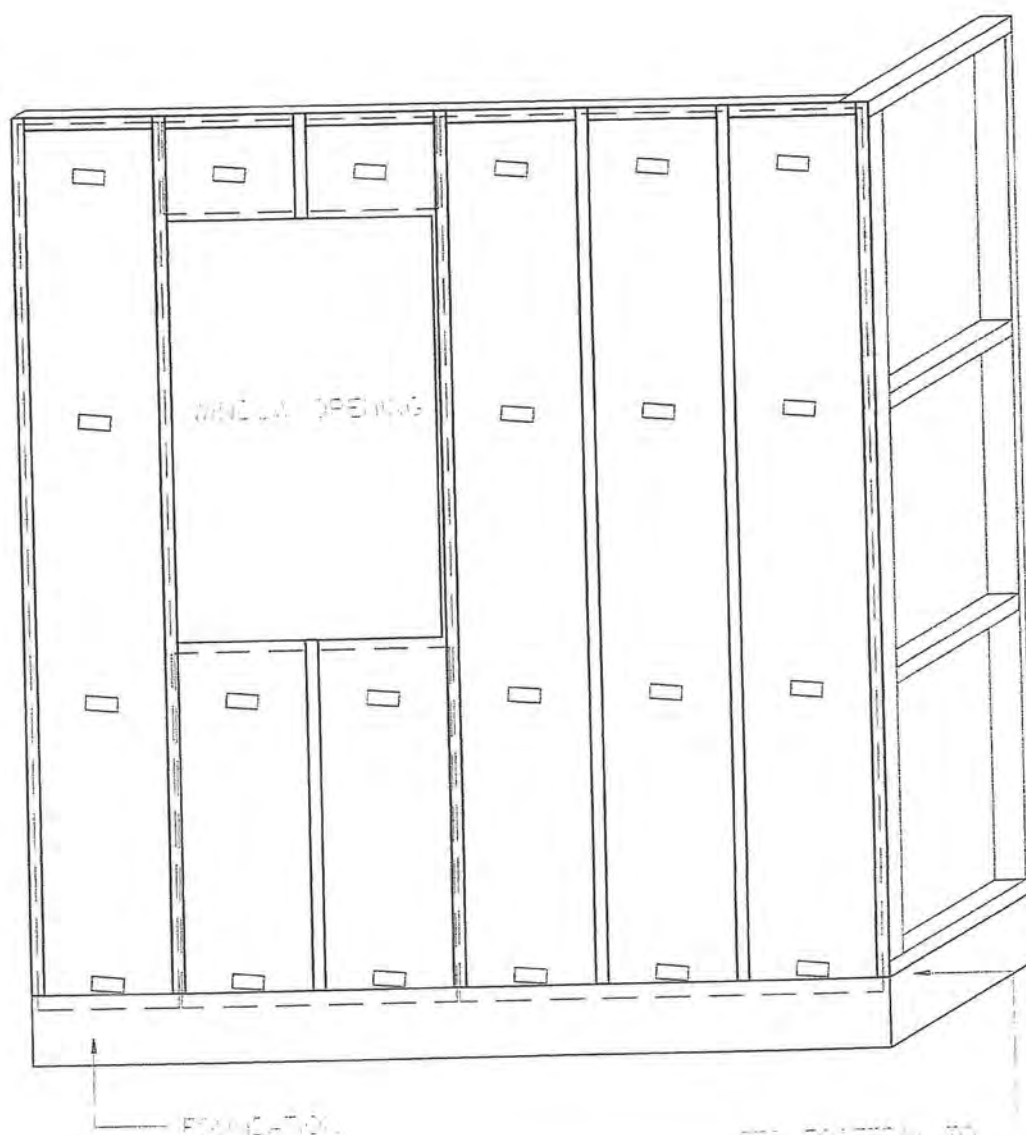
Capacity of 1@200x90 solid timber fixing to deck structure to be in accordance with load specified on the attached producer statement.
Deck capacity to be verified prior to fixing balustrade.



NOTE 600mm CENTRED STUDS REQUIRE ADDITIONAL BATTEN BETWEEN STUDS FOR 100mm GRC FOOT TRACK BEFORE BATTENS

CAVITY BATTENS AND SPACERS UNDER WINDOWS LOCATED AT LEAST 50mm FROM WINDOW EDGE

STOTHERM Plaster System	StoTherm Batten Layout	37 1
	Sto details are intended for use by the design professionals and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	1008



STO. POLYMER FOAM
OVERHAUL FOUNDATION
BY 50mm (2in)

STO. POLYMER FOAM OVERHAUL FOUNDATION
SYSTEM

STO. POLYMER FOAM OVERHAUL FOUNDATION

STO. POLYMER FOAM OVERHAUL FOUNDATION
SYSTEM

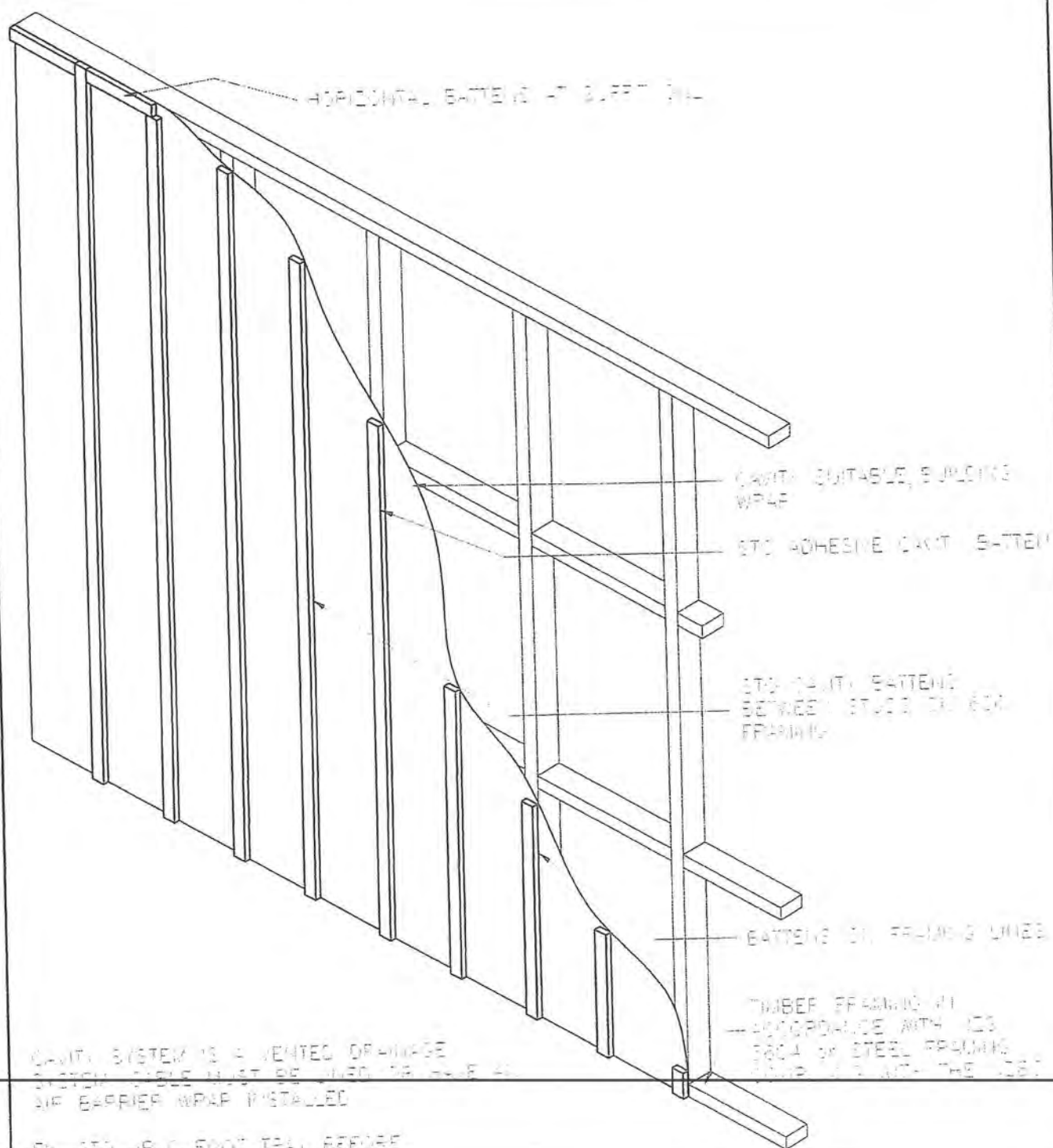
STOTHERM
Plaster System

StoTherm Typical EPS Sheet Layout

ST 12

Sto details are intended for use by the design professionals and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.

2008



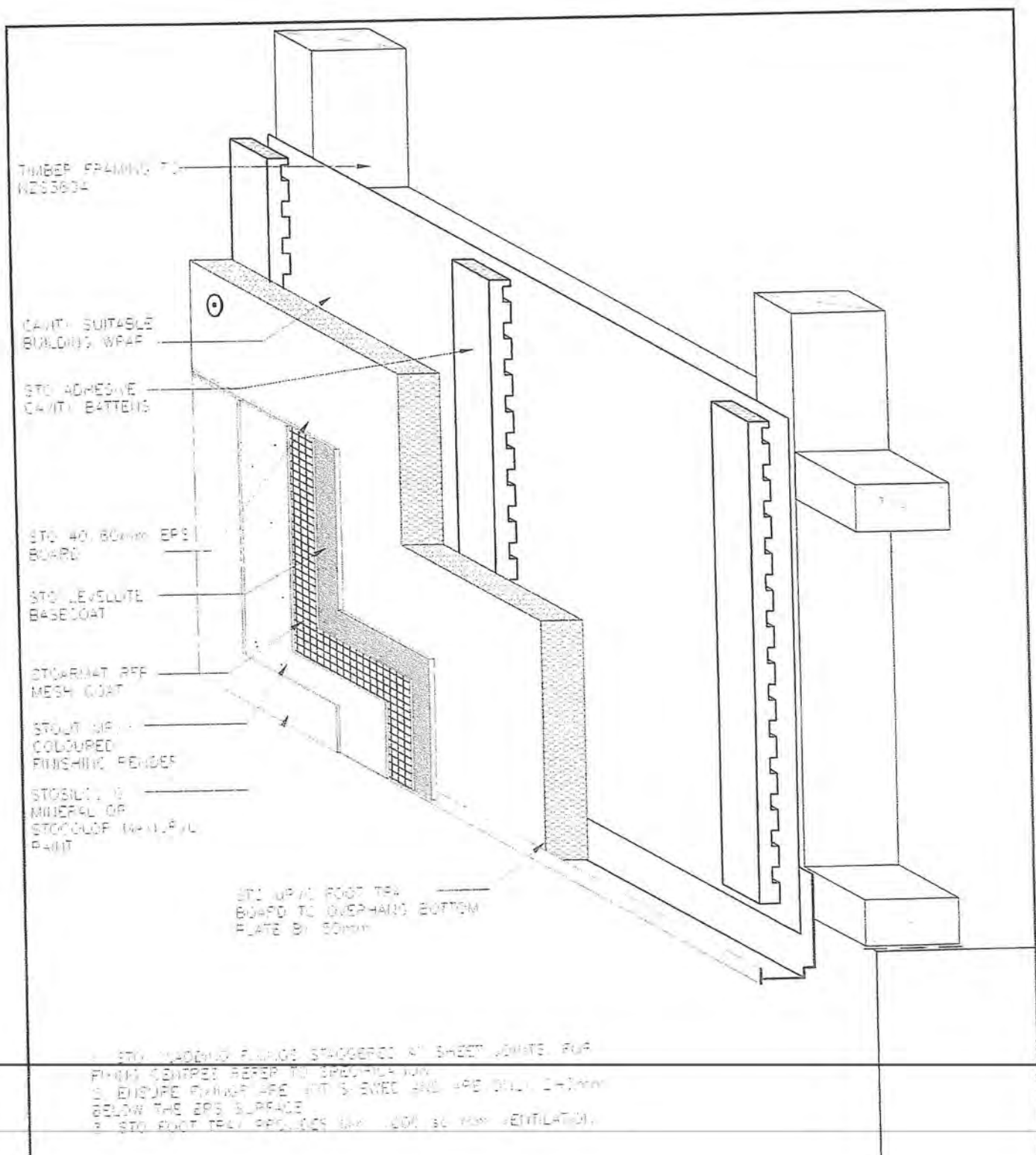
CAVITY SYSTEM IS A VENTED DRAINAGE SYSTEM. WRAP MUST BE JOINED OR OVERLAP AS PER BARRIER WRAP INSTRUCTIONS

FR STC JUNG 600mm TALL BEFORE BATTENS

ADDITIONAL BATTENS REQUIRED BETWEEN STUDS AT 600mm TO KEEP INSULATION FROM BULGING INTO CAVITY

STUDS AT 600mm

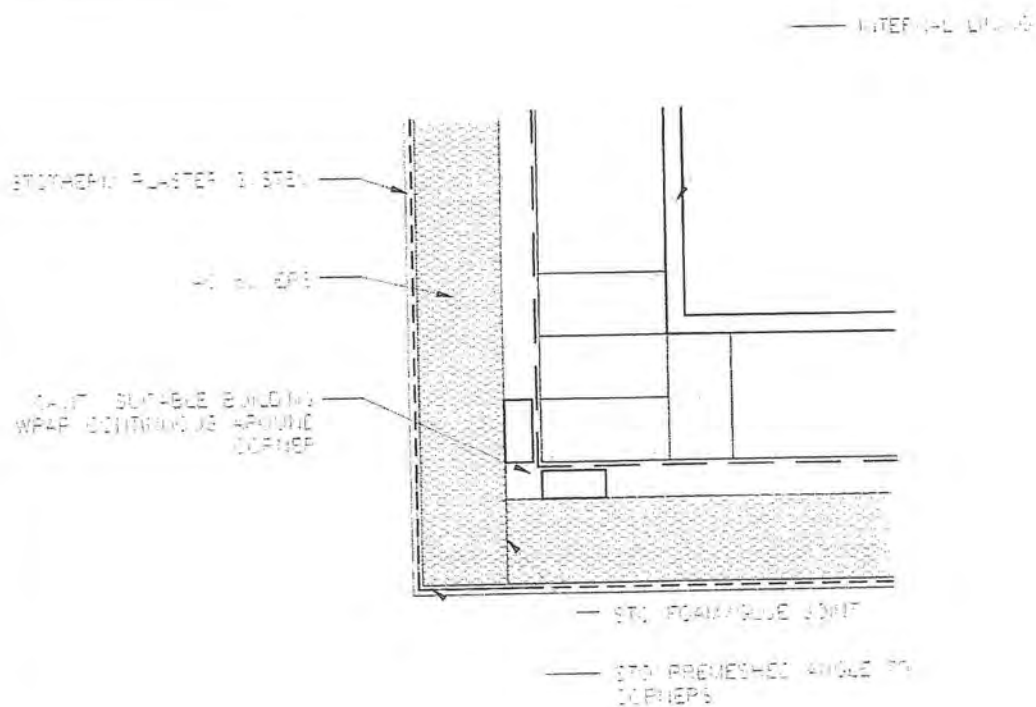
STOTHEM Plaster System	StoTherm Cavity Batten Layout at 600 mm Centres	ST/CE 1/103
	Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a design professional.	



