

Sharalyn Fraser *Agency*

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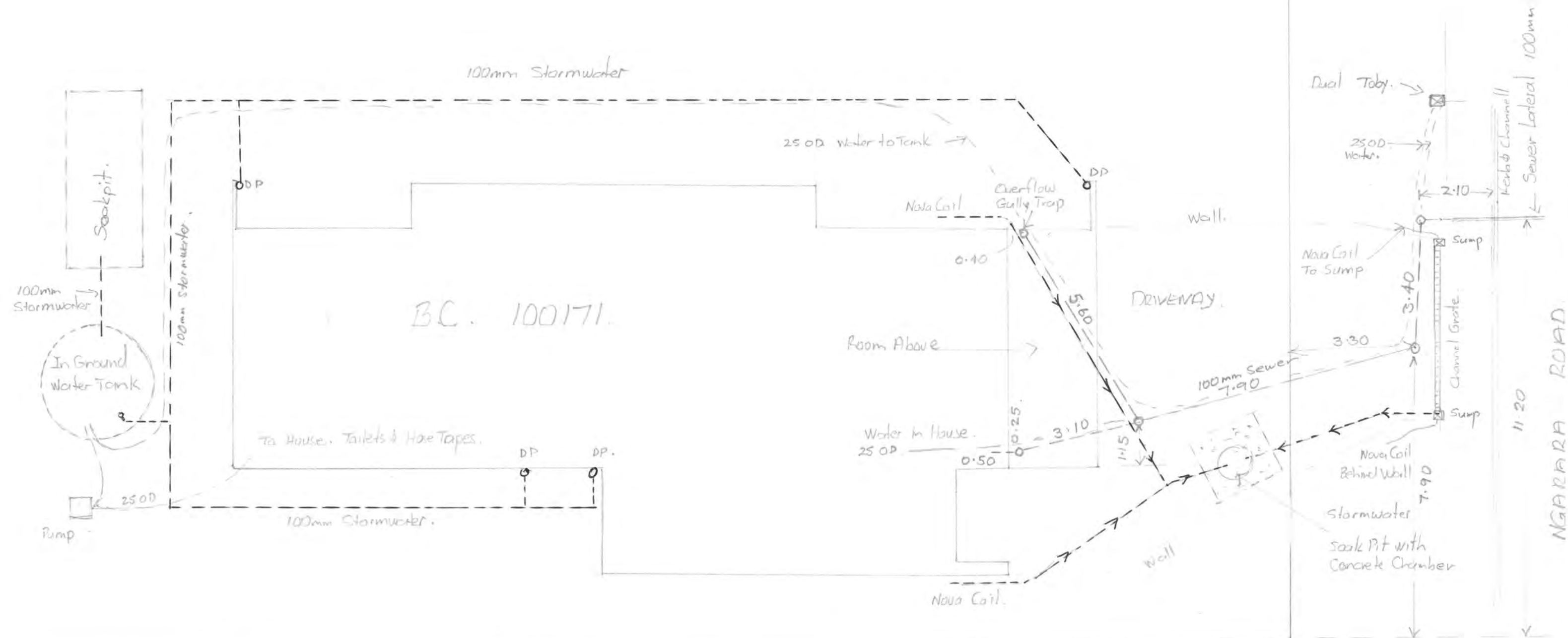
We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intended purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Sharalyn Fraser Agency (Ownly Limited licensed (REA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

WAIKANAÉ CONTRACTING.

DATE: JUNE 2011.

SCALE: 1:100.

SEWER, STORMWATER & WATER
ASBUILTS. 8 NGARARA ROAD
WAIKANAÉ.



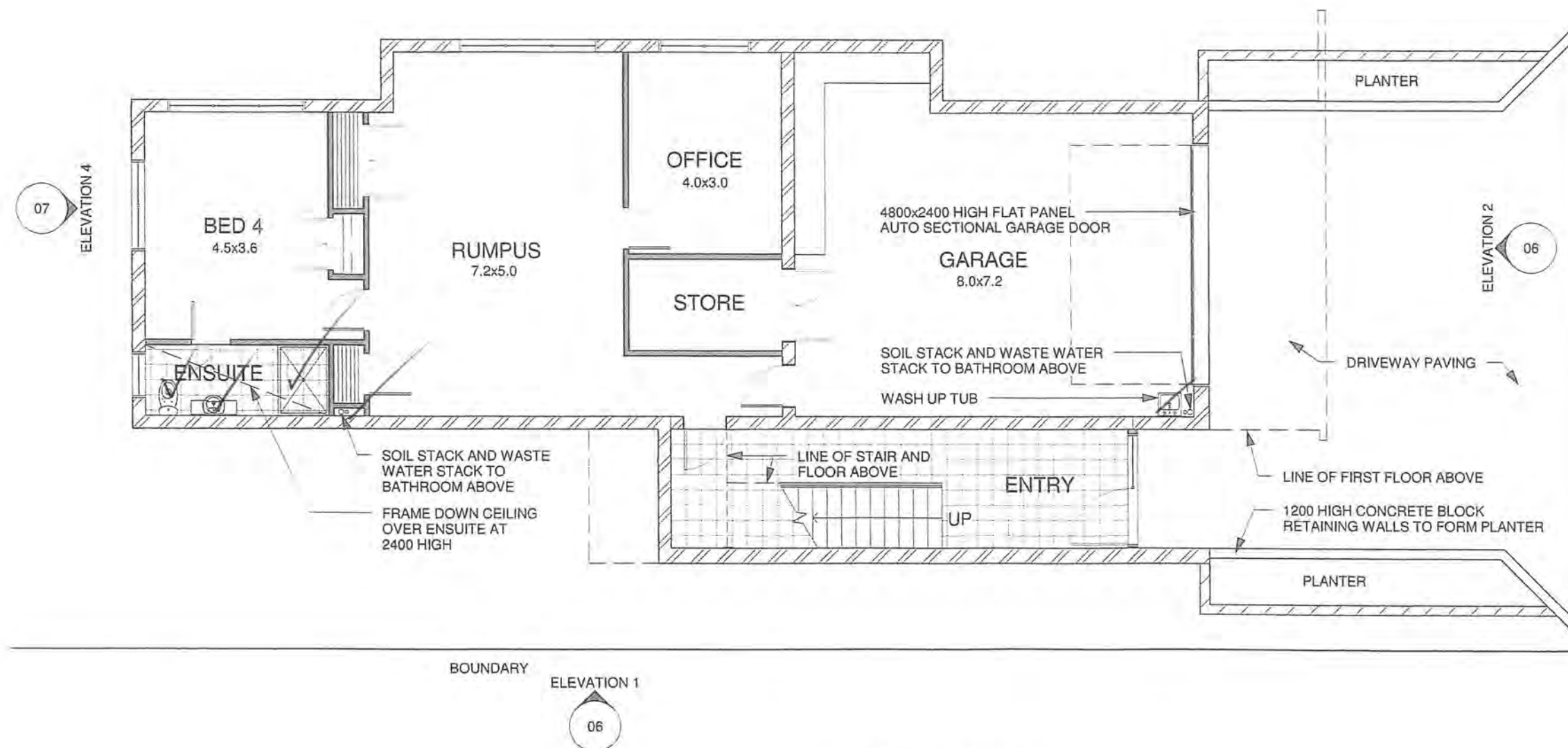
BC 100171

P&D
checked
23/3/2010

INSULATION "R" VALUES
 • COMPLY WITH NZBC H1 AS1 & NZS 4218
 • REFER TO SPEC FOR INSULATION TYPES
 • REFER TO H1 CALCULATION SHEET