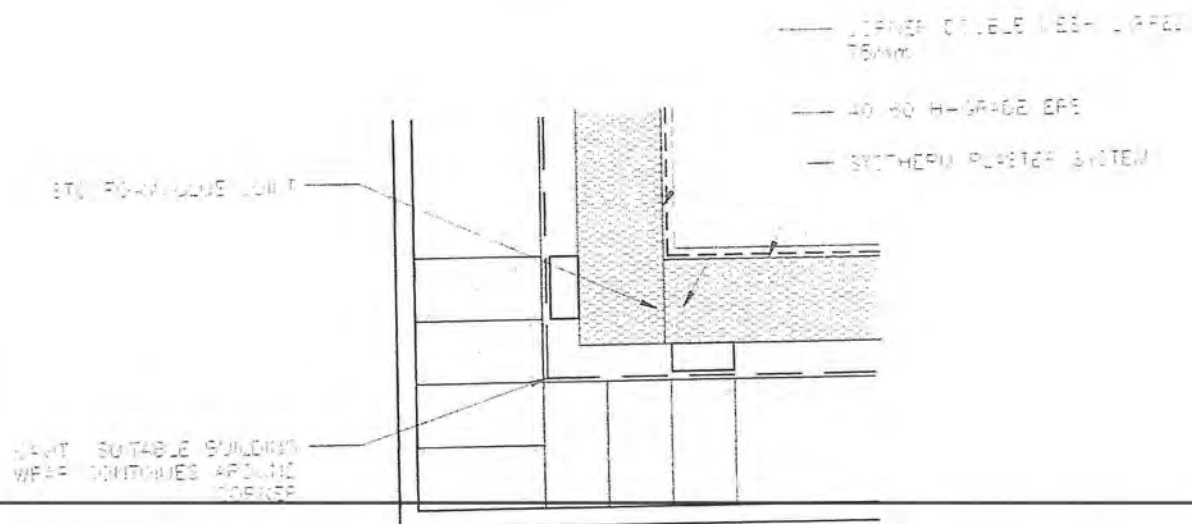
SS106 STOTHERM CLASSIC PLASTER SYSTEM 4/100mm

STUDS AT 600c/s

STOTHERM Plaster System	SS106 StoTherm Classic Plaster System Cross Section	ST 02
	Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	2008



EXTERNAL DETAIL



ALL IN SUFFICIENT
DYNAMIC RESISTANCE FOR EPS AT
TRANSITION

INTERNAL DETAIL

STOTHERM Plaster System	StoTherm External & Internal Corner Details	1000
	Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a design professional.	1000

HORIZONTAL JOINTS
TO BE 40-60%
GLUED

SHEET LAYOUT -
LIKE SP SHEET
WITH OPENING
FLAM PUSSE
JOINTS 40-60%
FOAM

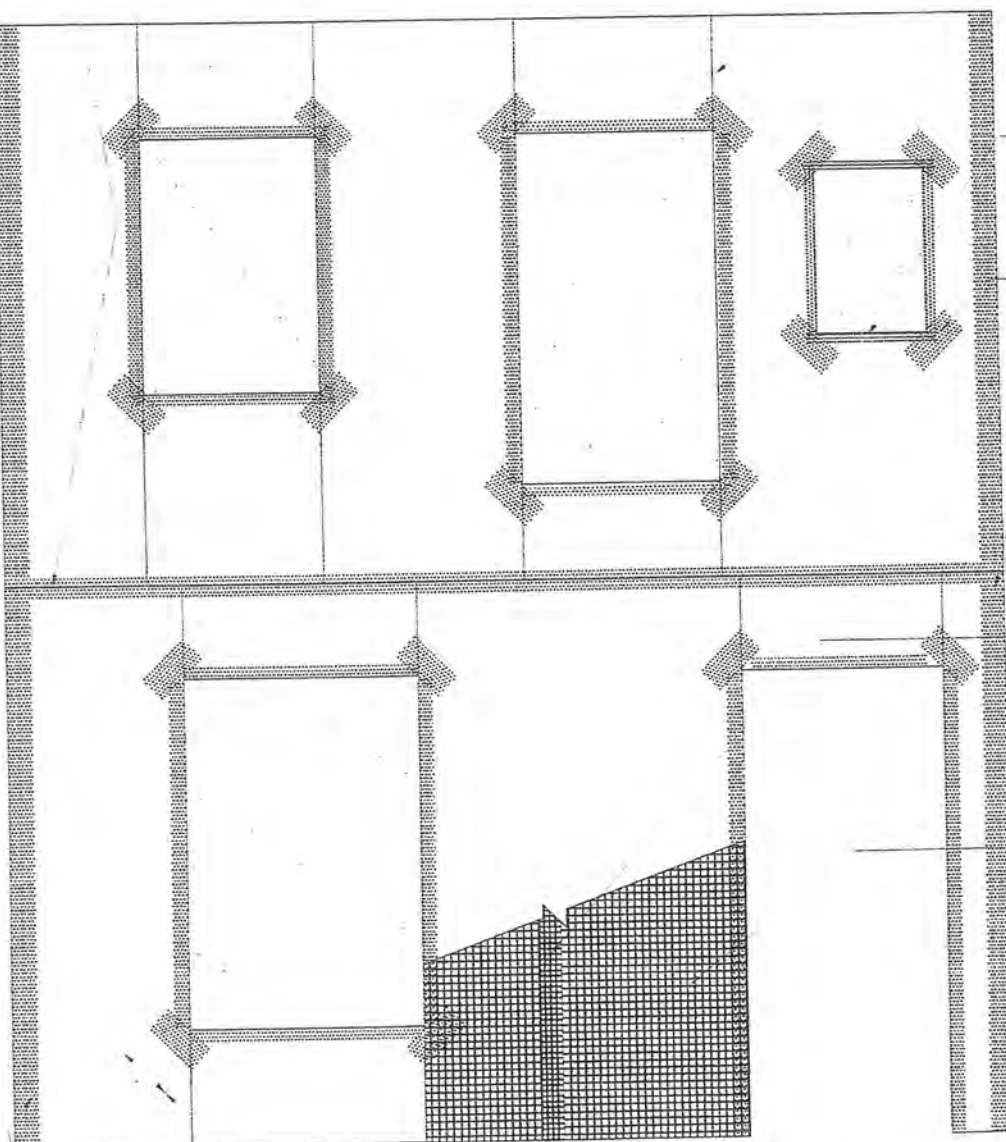
STO-therm EPS
MESH LANE
DILL & HEAD
REVEAL
FLASHING

TURNING 100mm
DIAGONAL BUTTERFLY
REINFORCEMENT

EPS PREHEATED
LAP OF HALF

EPS MESH LANE
DISPLACED 10mm

STOWELL 100 MESH
FOAM 30 EPS 60
EPS MESH 100



PREHEATED
EPS CORNER
LAP

100mm MIN

40-60% EPS
SHEETS (NORMAL)
100mm

USE FULL SHEETS WHERE POSSIBLE

ALL SHEET EDGES MUST BE SUPPORTED
BY A FRAMING MEMBER

ALL SHEETS CUTS SHALL BE MADE
CAREFULLY TO ACHIEVE A 90° CUT
AT

HORIZONTAL EPS SHEET JOINTS T.
BE GLUED TO 40-60% FOAM IN JOINT

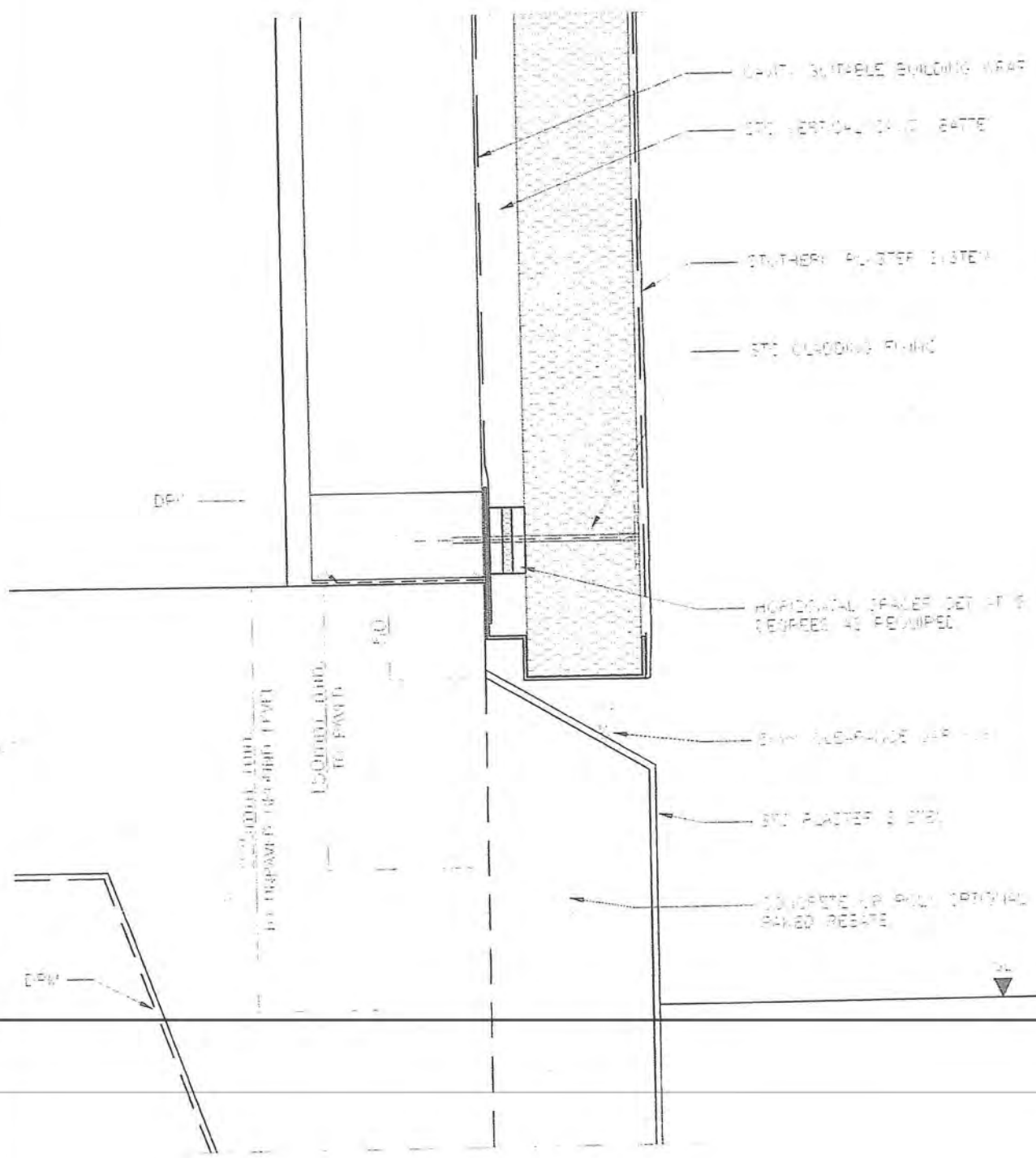
STOTHERM
Proster System

StoTherm Sheet & Mesh Layout

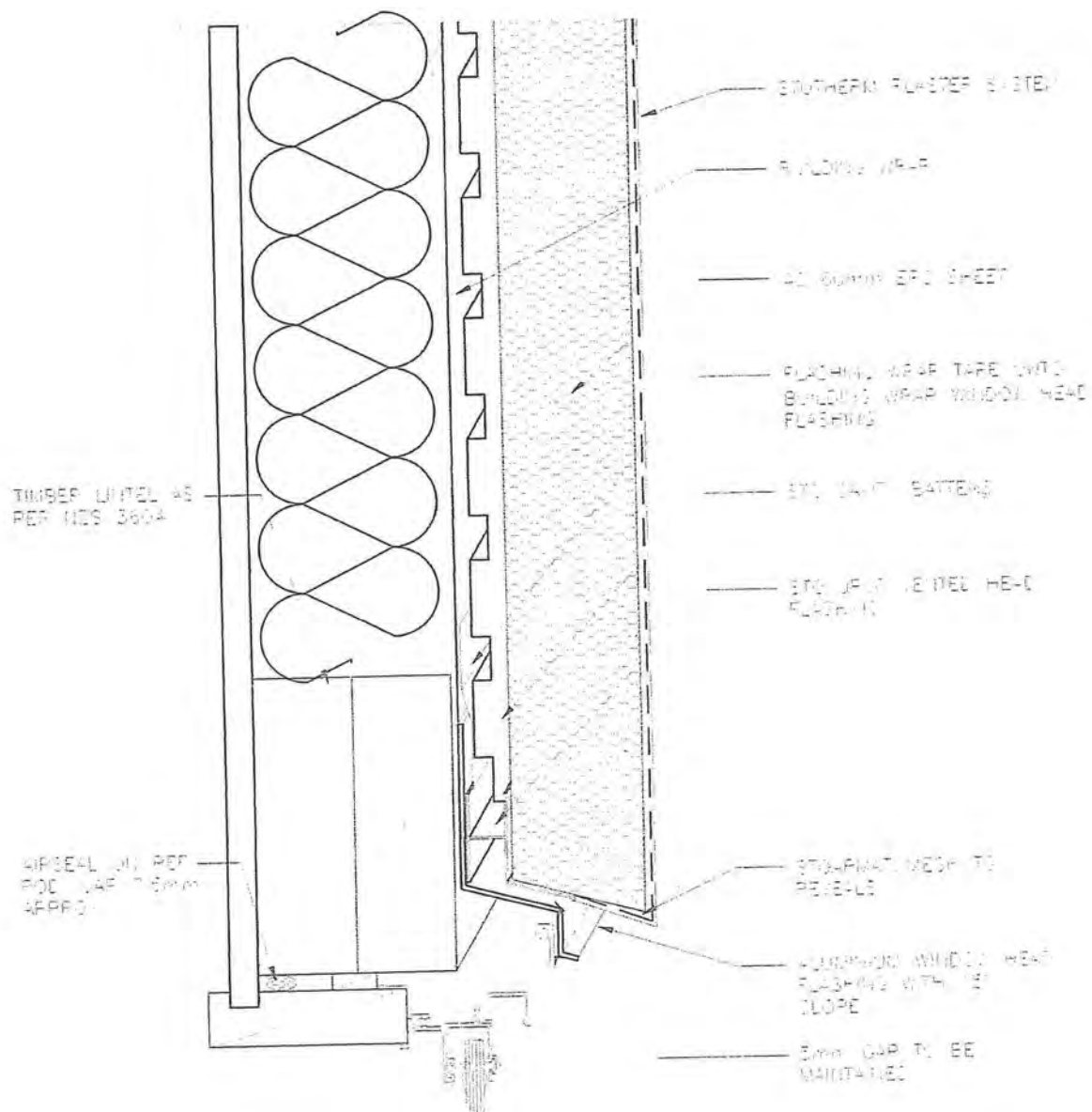
ST 2

Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.

0000



STOTHERM Plaster System	StoTherm Concrete Floor/Foundation Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The full assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	17-02 12/08
-----------------------------------	--	--------------------

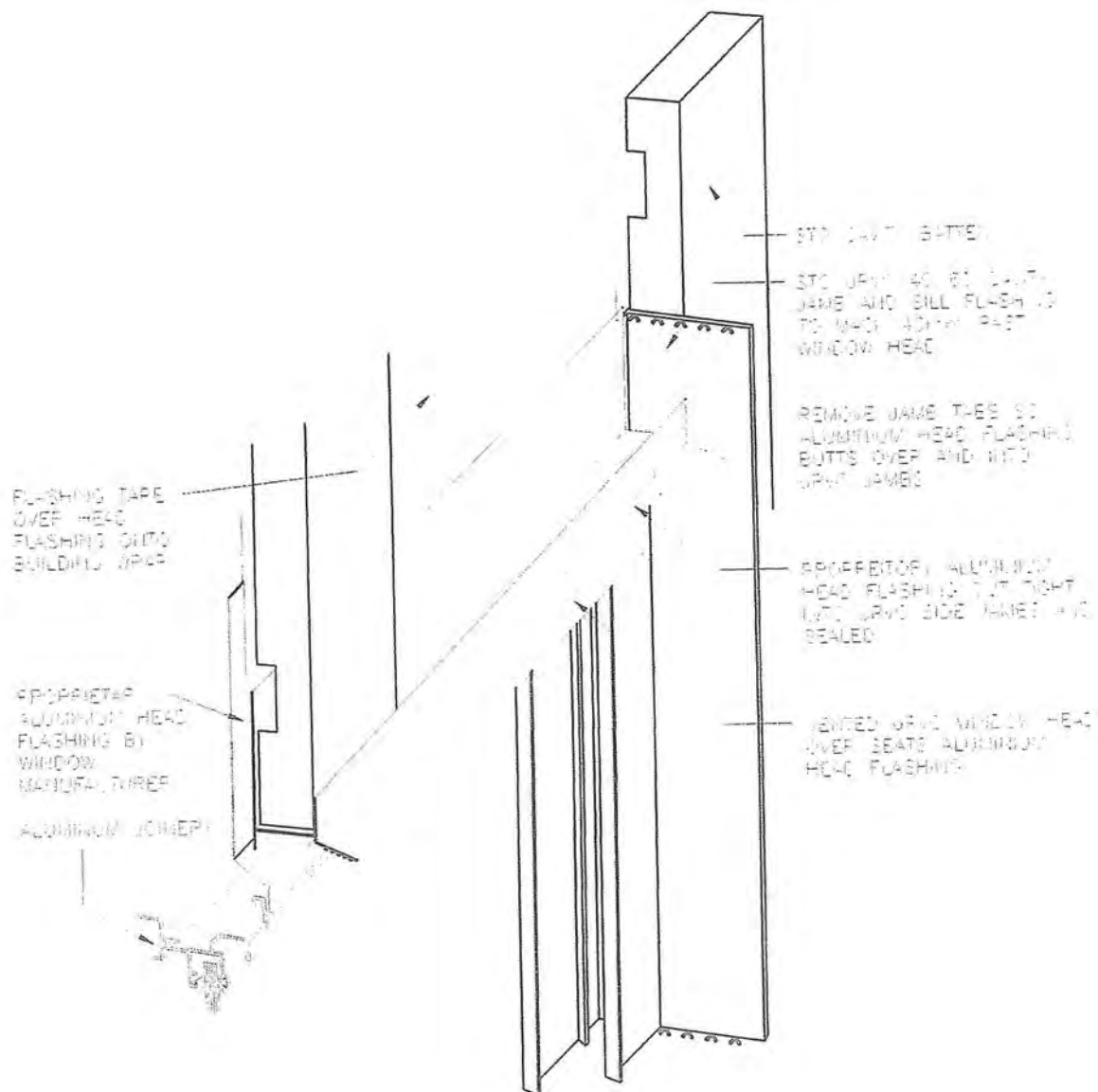


ADDITIONAL WINDOW HEAD FLASHING TO BE INSTALLED AS PER DES 3604
SLOPES 15 WITH 15mm GYP BATTERS TAPE OVER BUILDING WRAP FLASHING ONLY COVER TO JAMMER