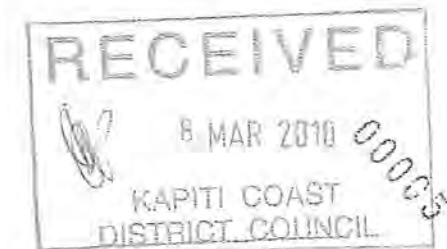
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 GARAGE INTERIOR WALLS = R2.8 ULTRA BATT
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 • 9mm PLY CEILING WITH NEGATIVE JOINT DETAIL TO FIRST FLOOR LIVING, DINING AND KITCHEN AREAS
 • CONCRETE RIBS AND TIMBER INFILL TO BE LEFT EXPOSED AS GROUND FLOOR CEILING
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 • FLOORING TO COMPLY WITH NZBC D1 FOR SLIP RESISTANCE



GROUND FLOOR PLAN

1 : 100
 FLOOR AREA = 176m²



Rev	Date	Description
Design Certified by		
Energy Efficient Homes Ltd.		
Proposed House		
Leonie & Chris Beggs		
8 Ngarara Road, Waikanae		
Lot 9 DP 13765		
A.D. architecture LTD		
Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz		
info@adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		

NEW GROUND FLOOR PLAN

BUILDING CONSENT

DO NOT SCALE DRAWING

Job	Date	Rev	Sheet
09059	JAN 2010		(A3) 04

preline plumbing inspection required.

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

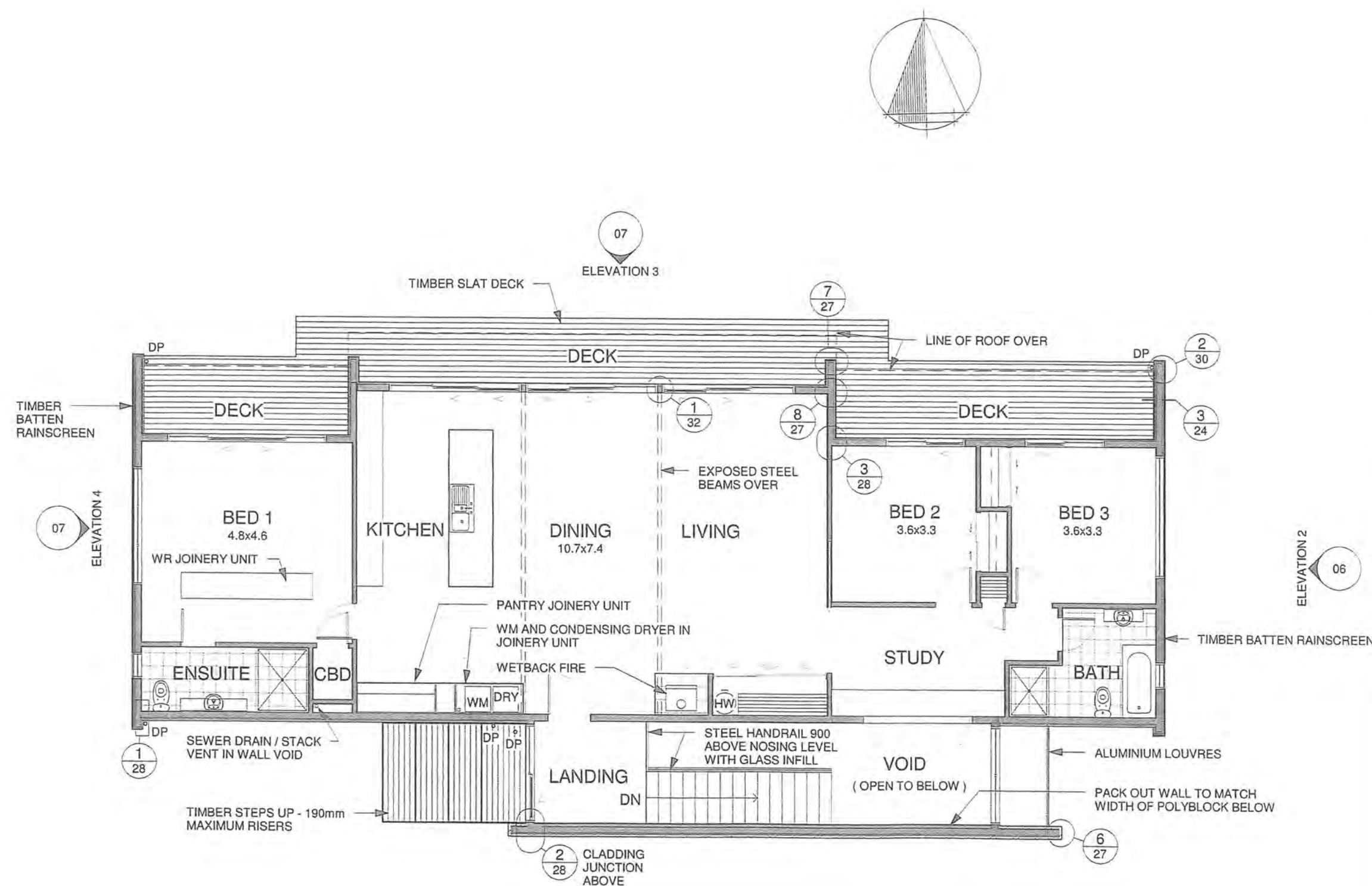
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RECEIVED
 8 MAR 2010
 KAPITI COAST
 DISTRICT COUNCIL

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NEW FIRST FLOOR PLAN

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A TEMPERING VALVE IS REQUIRED TO BE INSTALLED ON THE HOT WATER SERVICE.

BOUNDARY

ELEVATION 1
 06

A 20MM copper TPR drain is run from the tundish to the discharge point at low level outside of the building at low level