2 WINDOW UP/J. JAMMER WITH 15mm GYP BATTERS TAPE OVER FLASHING WINDOW HEAD TO FORM STOP-ENDS AGAINST WINDOW HEAD FLASHING

3 FLEXIBLE FLASHING TAPE SYSTEM TO BE INSTALLED AROUND JAMMER OPENING AS PER DES 3604 AS DETAIL

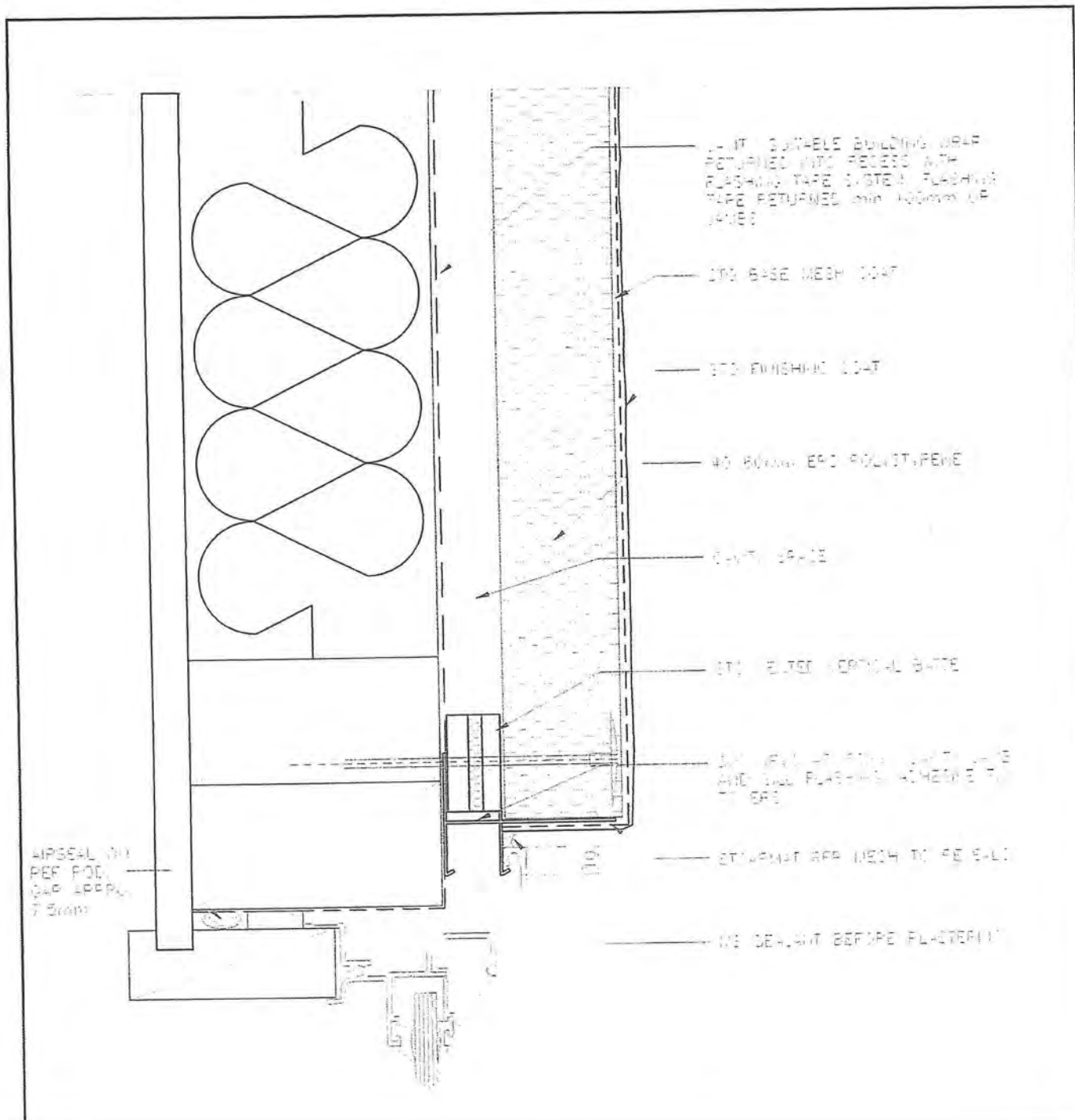
STOTHERM Plaster Systems	StoTherm Vented Window Head	37
	Sto details are intended for use by the design professionals and user of Sto products to assist in developing specific project details that should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	2000



THE ALUMINUM HEAD FLASHING TABSLE TABS AND IS NOT
 SEALANTEC TO UPVC JAMS FLASHING - REMOVE UPVC TABS AS
 NECESSARY

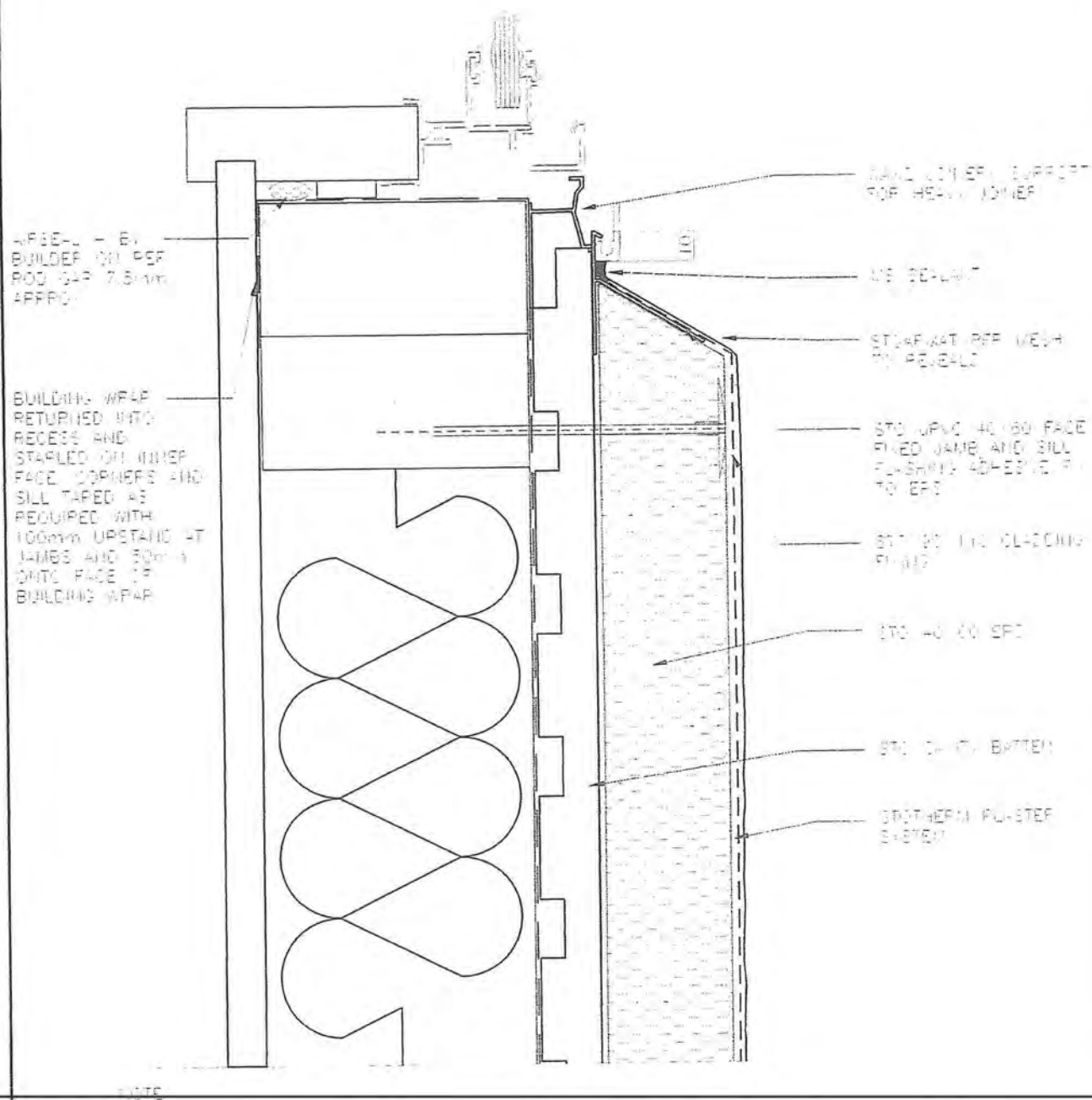
VENTED UPVC WINDOW HEAD IS POSITIONED ON TOP OF
 ALUMINUM HEAD FLASHING AND BUTTS INTO JAMBS

STOTHERM Plaster Systems	StoTherm Head/Jamb Detail	ST 15
	Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wet assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	1/2" x 1/2"



ST-21000
 100mm 10% ELITE VERTICAL BATT
 10% ELITE VERTICAL BATT

STOTHERM Plaster System	StoTherm Aluminium Window Jamb	ST 20
	Sto details are intended for use by the design professional and user of Sto products to assist in designing specific project details. This should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and modifications must be approved by a licensed professional.	1000

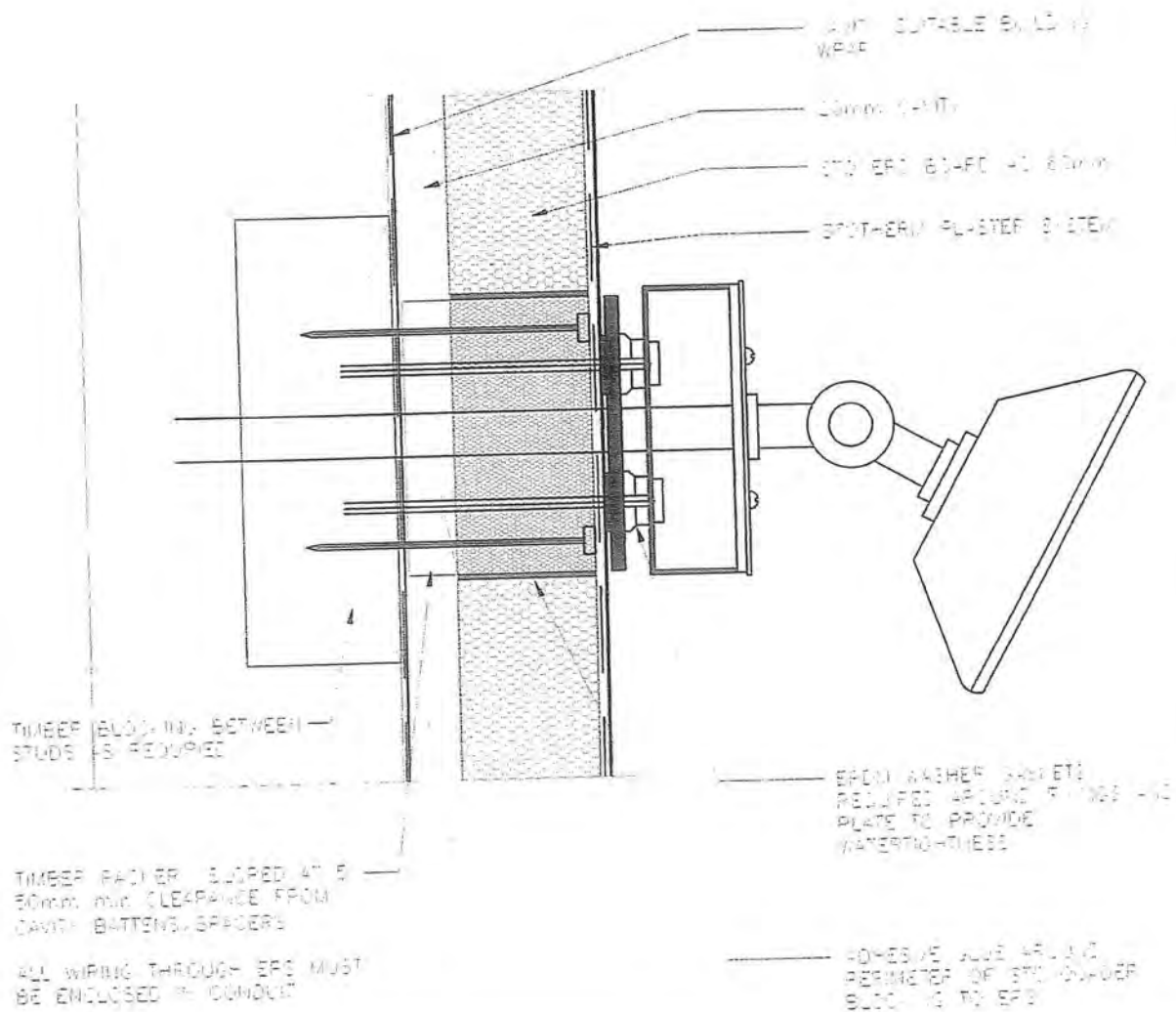


NOTE
STO UPVC 40/60 FACE FIXED SILL AND JAMB FLASHING
REQUIRED WITH JOINERY SUPPORT

WAND JOINERY: DIAPHRAGM MUST BE CUT 100mm SHORT OF
JOINERY JAMBS TO ALLOW FOR STO UPVC FLASHINGS

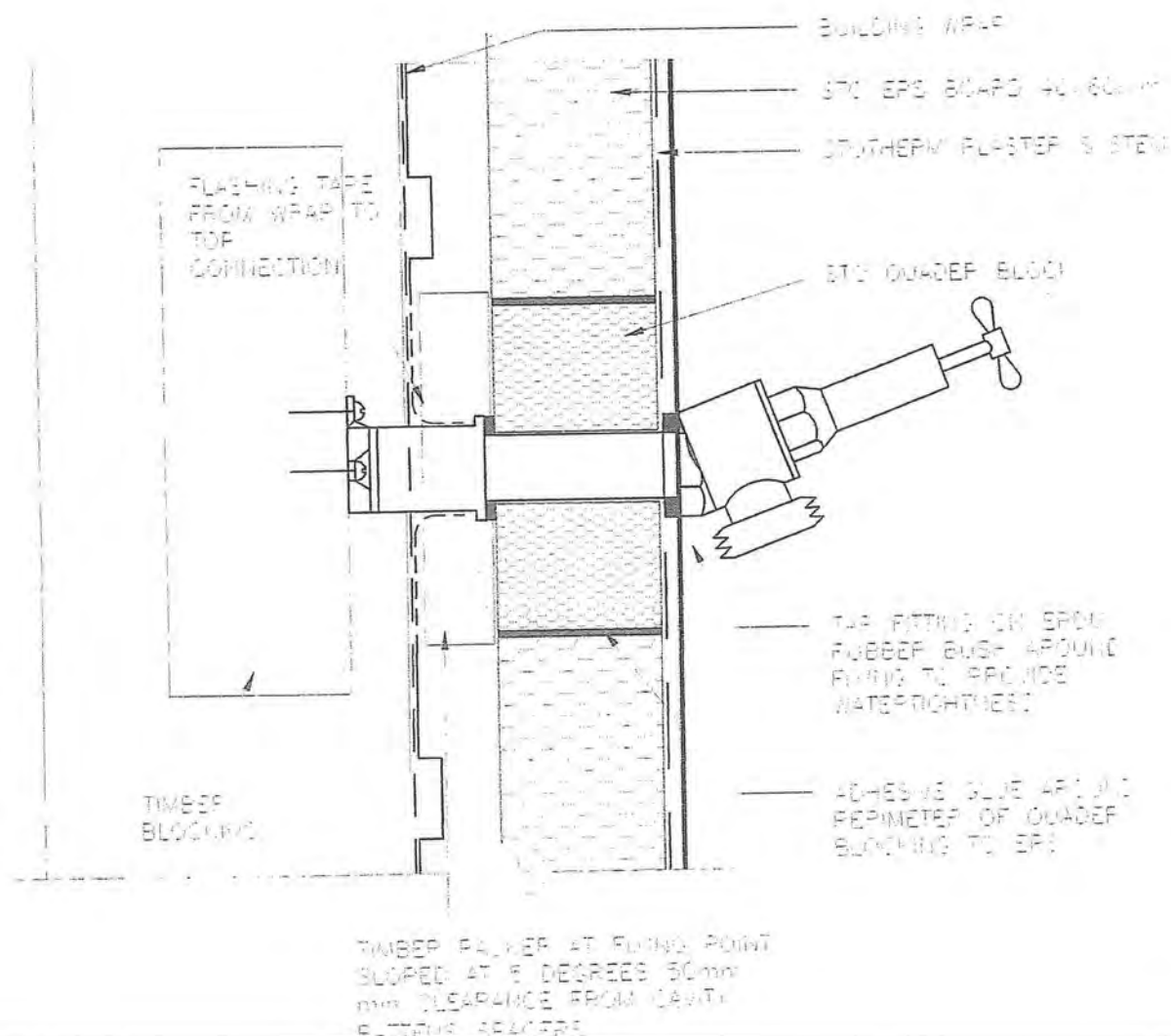
- 1. SEALANT IS APPLIED TO THE SILL AND JAMB FLASHINGS
- 2. WINDOW HEADS ARE LEFT OPEN
- 3. FLEXIBLE FLASHING TAPE & STEM TO BE INSTALLED AROUND JOINERY OPENINGS AS PER E3/AS1 DETAILS