FIRST FLOOR PLAN

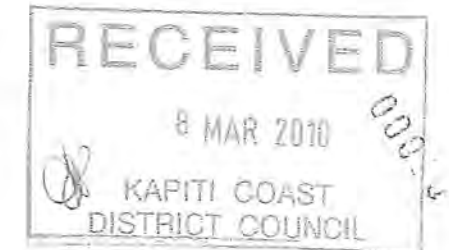
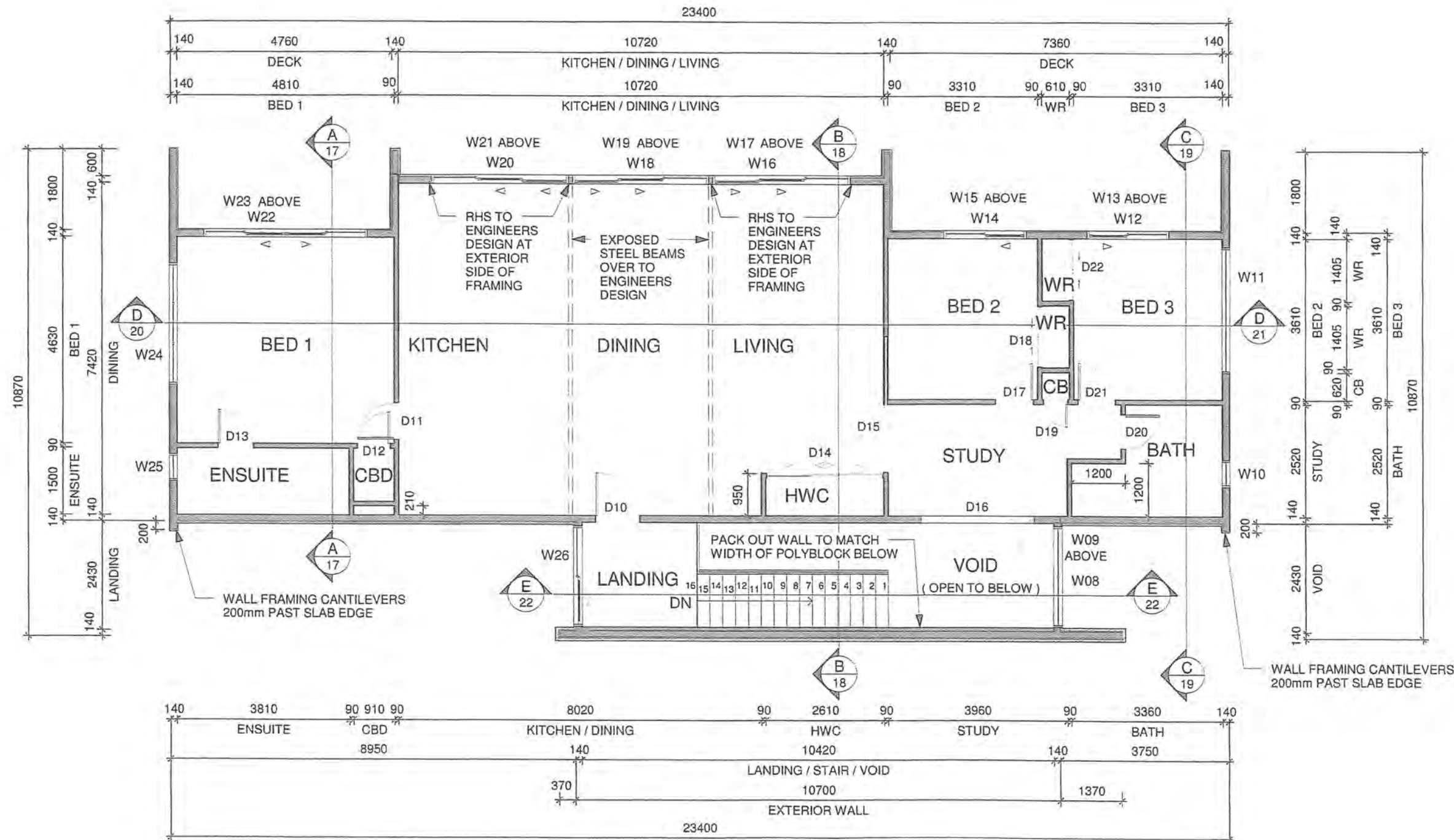
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FLOOR AREA = 173m² + 40m² DECK

BC 100171

WALL FRAMING NOTES

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- EXTERIOR WALL FRAMING TO BE KILN DRIED 140x45 UNLESS NOTED OTHERWISE
- EXTERIOR WALL FRAMING TO BE AT 400 CRS UP TO 3600 STUD HEIGHT
- EXTERIOR WALL FRAMING TO BE DOUBLE STUDS AT 450CRS UP TO 4200 STUD HEIGHT
- INTERIOR WALL FRAMING TO BE KILN DRIED 90x45 AT 600 CRS UP TO 3000 STUD HEIGHT
- INTERIOR WALL FRAMING TO BE KILN DRIED 90x45 DOUBLE STUDS AT 600 CRS UP TO 3600 STUD HEIGHT
- ALL FIXINGS TO BE GALVANISED TO PREVENT DETERIORATION DUE TO TEMPORARY EXPOSURE
- ALL WINDOW AND DOOR LINTELS ARE TO PRENAIL MANUFACTURERS DESIGN UNLESS NOTED OTHERWISE
- WINDOW OPENINGS TO BE 20mm LARGER THAN WINDOW SIZES (10mm TOLERANCE EACH SIDE)
- ALL BRACING TO ENGINEERS DESIGN



Rev	Date	Description
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ISO 93109 www.eehnz.com Ltd.

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architecture

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BUILDING CONSENT

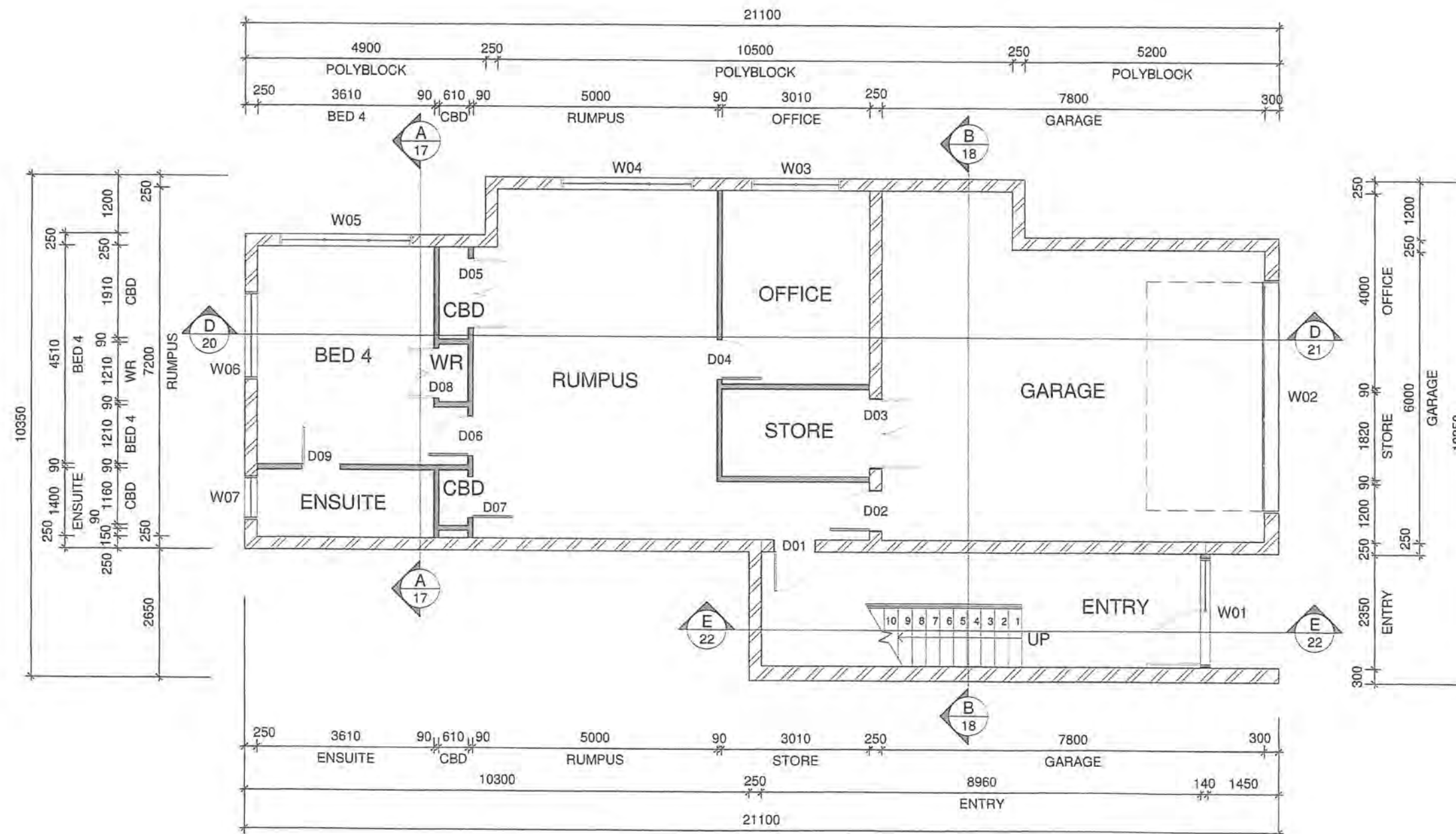
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FIRST FLOOR FRAMING PLAN
1 : 100