STOTHERM Rivaster System	StoTherm Sill with WANZ Joinery Support Bracket	ST 27
	Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	2008



STOTHERM EPS-BL 40 80mm
 COMPRESSIBLE EPS-FOL-BLOCK 80mm x 125mm
 PL-ADH 45.00 PERIMETER SEALING
 SIZE 645 x 145 x 87 - 2000 PER 1000 BLOCK

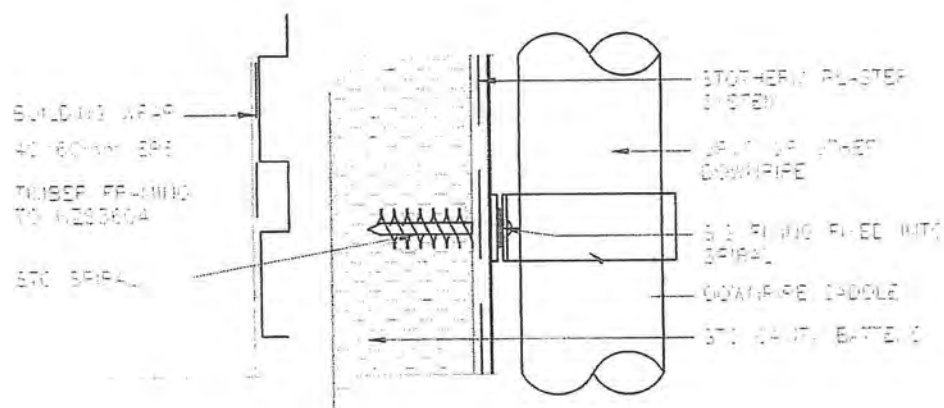
STOTHERM Plaster System	StoTherm Quader Blocking for Light Fixing	17.01
	Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Any details and specifications must be approved by a licensed professional.	10.01



STO QUADER BLOCK: A HIGH DENSITY 11000 COMPRESSIBLE EPS POL. BLOCK WITH A 16mm FL-WOOD INSERTS FACING FRAMING SIZE 845X145X60 / FOUR SECTIONS PER BLOCK

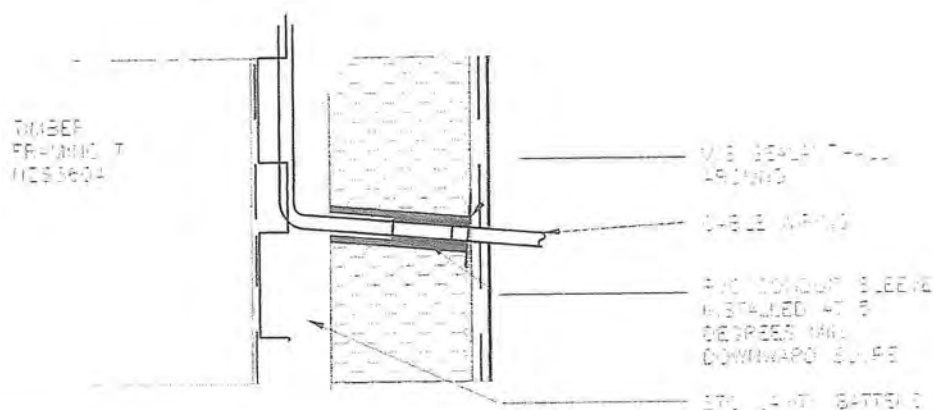
STOTHERM Plaster System	StoTherm Quader Blocking for Top Fixing	ST 34 1003
----------------------------	--	---------------

Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.



STO SPIRAL FININGS FOR DOWNPIPES

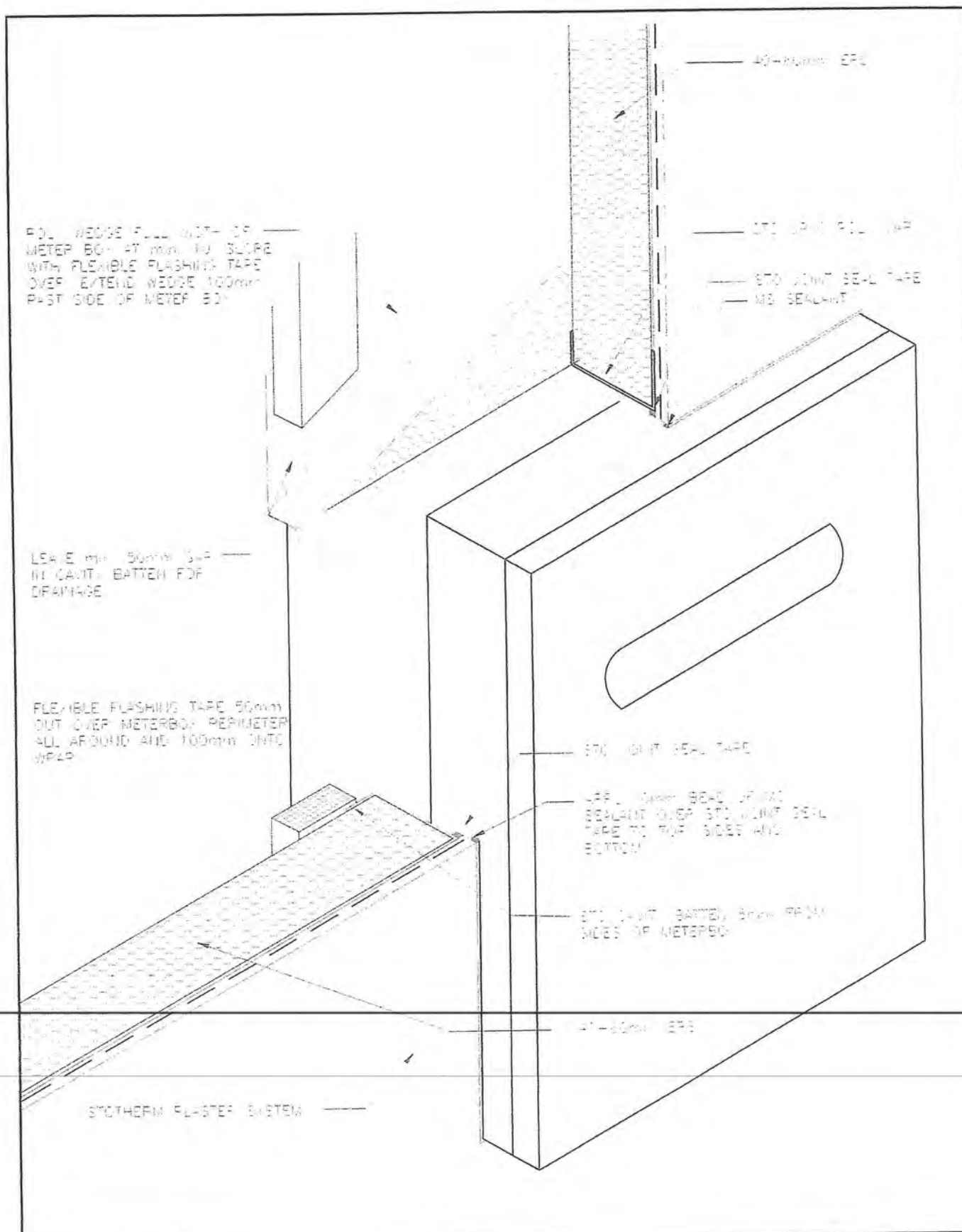
1. USE CORRECT SIZED STO SPIRAL
2. DRILL 15MM HOLE FOR SPIRAL THROUGH PLASTER DEPTH ONLY
3. STO SPIRAL FININGS MAY BE USED TO SUPPORT OTHER ITEMS SUCH AS LIGHTS AND SECURITY FITTINGS BUT ONLY IF FACE WEIGHT IS LESS THAN 3KG



WIRING DETAIL

1. ENSURE THE AMOUNT OF PENETRATION THROUGH THE SYSTEM IS 25MM TO 40MM MINIMUM
2. THE WEATHERSEALING OF ALL WIRING ETC. AS SHOWN IS TO BE THE RESPONSIBILITY OF THAT TRADE'S CONTRACTOR

STOTHERM Plaster System	Sto Spirals for Downpipes/Wiring Conduit	ST 02
	Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be provided by a licensed professional.	10/02



STOTHERM Plaster System	StoTherm Meterbox Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	37-55 2003
------------------------------------	---	--------------------------

STC WITH BATTEN

FLASHING TAPE OVER ALL
WEDGE

ALL WEDGE WITH TOP CUT
ON 40° SLOPE WITH THIN
EDGE EXTENDING INTO STC
BATTENS KEPT 50mm OFF
WEDGE

STC UPVC CAP

METERBOX FLASHING
TAPED 50mm ONTO STC
AND 100mm INTO
BUILDING WEAR ALL
ROUND

METERBOX

WE SEALANT OVER STC
JOINT SEAL TAPE TO
PERIMETER OF
METERBOX

BUILDING WEAR FLASHING TAPE
RETURNED OUT ONTO METERBOX
50mm

WE SEALANT OVER STC
JOINT SEAL TAPE TO
PERIMETER OF
METERBOX

StoTherm Meterbox Cross Section

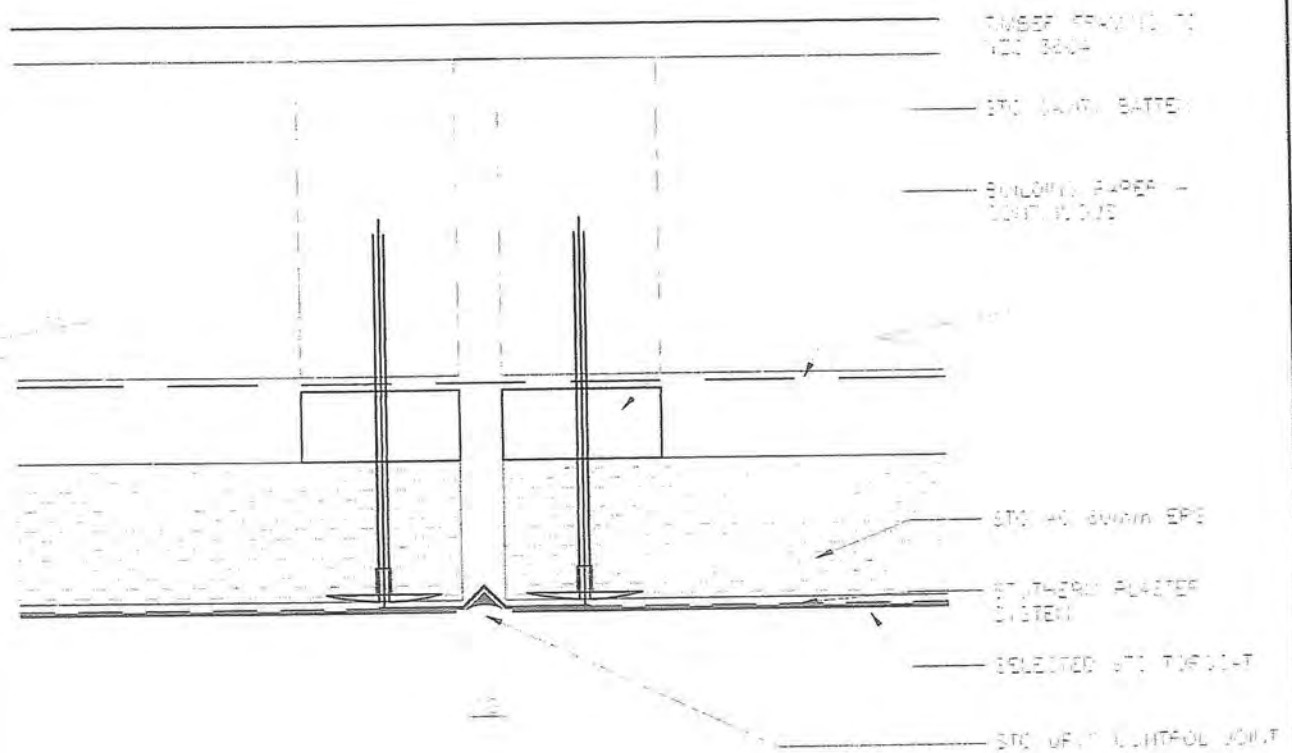
STOTHERM
Proster System

Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.