BC 100171

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GROUND FLOOR FRAMING PLAN
1 : 100



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GROUND FLOOR FRAMING PLAN		
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09059	JAN 2010	
Sheet	(A3) 11	



CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Beggs Christopher David & Beggs Leonie Frances	No.	100171
8 Ngarara Rd	Issue date	18/09/12
Waikanae	Application date	8/03/10

THE BUILDING

Street Address	8 Ngarara Road, Waikanae
Valuation No.	1494124600
Legal Description	LOT 9 DP 13765
Intended Use	Residential Dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Residential Dwelling
Proposal	New Residential Dwelling
Estimated Value	\$400,000

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.

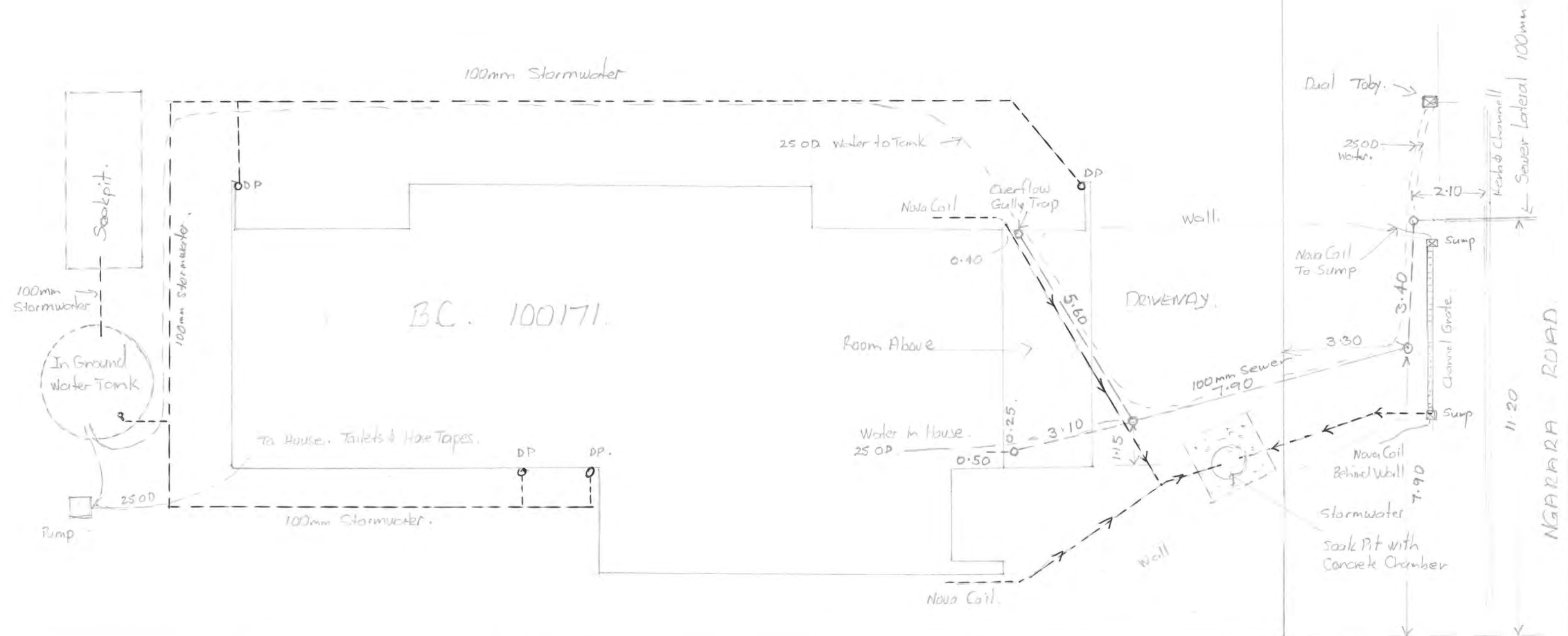
Signed for and on behalf of the Kapiti Coast District Council:

Signature: *JBrock*

Date: 18/9/12

SCALE : 1 : 100.

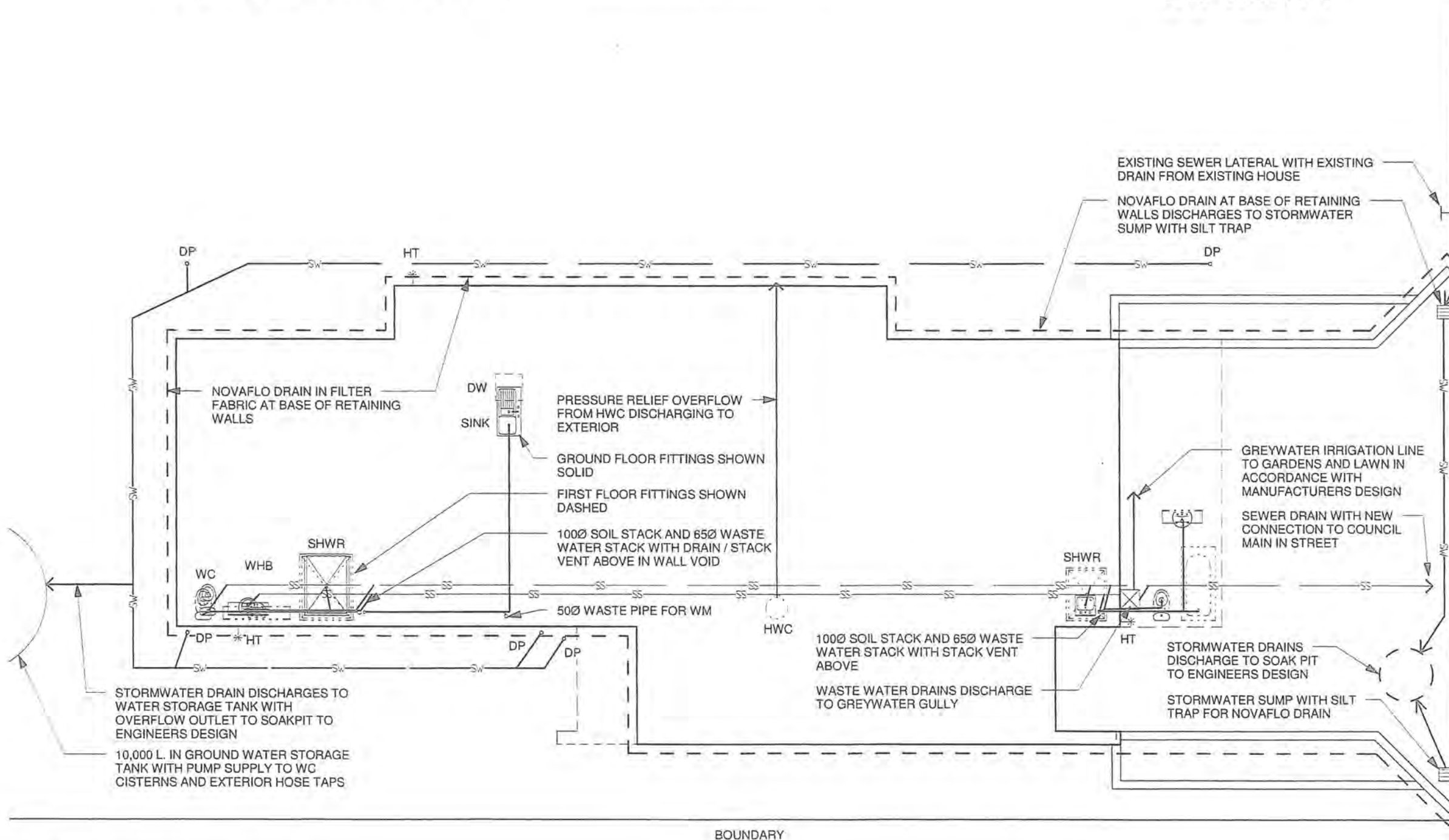
SEWER. STORMWATER & WATER
ASBUILTS. 8 NGARARA ROAD
WAIKANAЕ.



A drainage inspection is required

BED DRAINS IN PEA METAL

BC 100171



PLUMBING KEY

BATH = BATH = 4FU
 BG = BATHROOM GROUP = 6FU
 DW = DISHWASHER = 3FU
 SHWR = SHOWER = 2FU
 SINK = SINK = 3FU
 TUB = LAUNDRY TUB = 5FU
 WC = TOILET = 4FU
 WHB = WASH HAND BASIN = 1FU

DP = DOWNPIPE
 DV = DRAIN VENT
 HT = HOSE TAP
 HWC = HOT WATER CYLINDER
 IP = INSPECTION POINT
 ORG = OVERFLOW RELIEF GULLY

MAXIMUM NUMBER FIXTURE UNITS FOR
 VENTED 100Ø DRAIN LAID 1 IN 60 = 165 =
 REFER TO TABLE 4.3 AS/NZS 3500.5:2000 FOR
 OTHER GRADIENTS.

PIPE GRADIENTS

MINIMUM GRADES FOR DRAINS & DISCHARGE
 PIPES:

65Ø & LESS = 1 IN 40
 80Ø & 100Ø = 1 IN 60

PLUMBING & DRAINAGE NOTES:

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- REFER ALSO TO PLUMBING SCHEMATIC
- ALLOW TO INSTALL NEW LATERAL FROM COUNCIL STREET MAIN
- PROVIDE 10000 L WATER STORAGE TANK WITH PUMP SUPPLY TO WC CISTERNS AND EXTERIOR HOSE TAPS - LOCATION TO BE CONFIRMED BY CLIENT
- INSTALL WATER SUPPLY TOP UP TO WATER TANK FROM TOWN WATER MAIN
- ALL PIPES FROM WATER TANK SUPPLYING WC AND EXTERIOR TAPS TO BE CLEARLY LABELED AS SUCH
- INSTALL SIGNS AT EXTERIOR TAPS TO SHOW WATER NOT FIT FOR DRINKING
- ALL FIRST FLOOR WASTE PIPES TO BE WRAPPED IN ACOUSTIC INSULATION
- PROVIDE SEISMIC RESTRAINTS TO HOT WATER CYLINDERS

BUILDER TO ENSURE THAT
 PROPOSED FOUNDATION
 HEIGHT WILL ALLOW A
 SATISFACTORY DRAINAGE
 CONNECTION TO THE
 COUNCIL'S SEWER

APPROVED BY
 PLUMBING
 AND
 DRAINAGE
 Simon C
 23/3/2010



Pipes under the slab to be inspected before
 covering

DRAINAGE PLAN
 1 : 100

GRAPHIC KEY

SS — SANITARY SEWER
 SW — STORMWATER

WASTEPIPES LONGER THAN 3.5M ARE TO BE VENTED

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DRAINAGE PLAN		
BUILDING CONSENT		
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09059	JAN 2010	
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Water test soil stacks.

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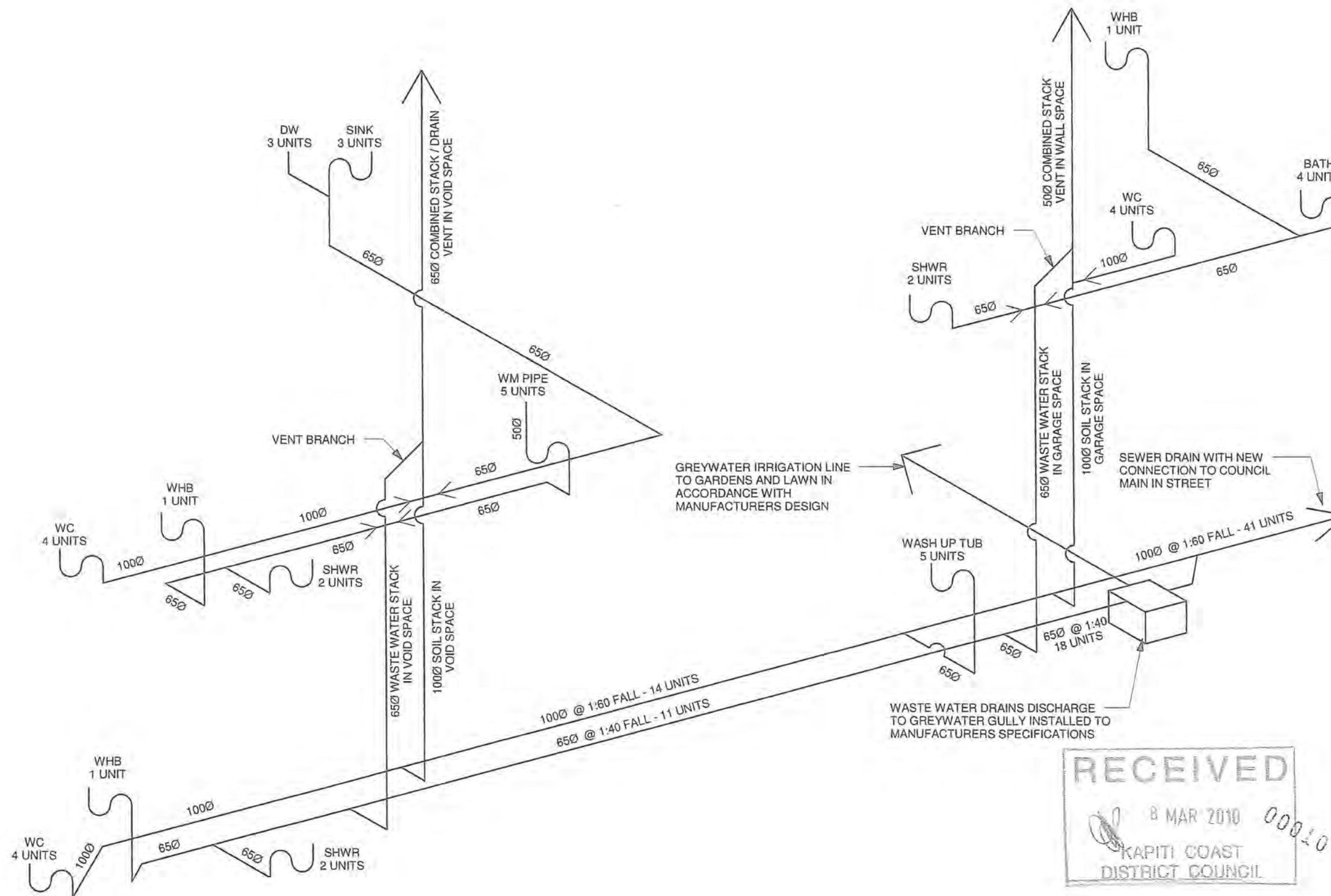
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PLUMBING SCHEMATIC

BUILDING CONSENT

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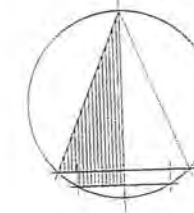
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09059	JAN 2010		(A3) 09



PLUMBING SCHEMATIC
N.T.S.