STC

1000

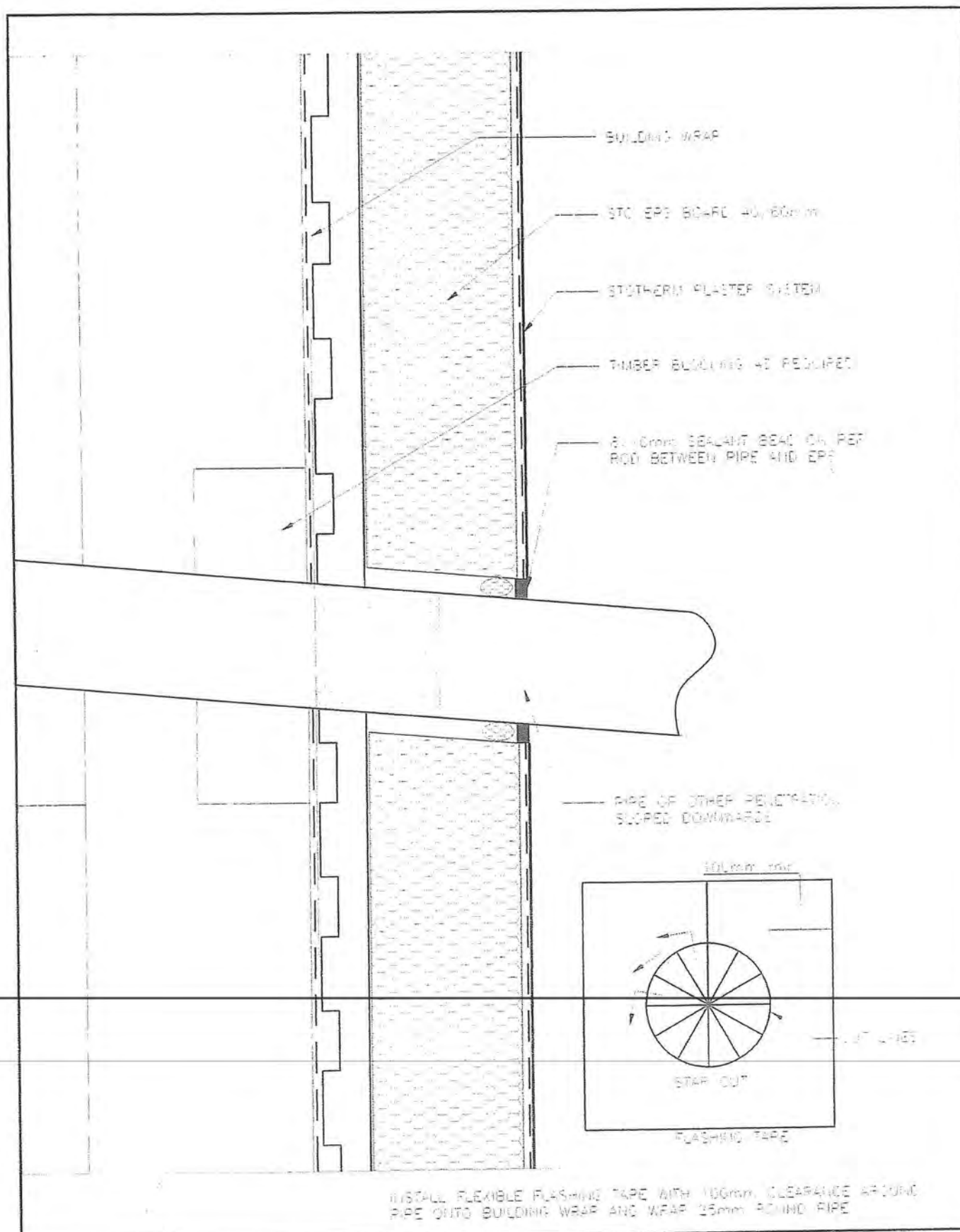
SEPARATE FRAMING FOR EXPANSION JOINT
JOINT STUDBS TOGETHER FOR CONTROL JOINT



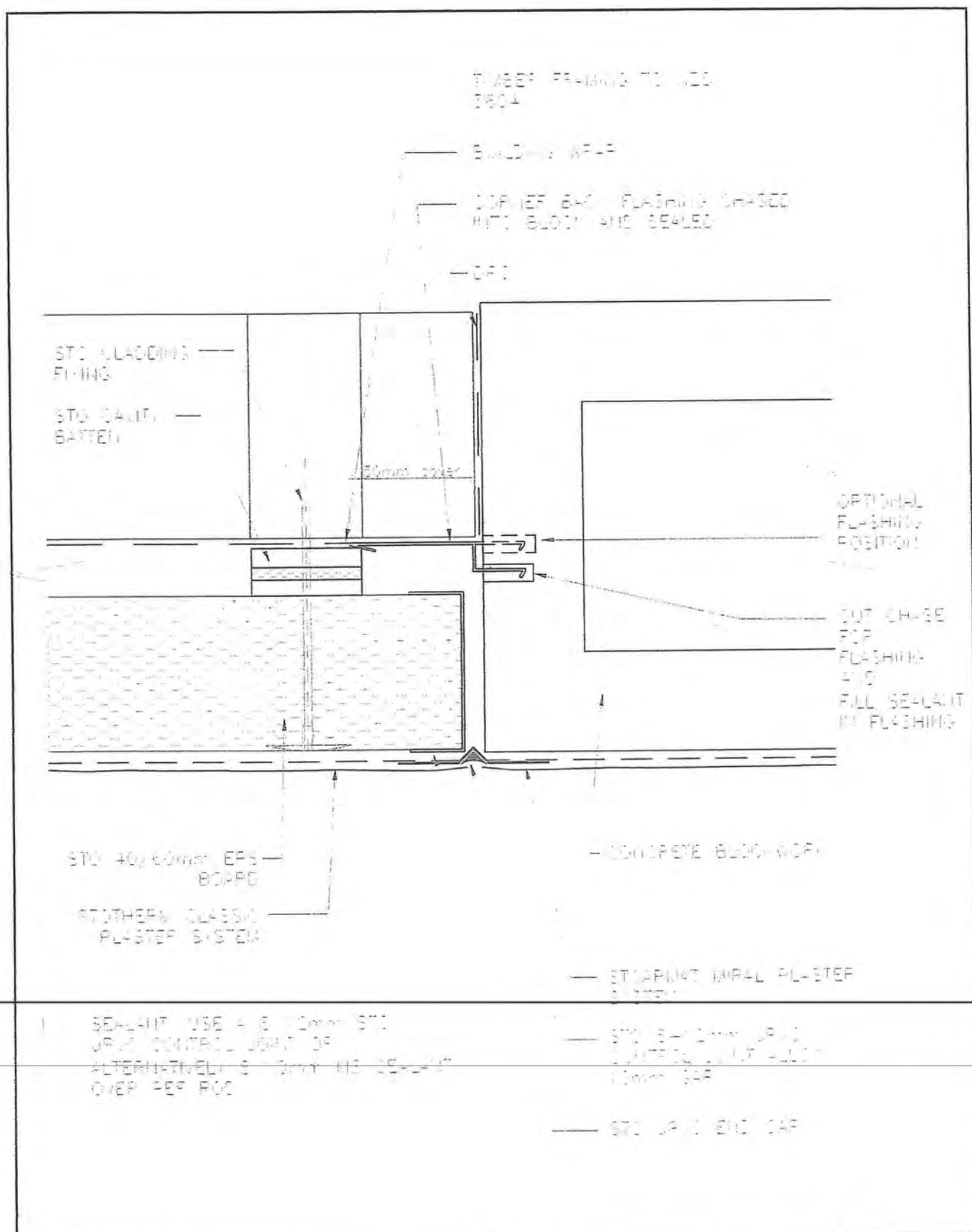
AVAILABLE 9 on 20mm CONTROL JOINT

1. EXPOSE A SEALANT BEAD OR CONTROL PROTECTS EXPOSED JOINT
2. VERTICAL CONTROL JOINTS ARE REQUIRED TO BE A MINIMUM 20mm FROM CORNER
3. SET UP A CONTROL JOINT IN 30-40mm EPS REMOVE THE INSULATION AS SOON AS THE JOINT IS SET TO AVOID CRACKS
4. SEPARATE FRAMING FOR EXPANSION JOINT AS DESIGNATED BY ENGINEER
5. JOINT STUDBS TOGETHER AND SEPARATE CLADDING FRAMING FOR CONTROL JOINT

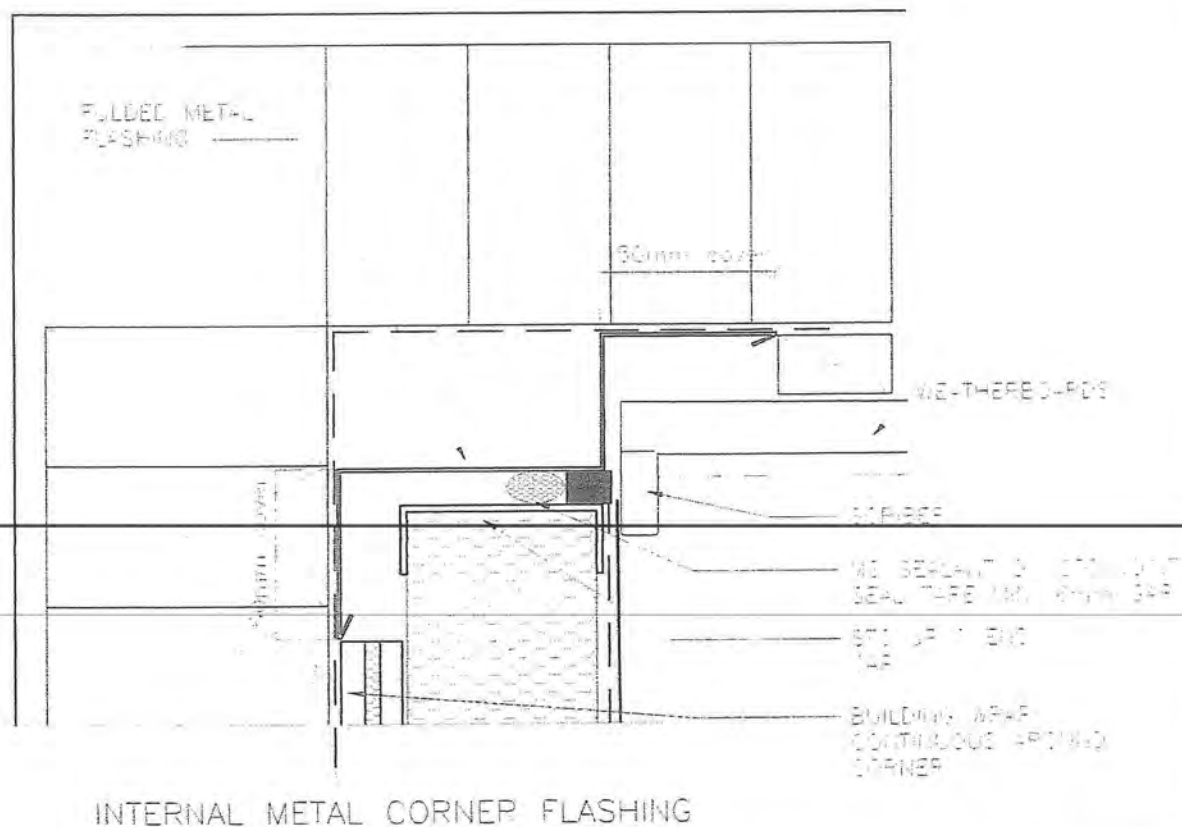
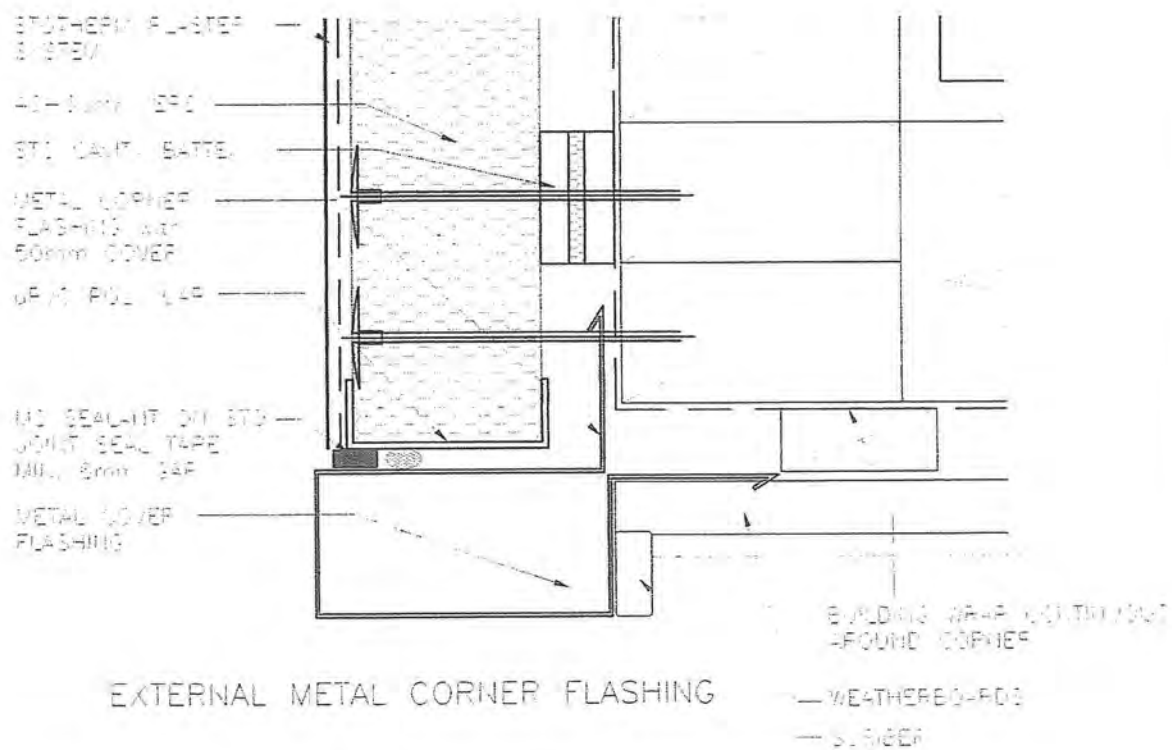
STOTHERM Plaster Systems	StoTherm Vertical Expansion Joint	ST 40
	Sto products are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Find details and specifications must be provided by a design professional.	1000



STOTHERM Plaster System	StoTherm Penetration for Pipe Sto details are intended for use by the design professional and user of Sto products as assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	ST 4 1009
-----------------------------------	--	---



STOTHERM Plaster System	StoTherm Expansion Joint Between Dissimilar Materials	ST 45 1000
	Sto details are intended for use by the design professional and user of Sto products or assist in developing specific project details. They should be modified where necessary, to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	



STOTHERM Plaster System	StoTherm/Weatherboard External & Internal Corner Detail Sto details are intended for use by the design professional and user of Sto products to assist in developing specific project details. They should be modified where necessary to accommodate individual project conditions. The wall assembly must be designed to prevent or control condensation within the assembly. Final details and specifications must be approved by a licensed professional.	ST 20 2014
----------------------------	---	--------------------------



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: Beams, Posts, Bracing, Fixings.....
(Description of Building Work)

AT: 114 PATERNA ROAD PEKA PEKA.....
(Address)

LOT 1 DP 83749 SO John Rogers

We Hamish Wells Ltd..... have been engaged by
(Design Review Firm)

to review the design documents for this project in respect of the requirements of Clause(s) B1 & B2 of the Building Code.

The Review is for ☐ All ☒ Part only of the design work prepared by ALAN CRAG.....
(Design Firm)

as described in drawings titled ADDITIONS & ALTERATIONS..... and numbered AS APPROPRIATE

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..... 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 VM1..... 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: site soil conditions

(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 186323..... #
(Name of Design Professional)

☐ Reg Arch..... #

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

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: 14/7/2010 (signature).....

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.

THE CLIENT/OWNER SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. IF IN DOUBT ASK.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.

REPRODUCTION OF THE WHOLE OR PART OF THIS DOCUMENT CONSTITUTES AN OFFENCE UNDER THE COPYRIGHT ACT WITHOUT APPROPRIATE PERMISSION.

HA. REVISION DATE
 1 TOP 11664P-1 BUILDING CONSULT 12/01/2008

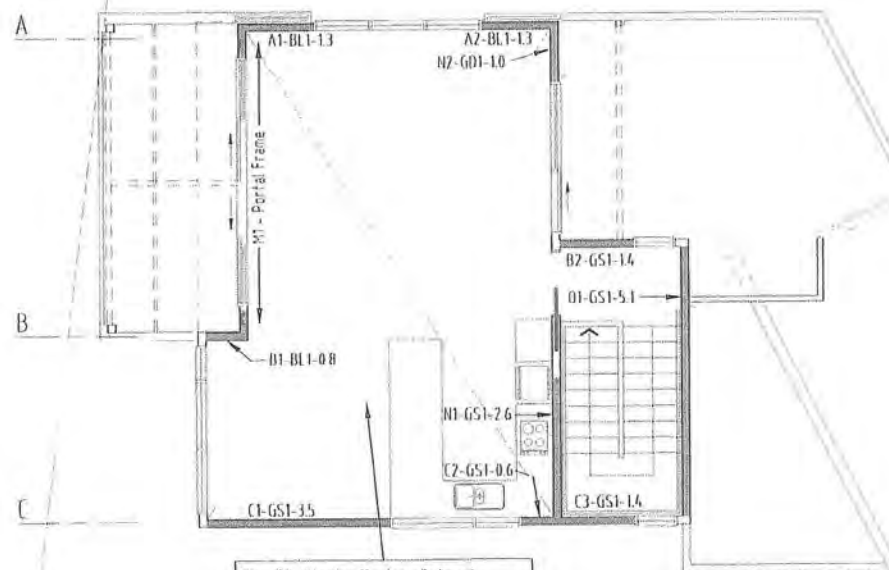
BRACING NOTES All bracing shall comply with NZS 3604 1999 + amendments. All bracing shall be fixed as per sheet manufacturers detail sheets attached to the specification. Provide panel end strap fixings as per sheet manufacturers detail sheets attached to the specification. Refer to bracing calculations attached to the specification. Bracing convention = Panel Code - Type - Length e.g. A1 - BL1 - 10 = Panel A1 - Brace/line one face - 10m connection - 1m long	GB Bracing Panels - GB Bracing Systems March 2006 GS1 = GB Standard Plasterboard one face GS2 = GB Standard Plasterboard both sides BL1 = GB Brace/line one side with end hold-downs BLG = GB Brace/line one side with hold-downs, GB Standard Plasterboard other face Refer to Table 1 Page 13 for panels requiring hold-downs. Refer to page 29 for illustrations of panel hold-downs.
--	---

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



13mm Gb-Ultralite fixed as gfb-board diaphragm as per NZS 3604 Fig 13.4

32mm x 6g Gb Grabber Drywall screws at

- 150mm c/s to the diaphragm boundary and all sheet perimeters
- 300mm c/s to intermediate supports
- 12mm from sheet edges and 18mm from ends

Refer also to the Gb Site Guide page 54 & 55



ADDITIONS AND ALTERATIONS

J. & C. ROGERS
 114 PAETAWA ROAD, PEKA PEKA
 LOT 1 DP 83740
 (06) 350 1000

FIRST FLOOR BRACING PLAN

A2.05	0
DATE: 12/01/2008	SCALE: 1:1
DRAWN BY: J. ROGERS	CHECKED BY: J. ROGERS
PROJECT: 114 PAETAWA ROAD, PEKA PEKA	CLIENT: J. & C. ROGERS
DESIGNER: Alan Craig Design Ltd.	

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

34 County Road, Otaki
 T: 06 364 7408 F: 06 364 7407
 E: alan@alancraigdesign.co.nz

via DE VITTO	DATE
* FIRMATI E INVIATI COMPLETI	12/03/2013



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

ADDITIONS AND ALTERATIONS

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

CROSS SECTION A-A

A4.01

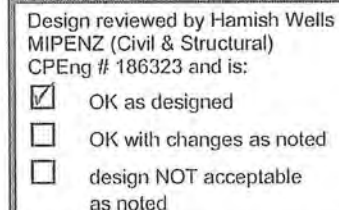
1274
 10/12/2009
 10/12/2009
 10/12/2009
 10/12/2009
 10/12/2009

Alan Craig Design Ltd.