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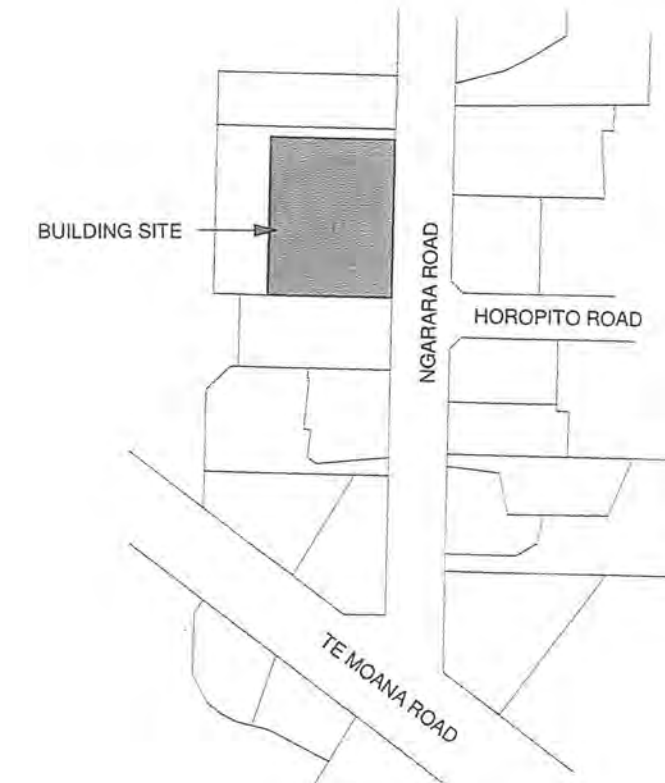
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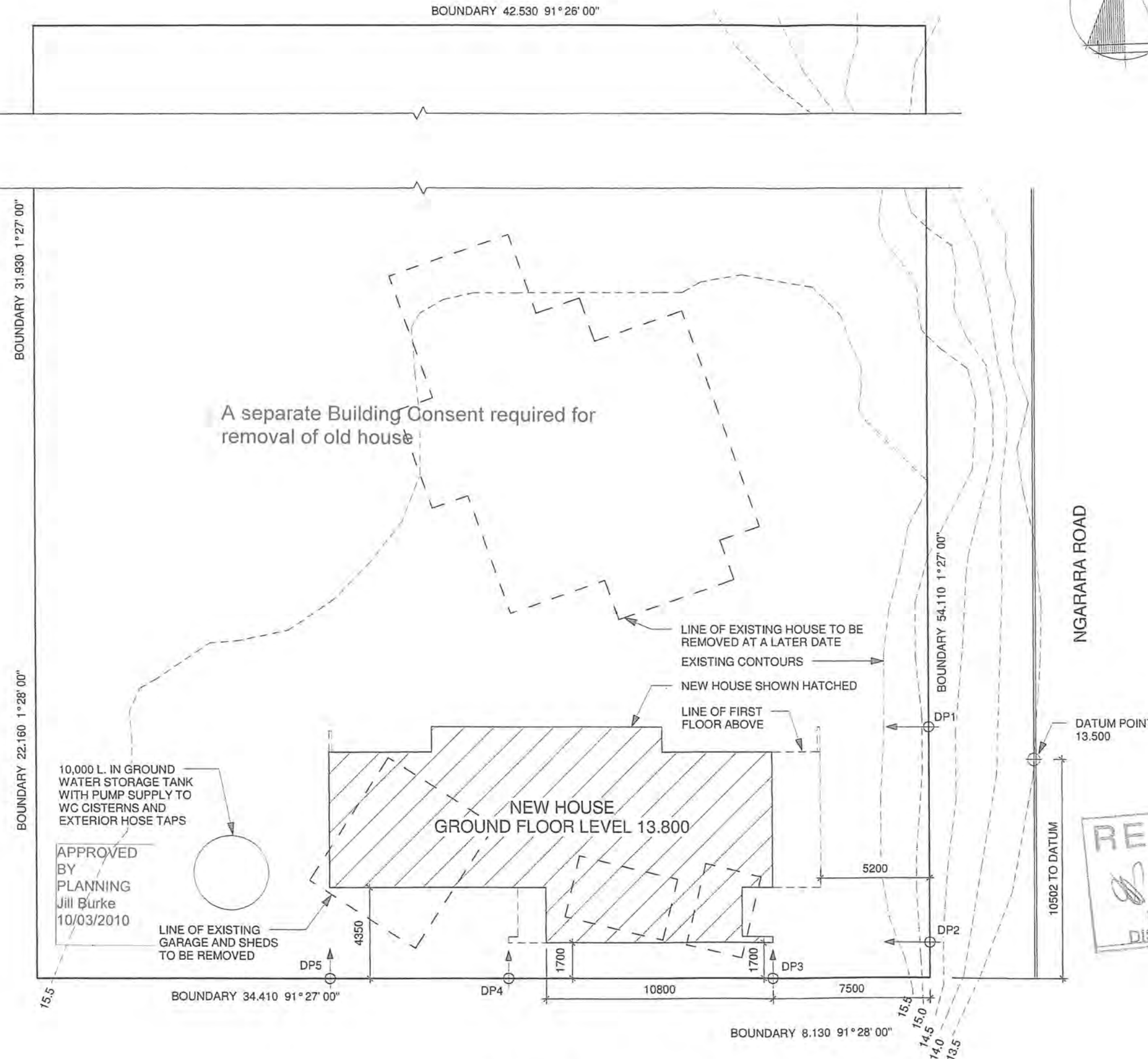
APPROVED
BY
PLUMBING
AND
DRAINAGE
simonc
23/3/2010

SITE NOTES

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- SITE AREA = 2302m²
- EXISTING HOUSE SITE COVERAGE = 202m²
- NEW HOUSE SITE COVERAGE = 227m²
- SITE COVERAGE INCLUDING EXISTING AND NEW HOUSES = 429m² = 19%
- FUTURE SITE COVERAGE INCLUDING NEW HOUSE ONLY = 227m² = 10%
- EXISTING CONTOURS ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED ON SITE BY BUILDER



LOCATION PLAN



SITE PLAN

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Map Printed Date: 23/03/2010 by simonc

Map Projection:
New Zealand Transverse Mercator
(NZGD2000)



Scale A4 1:496

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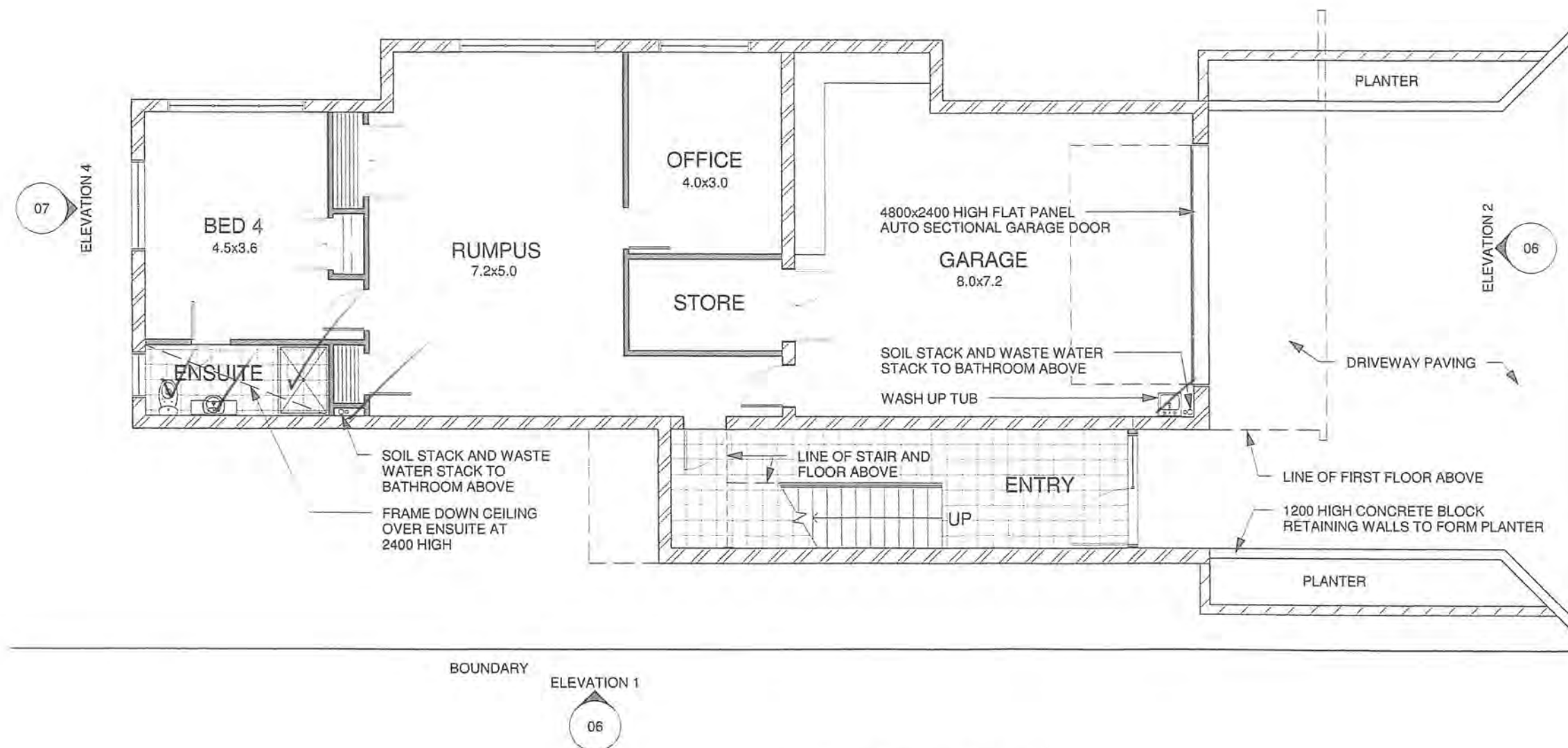
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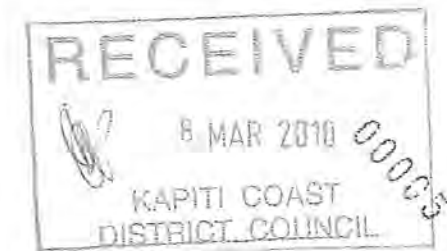
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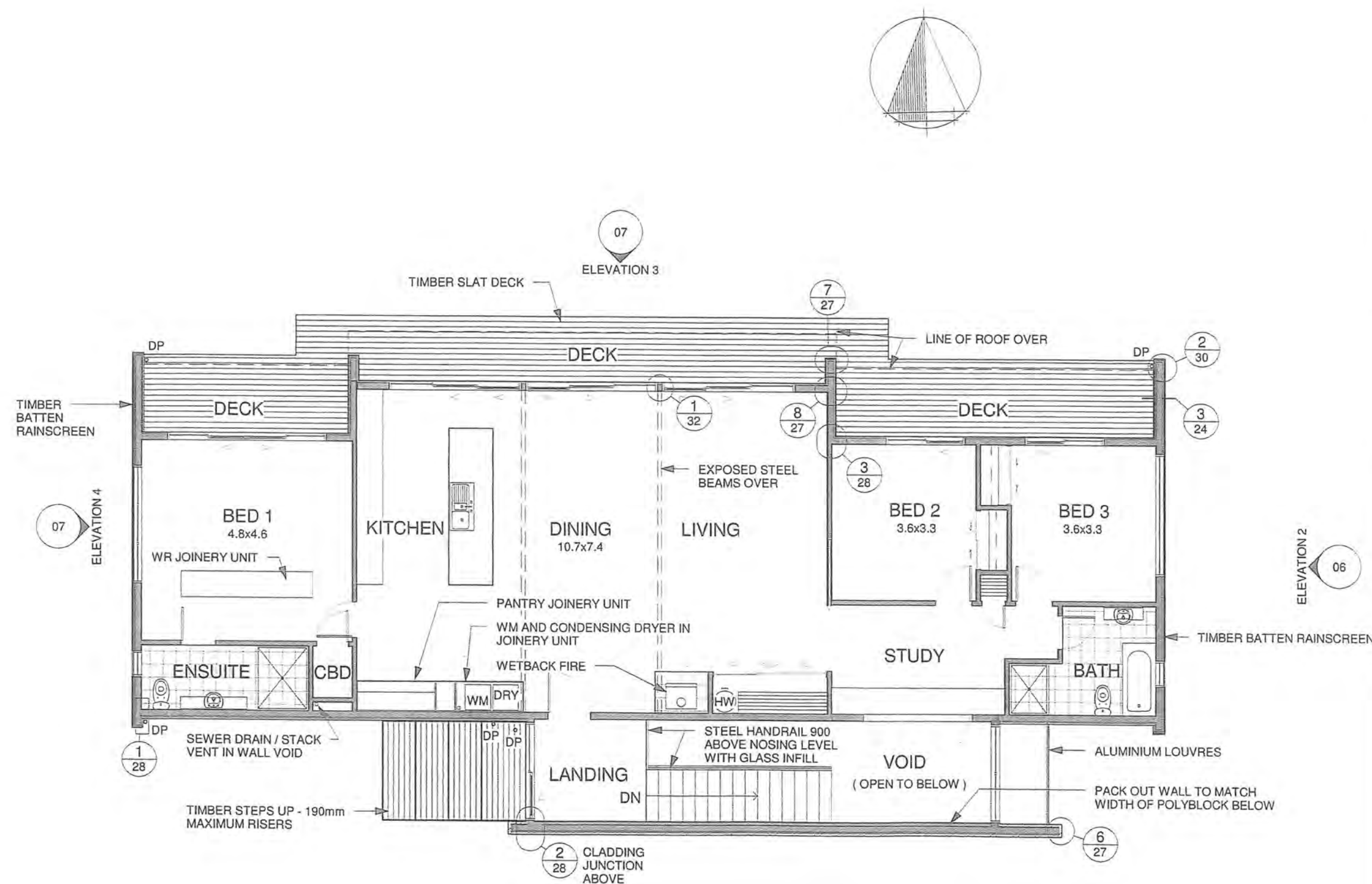
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FIRST FLOOR PLAN
 1 : 100
 FLOOR AREA = 173m² + 40m² DECK

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by Alon Davies Registration Number 10755

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 8 NCARARA ROAD / WAIKANAHE

Building Consent No. BC 10017.1

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 Alon Davies Signed [Signature] Date 1.8.11

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.....