Architectural Designer N.Z.C.D. (Arch)
34 County Road, Otaki
P 06 304 7400 M 027 68 44 217 F 06 364 7401
E. alan@alanorisdigital.co.nz

A D N Z
ARCHITECTURAL DESIGNS 1972-1979

GA. DEPARTMENT OF	DATE
A. CASE NUMBER & MAILING ADDRESS	12/20/2010



J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83749
GEOTECH FILE
CROSS SECTION B-B

12/10/2019
156
A T CHAP

A D N Z
ARCHITECTURAL DESIGNERS INC.

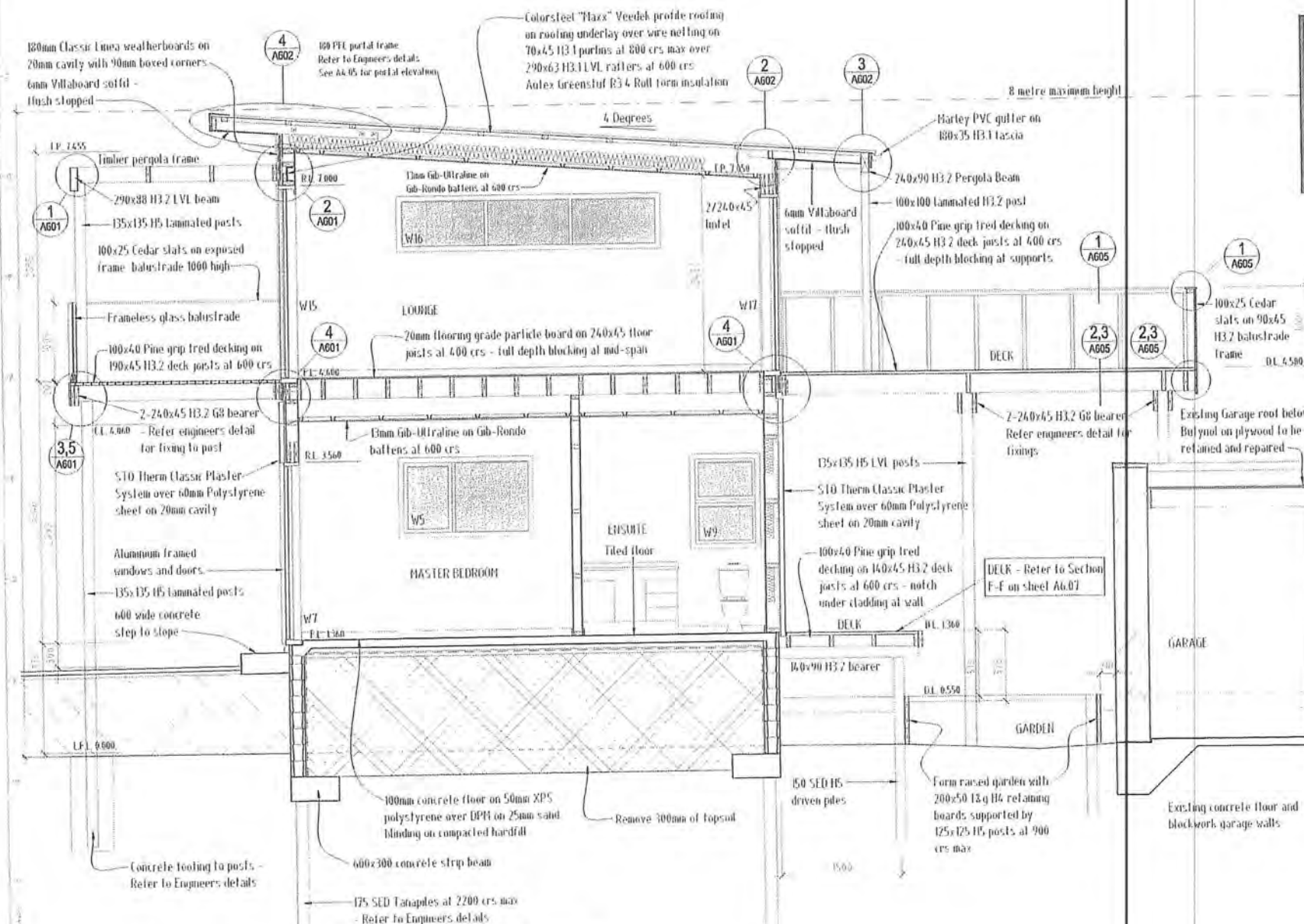
CROSS SECTION B-B SCALE 1/50

12/07/2011

12/07/2011

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

A D N Z

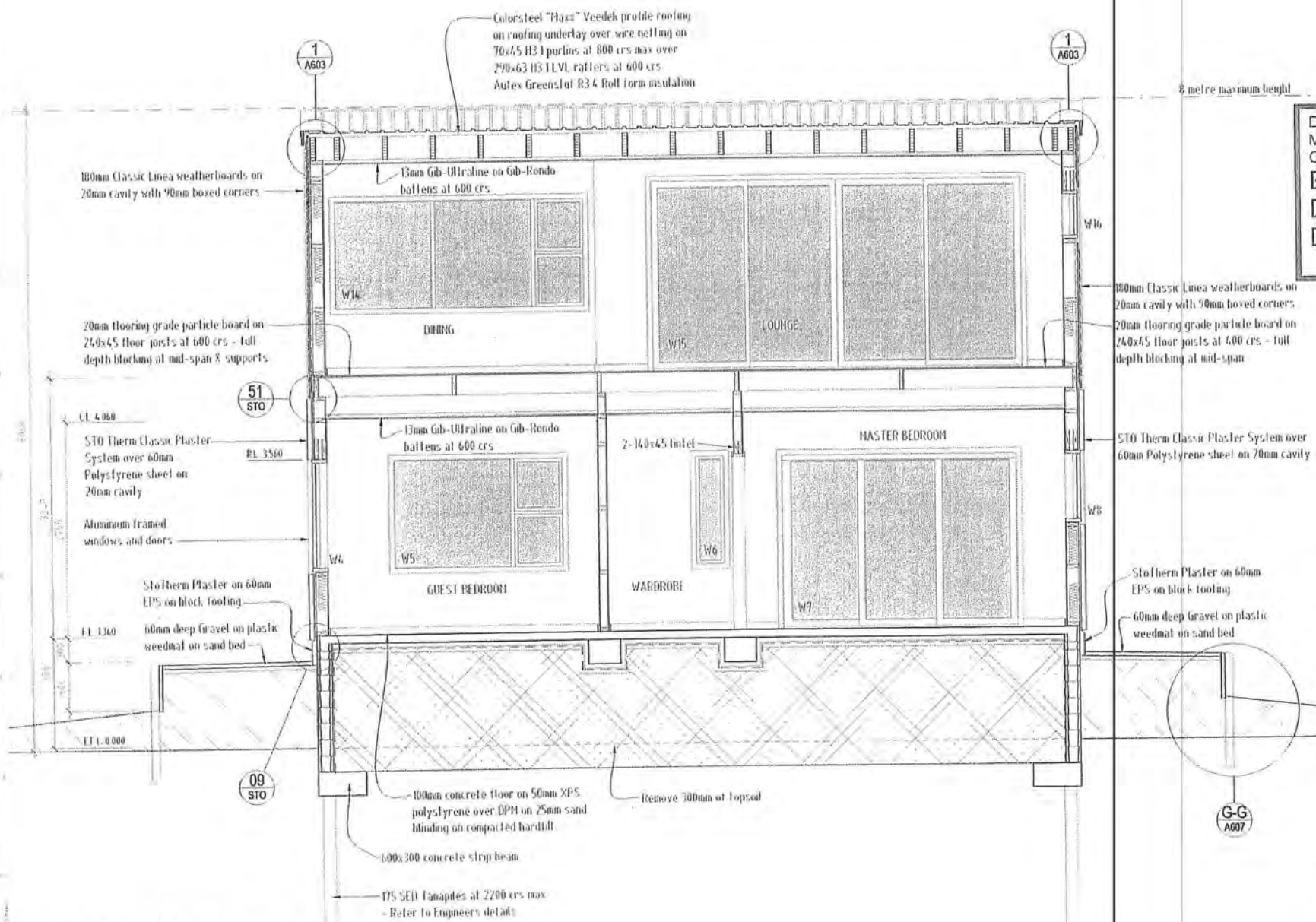


CROSS SECTION C-C SCALE 1:50

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE OFF DRAWINGS. SEE ALL DIMENSIONS AND FOLLOW DIMENSIONS.

REVISIONS OF THE WORK OR PARTS OF THE DOCUMENTS CONTAINED HEREIN SHALL BE MADE BY THE ARCHITECT BY A REVISION SHEET.

NO.	REVISION	DATE
1	ISSUED FOR TENDERS	12/01/2014



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

ADDITIONS AND ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 63749
(Unopposed VLA)
CROSS SECTION D-D

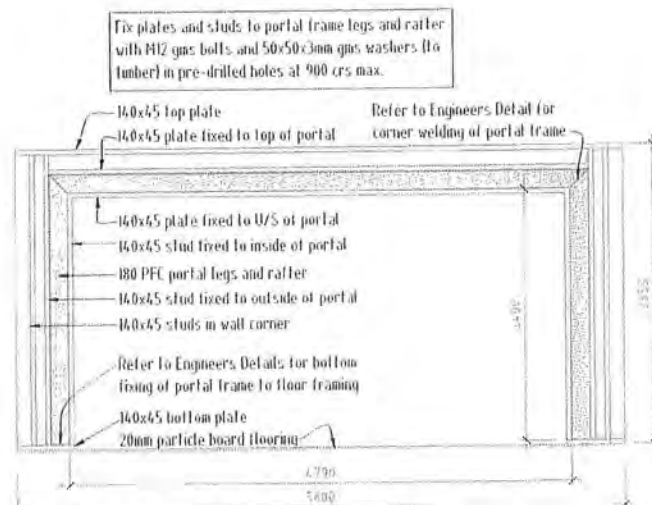
A4.04

DATE: 12/01/2014
DRAWN BY: JCR
CHECKED BY: JCR
SCALE: 1:50
PROJECT: 114 Paetawa Road, Peka Peka
1:00 304 7488 11/02/2014 11/02/2014 11/02/2014

Alan Craig Design Ltd
Architectural Designer H.Z.G.D. (Arch)
34 County Road, Otahiri
11/00 304 7488 11/02/2014 11/02/2014 11/02/2014
E: alan@alancraigdesign.co.nz

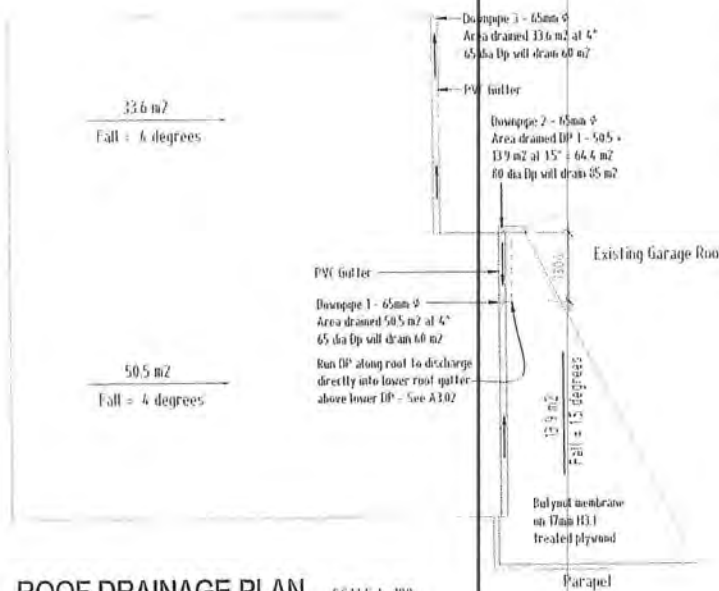
A D N Z
REGISTERED PROFESSIONAL ARCHITECTS
11/00 304 7488 11/02/2014 11/02/2014 11/02/2014

CROSS SECTION D-D SCALE 1:50



PORTAL FRAME ELEVATION SCALE 1:50

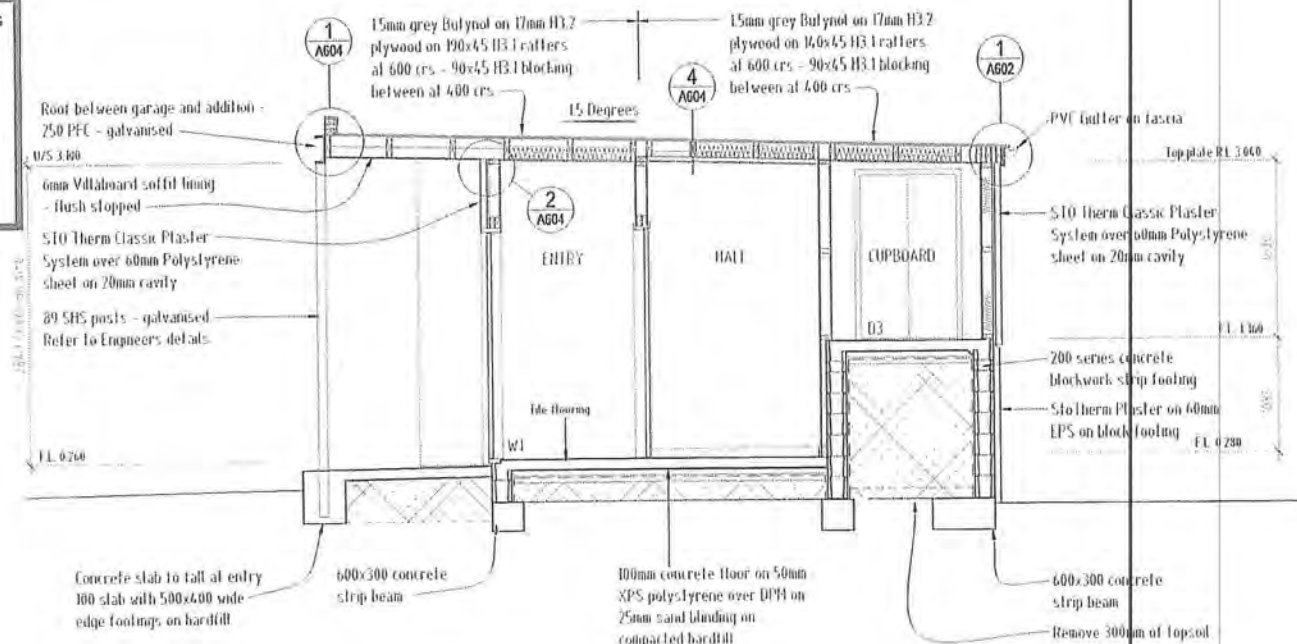
NOTES:
Downpipe Sizing taken from New Zealand Building Code Table 5 of E1/AS1 Surface Water
Gutter Sizing taken from New Zealand Building Code Fig 16 of E1/AS1 Surface Water
Gutter cross section area = 8400 mm²
At 0.25" gutter will drain 75 m² of roof
All gutter run off areas are less than that which the chosen gutter will drain.



ROOF DRAINAGE PLAN SCALE 1:100

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



CROSS SECTION E-E SCALE 1:50

NOTE: CONSULT WITH CIVIL ENGINEER FOR ALL PROVISIONS TO BE MADE BEFORE CONSTRUCTION. SEE ALSO: SCALE OF DRAINAGE & MIPENZ 186323.
NOTE: DRAWING SHALL BE USED IN CONJUNCTION WITH ALL RELEVANT DOCUMENTS.
NOTE: THIS DRAWING IS THE PROPERTY OF MIPENZ. IT IS TO BE USED FOR THE PROJECT ONLY AND NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT APPROPRIATE PERMISSION.
DATE: 12/02/2014
BY: [Signature]

ADDITIONS AND ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 83740

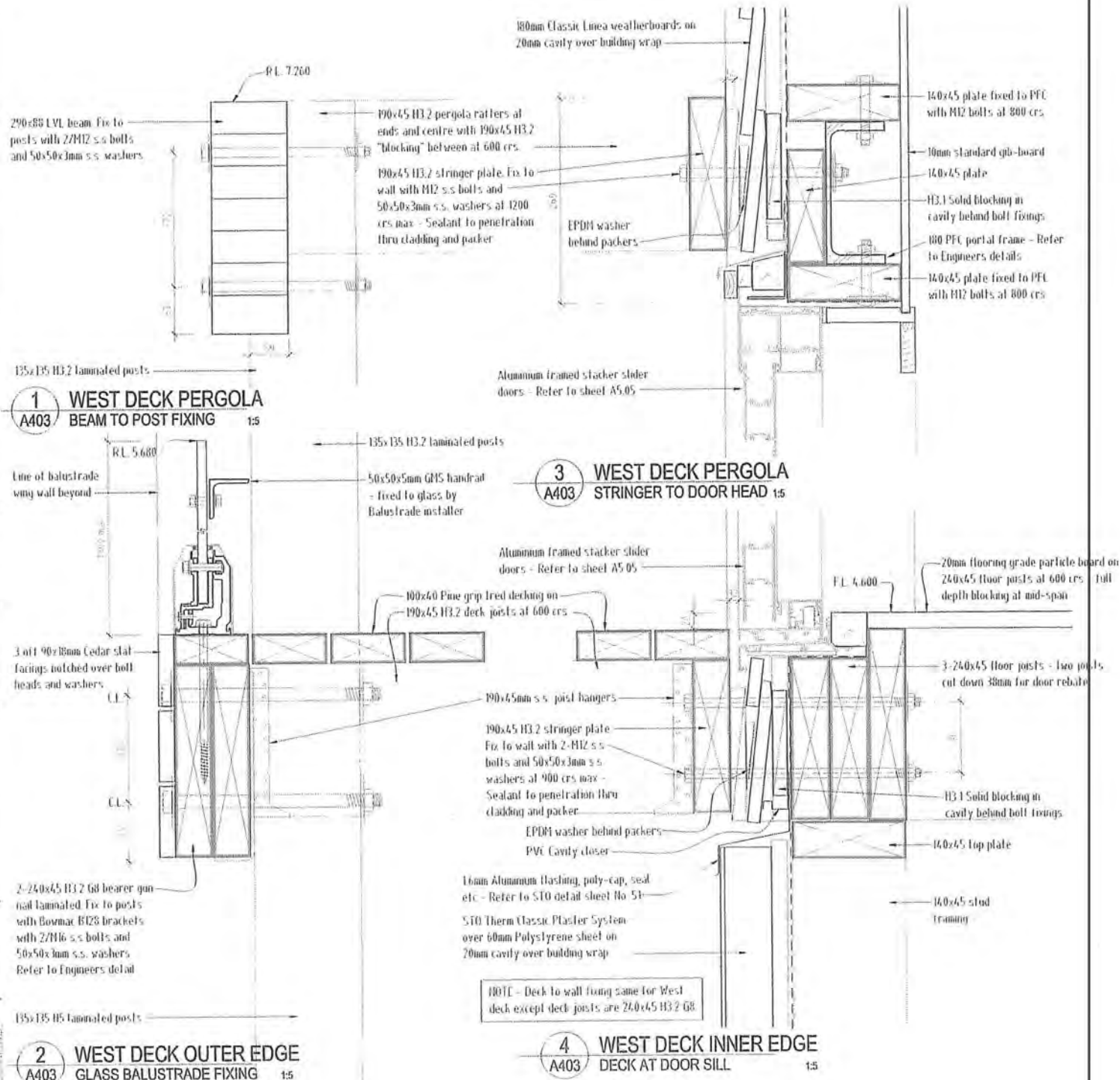
CROSS SECTION E-E
ROOF DRAINAGE PLAN
PORTAL FRAME ELEVATION

A4.05

DATE: 12/02/2014
PROJECT: 114, 1300
DRAWN BY: J.C. ROGERS
CHECKED BY: A.L. ROGERS
SCALE: 1:50

Alan Craig Design Ltd.
Architectural Designer H.Z.C.D. (Arch)
34 County Road, Otaki
P.O. Box 447408 M 027 55 44 217 P 02 304 7457
E: alan@alancraigdesign.co.nz

A D N Z
ARCHITECTURAL DESIGNER (H.Z.C.D.)



THIS DOCUMENT IS THE PROPERTY OF THE DESIGNER AND SHALL REMAIN HIS/HERS. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

DESIGNER: J. & C. ROGERS
PROJECT: WEST DECK AND PERGOLA DETAILS
DATE: 12/04/2014

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

ADDITIONS AND ALTERATIONS

J. & C. ROGERS
114 PAETAWA ROAD, PEKA PEKA
LOT 1 DP 63740

WEST DECK AND PERGOLA DETAILS

A6.01

DATE: 12/04/2014
DRAWN BY: JCR
CHECKED BY: JCR
SCALE: 1:5
PROJECT: WEST DECK AND PERGOLA DETAILS
SHEET: A6.01

Alan Craig Design Ltd.

Architectural Designer H.Z.C.D. (Arch)

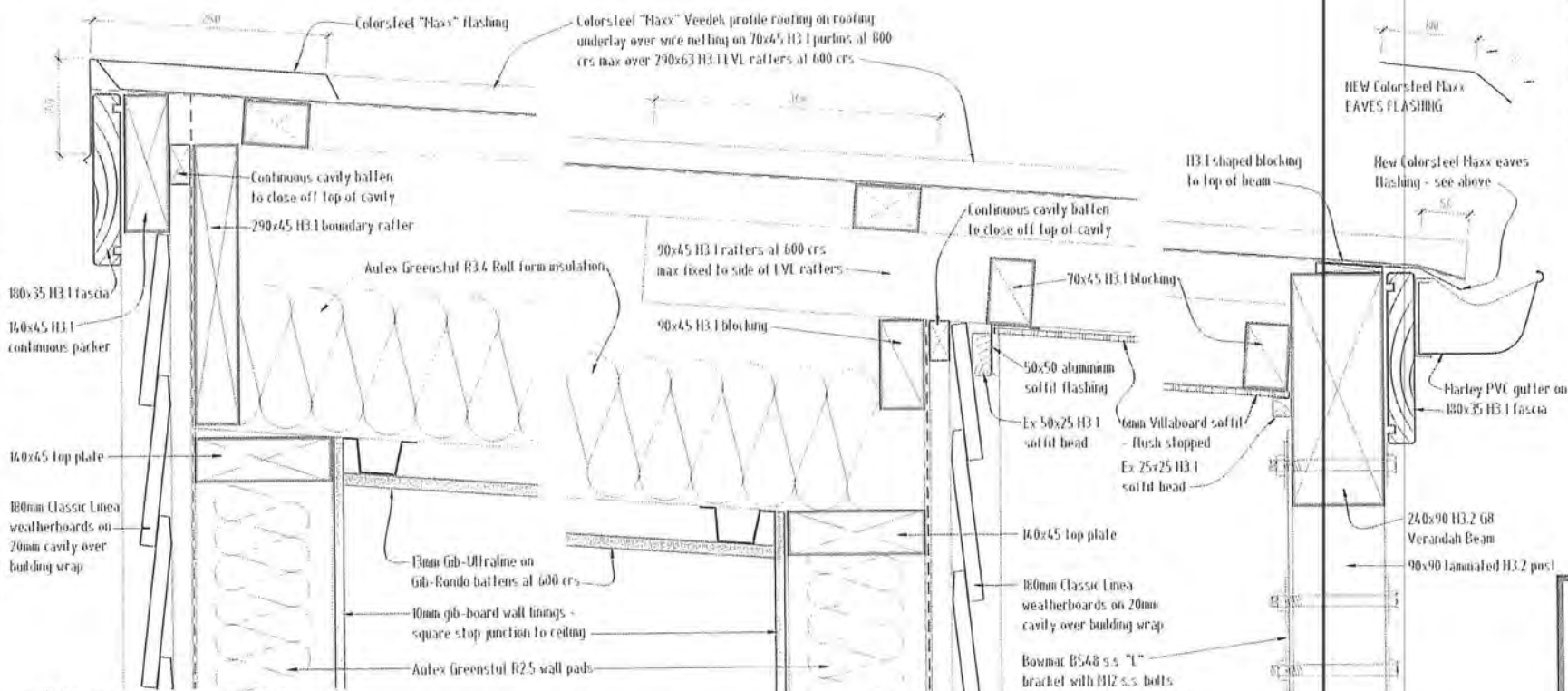
34 County Road, Olaki
P.O. Box 304 7480 06 207 55 44 217 P.O. Box 7480
E: alan@alancraigdesign.co.nz

A D N Z

ARCHITECTURAL DESIGNER H.Z.C.D. (Arch)

MADE FOR THE PURPOSE OF THE PROJECT ONLY. ALL CONDITIONS TO BE BEFORE COMMENCING WORK. DO NOT SCALE ANY DIMENSIONS. IF IN DOUBT, CONSULT THE ARCHITECT.

DESIGNER: ALAN CRAIG DESIGN LTD
 PROJECT: 114 PAETAWA ROAD, PEKA PEKA
 DATE: 12/01/2019



1 MAIN UPPER ROOF VERGE DETAIL 1:5
A401

2 MAIN UPPER ROOF EAST VERANDAH SOFFIT 1:5
A403

3 MAIN UPPER ROOF EAST VERANDAH BEAM 1:5
A403

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

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

ADDITIONS AND ALTERATIONS

J. & C. ROGERS
 114 PAETAWA ROAD, PEKA PEKA
 LOT 1 DP 83740
 REVISION 01

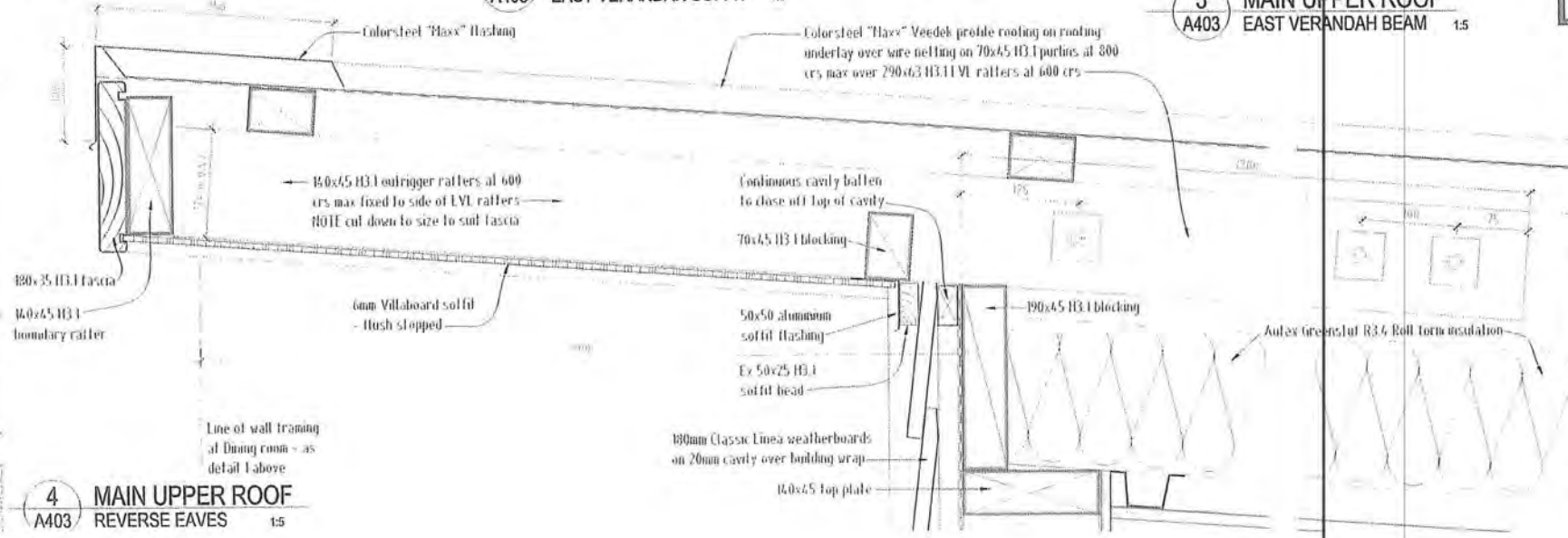
MAIN UPPER ROOF DETAILS

A6.02

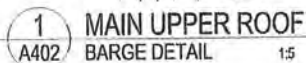
DATE: 09/01/2019
 DRAWN BY: J.C. ROGERS
 CHECKED BY: J.C. ROGERS
 PROJECT: 114 PAETAWA ROAD, PEKA PEKA
 SHEET: 15 OF 15

Alan Craig Design Ltd.
 Architectural Designer H.Z.C.B. (Arch)
 34 County Road, Otaki
 P 06 304 7400 M 027 50 44 217 F 06 304 7407
 E alan@alancraigdesign.co.nz

A D N Z
 REGISTERED ARCHITECTS ACT 1992



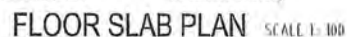
4 MAIN UPPER ROOF REVERSE EAVES 1:5
A403



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



A	D	N	Z
REGISTRATION NUMBER 18-67497-02-00			



- Notes:
1. SB = Supplementary bars - 2502 at 1200 long Bars not to cross Construction Joints.
 2. CJ = Saw cut in slab - Refer to Specification

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

A	240x45 HSG8/VSG8 H12 floor joists at 600 c/s
B	240x45 HSG8/VSG8 H12 Boundary joist
C	140x45 HSG8/VSG8 H12 floor / landing joists at 600 c/s
D	140x45 HSG8/VSG8 H12 Boundary joist
E	240x45 G8 H3.2 deck joists at 600 c/s.
F	240x45 G8 H3.2 deck Boundary joist
G	P90x45 G8 H3.2 deck joists at 600 c/s max.
H	2-240x45 H3.7 G8 deck bearer (weld nailed together)
J	P90x45 G8 H3.2 deck stringer plate
K	2-240x45 H3.7 G8 deck bearer - bolted each side of post
L	240x45 HSG8/VSG8 H12 floor joists at 400 c/s

H	290x63 G8 H3 LVL rafters at 600 c/s.
H	140x45 G8 H3 1 outrigger rafters at 600 c/s.
	- 1200 lap to LVL - trim to sun fascia depth
P	90x45 G8 H3 rafters at 600 c/s - 300 lap to LVL
H	140x45 G8 H3 L rafters at 600 c/s - 300 lap to LVL
P	190x45 G8 H3 1 purlin rafters at 600 c/s
H	140x45 G8 H3 1 purlin rafters at 600 c/s
I	190x45 G8 H3 1 trimmer plate

Root Plane Diagonal Brace
Diagonally opposed pairs of continuous steel straps - full capacity in tension in to top of each rafter and to top plate with 60 x 3 B H H gals nails - 3 at ends, 2 elsewhere.
Insert proprietary tensioner in each bracing strap.



File	File Size	File Type	File Date
0 - File 1: 10000 x 10000 x 10000	1000000000	Image	10/10/2000

A D N Z

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

THE DRAWER SHALL BE RESPONSIBLE FOR CORRECTING ANY ALL DIMENSIONS DISCREPANCIES.

REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT UNLESS APPROPRIATE PERMISSION.

NO. REVISION DATE
 0 FOR STAGES & BUILDING CONSULT 12/03/2006

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

BRACING NOTES

All bracing shall comply with NZS 3604:1999 + amendments.
 All bracing shall be fixed as per sheet manufacturers detail sheets attached to the specification.

Provide panel end strap fixings as per sheet manufacturers detail sheets attached to the specification.

Refer to bracing calculations attached to the specification.

Bracing convention = Panel Code - Type - Length

e.g. A1 - BL1 - 10 = Panel A1 - Brace line one face - 10m connection - in long

GB Bracing Panels - GB Bracing Systems March 2006

GS1 = GB Standard Plasterboard one face

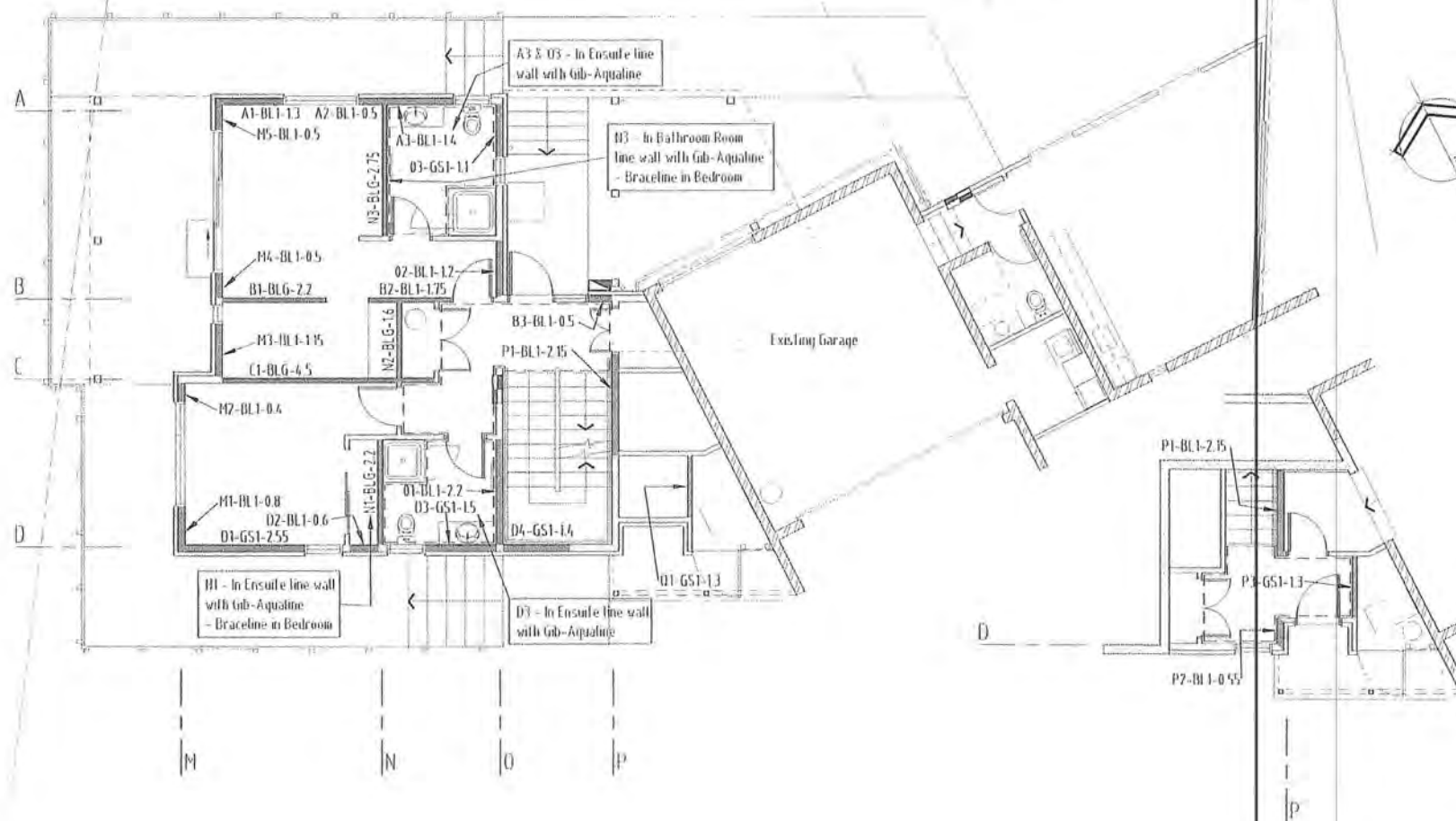
GS2 = GB Standard Plasterboard both sides

BL1 = GB Brace line one side with end hold-downs

BLG = GB Brace line one side with hold-downs, GB Standard Plasterboard other face

Refer to Table 1 Page 13 for panels requiring hold-downs.

Refer to page 29 for illustrations of panel hold-downs.



ADDITIONS AND ALTERATIONS

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

Ground Floor Bracing Plan

A2.04

DATE
 12/03/2006
 BY
 J. & C. ROGERS
 746

Alan Craig Design Ltd.
 Architectural Designer
 34 County Road, Otaki
 P 06 364 7488 M 027 68 44 217 E alan@alancraigdesign.co.nz

A D N Z
 ARCHITECTURAL DESIGNERS 127 940



NEW ZEALAND INSTITUTE OF
ARCHITECTS



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: KCC.....
(Building Consent Authority)

IN RESPECT OF: BEAMS, POSTS, BRACING, FIXINGS.....
(Description of Building Work)

AT: 114 PAETANA ROAD PEKA PEKA.....
(Address)

LOT 1 DP 83749 SO.....

We Hamish Wells Ltd..... have been engaged by John Rogers.....
(Design Review Firm)

to review the design documents for this project in respect of the requirements of Clause(s) B.1. & B.2.....
of the Building Code.

The Review is for ☐ All ☒ Part only of the design work prepared by ALAN CRAG.....
(Design Firm)

as described in drawings titled ADDITIONS & ALTERATIONS..... and numbered
AS APPROPRIATE.....

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..... 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 VM.1.....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 site soil conditions.....

(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 186323.....#
(Name of Design Professional)

☐ Reg Arch.....#

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

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: 14/7/2010 (signature).....

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.

Inside 'N' Out Limited
8 Edgewater Street
WAIKANA
Phone: 0275-491-484 or A/H (04) 902-4227

22 December 2010

Matthew Dixon Building
27 Horopito Road
WAIKANA

JOB: RODGERS – 114 PAETAWA ROAD, PEKA PEKA

WATERPROOFING TO ENSUITE AND BATHROOM.

Waterproofing to ensuite and bathroom floor area including shower walls.

Materials Used:

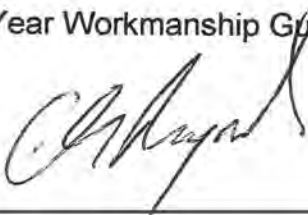
Primed concrete substrate and villa board walls.

2 coats of waterproofer – R.L.A Flexiseal

Installed to Manufacturers specifications.

All internal corners reinforced with bond breaking tape and silicon.

5 Year Workmanship Guarantee.



CHRIS REYNOLDS



SOLUTIONS FOR INDUSTRY

Flexi-Seal P.U.D. *Manufacturers 15 year Limited Warranty*

RLA Polymers Pty Ltd; undertakes to warranty Flexi-Seal P.U.D., for a period of fifteen (15) years, from date of purchase on the following basis:

The fifteen year warranty covers any waterproofing failure that is proven as being caused by faulty product. RLA Polymers has tested and recommends the use of RLA FLEX 1-PART, RLA FLEX 2-PART, TECHBOND 14, DELTAFLEX, FLEXIBOND, JUST 2 EZY, UNIBOND, MOREFLEX, OR Q-BOND to adhere subsequent tiles to the surface of Flexi-Seal P.U.D., depending upon substrate, and usage. In the event of a failure occurring as a result of Flexi-Seal P.U.D. being shown to be faulty, RLA Polymers undertakes within the first 5 years of the 15 year warranty period to pay all current material and labour costs of any rectification work required. After this 5 year period, a proportion of these costs at the rate of 10% of such cost for each unexpired year of the 10 year period remaining subject to the following:

Scope

- RLA Polymers' liability is limited to the area that requires repair only, and to replace waterproofing, tiles, adhesive and grout only;
- RLA Polymers retains the right to appoint a suitably skilled tiler/waterproofer of its own choice to undertake repairs;
- In the event that replacement tiles are not readily or reasonably available; RLA Polymers will not be obliged to exactly match the existing tiles.
- The installation must be registered with RLA Polymers by completing and returning the attached form as soon as practical after completion of installation. Receipt of this must be acknowledged by RLA Polymers.

Limitations

RLA Polymers will not accept liability for circumstances beyond its control, including but not limited to:

- Failure resulting from structural movement, including shrinkage, excessive vibration and or deflection, subsidence.
- Failure caused by; third parties, unknown environmental conditions, usage conditions beyond RLA Polymer's control.
- Failure resulting from incorrect installation. RLA Polymers is in no way responsible for incorrect installation by any applicators.
- Failure caused by deviation from RLA Polymers written instructions, specifications, and data sheets, and non-compliance with BRANZ® good tiling practice and AS3958:1990 parts 1 and 2. Where the Consumer Guarantees Act 1993 applies; if the product is acquired for business purposes, it is agreed that the Consumers Guarantee Act 1993 does not apply. RLA Polymers liability in respect of the product is limited to the remedies set out in this warranty.

RLA POLYMERS PTY LTD

AO: 004709 915

Australia
215 Colchester Road, Kilsyth
Victoria 3137, Australia

PO Box 147, Kilsyth
Victoria 3137, Australia

Telephone (03) 9728 7044
Facsimile (03) 9728 6009
Email: info@rlapolymers.com.au

Queensland
25 Conquest St.
Yenda QLD 4209
Telephone (07) 3457 4022
Facsimile (07) 3457 4755

New South Wales
138 Hassell St.
Warwick Park
NSW 2164
Telephone (02) 9639 4755
Facsimile (02) 9604 3199

New Zealand
68 Delaney Drive, Manukau City
Auckland, New Zealand

PO Box 87-575, Manukau City
Auckland, New Zealand
Telephone (0) 265 0301
Facsimile (0) 265 0425

Malaysia
No 5, Lohuwaya Ponds, Pandamaran
42000 Port Klang, Selangor D.E.

Telephone 03-31657030
Facsimile 03-31651037

 A British Vita Group Company



The information supplied is to the best of our knowledge true and accurate. The actual application of the product is beyond the manufacturer's control. Any failure or damage caused by the incorrect usage of the product is not the responsibility of the manufacturer. The manufacturer insists that all workmanship must be carried out in accordance with AS3958.1:1990. It is also the responsibility of the end user to ensure that the facilities in their possession is the latest issue.



WINDOWS • DOORS • CONSERVATORIES • BALUSTRADES

RYLOCK KAPITI

20-12-2010

PRODUCER STATEMENT

Project Name: Rogers House

**Project Address: 114 Paetawa Rd
Pekapeka**

We certify that the products supplied by our company for this project, meet or exceed the requirements of the New Zealand Building Code, NZS 4211:1985 Performance of Windows and NZS 4223 Glazing in Buildings.

More specifically, we have manufactured the aluminium windows and doors for this project in accordance with the design and manufacturing specifications provided by Fletcher Aluminium, a division of Fletcher Building Products Limited, and those required by NZS 4223.

Window and door units manufactured to these specifications have been tested to, and comply with, the wind pressure rating, deflection, weather performance and glazing requirements of the above New Zealand Standards. The application of Pascal rating stickers on the window and door units is further confirmation that the window and door units have been manufactured to the prescribed specifications and comply with NZS 4211.

The products supplied by our company for this project, can be expected to have a serviceable life of not less than 15 years in accordance with section B2 of the New Zealand Building Code. This relates specifically to the structural elements of the windows and doors.

Over time, even with regular maintenance, decorative elements and non-structural fittings such as handles, fasteners, door rollers, mohairs and other similar components may require replacement as they wear out. This process does not contravene the Durability Requirements of section B2 of the New Zealand Building Code or this Producer Statement.

Yours sincerely

Dave Stewart
Estimator

Rylock Kapiti 2000 Ltd

16 Parata Street, PO Box 531 Waikanae 5250, New Zealand
Ph 04 293 6874, Fax 04 293 6878, Email rylock.kapiti@xtra.co.nz
Website www.rylock.co.nz



METRO GLASSTECH

INSULATING GLASS UNIT WARRANTY

Metropolitan Glass and Glazing Limited and its subsidiaries (Metro GlassTech), warrant that all Insulating Glass Units manufactured by Metro GlassTech will comply with the requirements of the Consumer Guarantees Act 1993, and in particular that:

1. The units are fit for the purpose for which they are commonly supplied and
2. Are acceptable in appearance and finish and
3. Are safe and durable.

These warranties are given in terms of the Consumer Guarantees Act 1993 and are qualified by the appropriate qualifications and restrictions in that Act. In addition to the statutory guarantees, Metro GlassTech warrant that **for a period of ten (10) years** from the date of manufacture, units will not develop material obstruction of vision as a result of dust or film formation on the internal glass surface caused by failure of the hermetic seal arising from faulty manufacture. In the event that the units develop an obstruction of vision due to internal failure of the hermetic seal, Metro GlassTech will re-supply as supply only replacements the defective units, and the warranty period will extend to the re-supplied units **for a further period of ten (10) years from delivery.**

Metro GlassTech advises that in terms of the Consumer Guarantees Act 1993, all of its products carry a guarantee of acceptable quality and a guarantee that the goods correspond with Metro GlassTech's description of them, but in terms of the Act, Metro GlassTech will not be liable under the guarantee of acceptable quality for failure as a result of:

1. Any act of default or omission of, or any representation made by, any person other than Metro GlassTech or the employees or agents of Metro GlassTech.
2. Any cause independent of human control, occurring after the goods have left the control of Metro GlassTech.

This warranty shall not apply where any one or more of the following circumstances exist:

1. Failure of the hermetic seal is caused in whole or in part by the breaking or fracturing of any portion of the glass unit.
2. The units are installed contrary to our Handling, Storage and Glazing instructions.
3. The units are damaged by improper handling storage or glazing.
4. The units are altered in any way.
5. The units are subject to abnormal stresses from the load application of heat, excessive vibration, building or foundation movement or the failure to provide adequate expansion or contraction provisions in the framing members.
6. The units are treated /glazed with materials which do not remain resilient for the warranty period and/or are not compatible with the unit seal or glass type.
7. The units are installed in circumstances, which do not provide total water repellency or a suitable water drainage system for the warranty period.
8. The units are installed in watercraft, land vehicles, trailers, swimming pools, or commercial refrigeration products without written approval of the installation method.

Metro GlassTech reserves the right to inspect in the field any units which are alleged to be defective and which are the subject of a claim under this warranty or under the Consumer Guarantees Act 1993.

NOTE: Metro GlassTech Insula

METRO GLASSTECH

WARRANTY DETAILS

CUSTOMER: Rylock Kapiti 2000 Limited

CLIENT O/N: 617424 Dixon

WORKS ORDER: 732734

METRO GLASS BRANCH: WELLINGTON

DATE: Dec 14, 2010

NO OF UNITS: 1

IMPORTANT ALL TRADES

- 1 Help protect this valuable glass and window joinery
- 2 Permanent damage can result from welding, grinding, mortar, plaster and paint splashes
- 3 If splashes occur, immediately wash down with clean water or methylated spirits. Do not allow splashes to harden. Do not use solvents
- 4 Clean glass carefully: use non-abrasive cleaners, mild detergents or proprietary glass cleaners
- 5 Do not use scrapers on glass
- 6 Home owners should obtain a copy of Care and Maintenance Instructions from their window supplier

QC
Passed

NORTH HARBOUR
Fax (09) 415 0480
Ph (09) 415 0470

ITY
1290
503

WELLINGTON
Fax (04) 232 9930
Ph (04) 232 9920

DO NOT REMOVE THIS LABEL UNTIL FINAL CLEAN COMPLETED

INSULATING GLASS UNIT WARRANTY

Metropolitan Glass and Glazing Limited and its subsidiaries (Metro GlassTech), warrant that all Insulating Glass Units manufactured by Metro GlassTech will comply with the requirements of the Consumer Guarantees Act 1993, and in particular that:

1. The units are fit for the purpose for which they are commonly supplied and
2. Are acceptable in appearance and finish and
3. Are safe and durable.

These warranties are given in terms of the Consumer Guarantees Act 1993 and are qualified by the appropriate qualifications and restrictions in that Act. In addition to the statutory guarantees, Metro GlassTech warrant that **for a period of ten (10) years** from the date of manufacture, units will not

develop material obstruction of vision as a result of dust or film formation on the internal glass surface caused by failure of the hermetic seal arising from faulty manufacture. In the event that the units develop an obstruction of vision due to internal failure of the hermetic seal, Metro GlassTech will re-supply as supply only replacements the defective units, and the warranty period will extend to the re-supplied units **for a further period of ten (10) years from delivery.**

Metro GlassTech advises that in terms of the Consumer Guarantees Act 1993, all of its products carry a guarantee of acceptable quality and a guarantee that the goods correspond with Metro GlassTech's description of them, but in terms of the Act, Metro GlassTech will not be liable under the guarantee of acceptable quality for failure as a result of:

1. Any act of default or omission of, or any representation made by, any person other than Metro GlassTech or the employees or agents of Metro GlassTech.
2. Any cause independent of human control, occurring after the goods have left the control of Metro GlassTech.

This warranty shall not apply where any one or more of the following circumstances exist:

1. Failure of the hermetic seal is caused in whole or in part by the breaking or fracturing of any portion of the glass unit.
2. The units are installed contrary to our Handling, Storage and Glazing instructions.
3. The units are damaged by improper handling storage or glazing.
4. The units are altered in any way.
5. The units are subject to abnormal stresses from the load application of heat, excessive vibration, building or foundation movement or the failure to provide adequate expansion or contraction provisions in the framing members.
6. The units are treated /glazed with materials which do not remain resilient for the warranty period and/or are not compatible with the unit seal or glass type.
7. The units are installed in circumstances, which do not provide total water repellency or a suitable water drainage system for the warranty period.
8. The units are installed in watercraft, land vehicles, trailers, swimming pools, or commercial refrigeration products without written approval of the installation method.

Metro GlassTech reserves the right to inspect in the field any units which are alleged to be defective and which are the subject of a claim under this warranty or under the Consumer Guarantees Act 1993.

NOTE: Metro GlassTech Insulating Glass Units have been tested by BRANZ and comply with BS5713

WARRANTY DETAILS

METRO GLASSTECH

WARRANTY DETAILS

CUSTOMER: Rylock Kapiti 2000 Limited

CLIENT O/N:

WORKS ORDER: 722071

METRO GLASS BRANCH: WELLINGTON

DATE: Oct 15, 2010

NO OF UNITS: 41

Rogers

NORTH HARBOUR
Fax (09) 415 0480
Ph (09) 415 0470

CENTRAL AUCKLAND
Fax (09) 849 4569
Ph (09) 815 1199

SOUTH AUCKLAND
Fax (09) 274 1100
Ph (09) 274 1030

BAY OF PLENTY
Fax (07) 575 5290
Ph (07) 575 5503

WELLINGTON
Fax (04) 232 9930
Ph (04) 232 9920