26 AUG 2011
Signature: [Signature]

Producer Statement

Stormwater Drains

Construction Review

Issued by MICHAEL NUTTING..... Registration Number 10815.....

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 8 Ngawana Rd Waikanae.....

Building Consent No. 100171.....

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 Michael Nutting..... Signed [Signature]..... Date 30/6/11.....

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.....

Name.....

Signature.....

26 AUG 2011
Signature: [Signature]

Producer Statement

Private Sewer Drains

Construction Review

Issued by MICHAEL NUTTING..... Registration Number 10815.....

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 8 Ngarara Rd Waikanae.....

Building Consent No. 100171.....

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 Michael Nutting..... Signature [Signature]..... Date 30/6/11.....

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.....

26 AUG 2011
[Signature]
Signature:

SCOPE OF INSPECTION SHEET

Date 11.9.2012 SR or BCA 100171 Inspection No. 22
 Time 10.30 Documents on site ☒ YES ☐ NO
 Owner Name C + L BEGGS Project Description New Dwg.
 Site Address 8 NEARARA 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 FINAL Recheck

Diagram (if necessary)

OUTSTANDING ITEMS ARE ATTENDED TO.

WARRANTIES SUPPLIED AS REQUIRED.

LOUVRE SCREENS Deleted from Consent
NOTED RAIN SCREEN IN PLACE.

OK FOR CCC.

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 CHRIS BEGGS Sign [Signature] Date 1/1

Officer Name [Signature] Sign [Signature] Date 11/9/2012

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date 1/1/1

FINAL INSPECTION

Date 11.9.2012 SR or BCA 100171 Inspection No. 22
Time 10.30 Documents on site YES / NO
Owner Name C + L BIGGS Project Description New Dwg.
Site Address 8 NGAHARA 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.

Applicable to all inspections

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

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

FINAL – Interior

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

FINAL – Intertency/Commercial

Fire/Life systems sighted	P	F	NA	Guarantees/Warranties/Certificates/Expert Opinion	P	F	NA	Intertency STC	P	F	NA
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All Inspections

Road Crossing Complete	P	F	NA	Energy Certificates supplied	P	F	NA	Final Check Complete	Y	N	NA
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Name: R. J. O'Leary Officer Sign: [Signature] Date: 11.9.2012

SCOPE OF INSPECTION SHEET

Date 26/8/11 SR or BCA BC 100171 Inspection No. 21

Time 9:25 am Documents on site YES / NO

Owner Name C&L Beggs Project Description New dwelling

Site Address 8 Ngatara Rd, Waiwaka

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 All complete Diagram (if necessary)

wood burner in consented location

Smoke alarms installed

Water temp max 54°C

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

Site instruction issued Provide raised elevation indicating any changes (lower to window 5)

- * Provide a letter removing the rain screen & lower from the building consent (BC100171)
- * Place non potable signs at base taps
- * Evidence that pre wrap inspection, items were corrected ✓
- * Underfloor heating warranty ✓
- * Solar water heating warranty ✓
- * PS for wet area membrane and also Butynol and texture coating

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 Final re check
(Guidance notes for inspection on the rear of this sheet)

Agreed CHAS BEGGS Sign C Beggs Date 26.8.2011
(Print Name)

Officer Name Andrew Sign A.R. Date 26.8.2011

Additional Insp. Sheet No.

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

FINAL INSPECTION

Date 26/8/11 SR or BCA BC 100171 Inspection No. 21

Time 9:25am Documents on site YES / NO

Owner Name CHL Berds Project Description New dwelling

Site Address 8 Ngatara Rd, Waiuku

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	☒ Y	☐ N	☐ NA	Conforms with approved drawings	☐ Y	☒ N	☐ NA	Confirm Additional information/amended plan	☒ Y	☐ N	☐ NA
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FINAL – Exterior

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

FINAL – Interior

Service areas – floors/walls	☒ P	☐ F	☐ NA	Food storage/preparation	☒ P	☐ F	☐ NA	Hot water temp <u>54°</u>	☒ P	☐ F	☐ NA
Stair design	☒ P	☐ F	☐ NA	Ventilation	☒ P	☐ F	☐ NA	Solid fuel heater	☒ P	☐ F	☐ NA
Handrails	☒ P	☐ F	☐ NA	Insulation + clearance	☒ P	☐ F	☐ NA	Water supply tank	☐ P	☐ F	☒ NA
Balustrades	☒ P	☐ F	☐ NA	HWC flues	☒ P	☐ F	☐ NA	Trap seals + AAV's	☒ P	☐ F	☐ NA
Lightings	☒ P	☐ F	☐ NA	HWC valves	☒ P	☐ F	☐ NA	Cistern flushing	☒ P	☐ F	☐ NA
Laundrying	☒ P	☐ F	☐ NA	HWC restraint	☒ P	☐ F	☐ NA	WC pan connection	☒ P	☐ F	☐ NA
Cooking facilities	☒ P	☐ F	☐ NA	Tempering valve	☒ P	☐ F	☐ NA	Septic tank	☐ P	☐ F	☒ NA
Smoke detectors	☒ P	☐ F	☐ NA	Glazing – Human Impact	☒ P	☐ F	☐ NA	Window labels	☒ P	☐ F	☐ NA

FINAL – Intertenancy/Commercial

Fire/Life systems sighted	☐ P	☐ F	☒ NA	Guarantees/Warranties/Certificates/Expert Opinion	☒ P	☐ F	☐ NA	Intertenancy STC	☐ P	☐ F	☒ NA
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All Inspections

Road Crossing Complete	☒ P	☐ F	☐ NA	Energy Certificates supplied	☒ P	☐ F	☐ NA	Final Check Complete	☒ Y	☐ N	
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Name: Andrew Officer Sign: CHL Date: 26.8.2011

SCOPE OF INSPECTION SHEET

Date 16-6-2011 SR or BCA 100/71 Inspection No. 20
 Time 10:15 Documents on site YES / NO
 Owner Name _____ Project Description New dwg
 Site Address 8 Ngairara 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
deck pile holes
as consent
* holes correct sizes
* deck subfloor as
consented plan.
all s/steel fixings.
 Diagram (if necessary) _____

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, C. BEERS Sign [Signature] Date 16.6.2011
 (Print Name)
 Officer Name Andrew Sign [Signature] Date 16.6.2011

Additional Insp. Sheet No. _____

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

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

Date 16.6.2011 SR or BCA 100171 Inspection No. 20

Time 10.15 Documents on site YES / NO

Owner Name B Ngaraia Project Description New Driv

Site Address 8 Ngaraia 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

Footings 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: Andrew Sign: A. H. Date: 16.6.2011

SCOPE OF INSPECTION SHEET

Date 31/5/11 SR or BCA 100171 Inspection No. 19

Time 10.00 Documents on site YES / NO

Owner Name Beers Project Description New Dwelling

Site Address 8 NGARARA 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 ISP

Notes HD 12mm @ 600mm BOTH WAYS Diagram (if necessary)

200mm BLOCKS

All Steel Fixation

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

Site instruction issued OK TO POUR

BS4 TO COME

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, CHAD BEERS Sign Chad Beers Date 31/5/11
(Print Name)

Officer sign [Signature] Name AW Date 31/5/11

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

BLOCK / BRICK / RETAINING WALL / OTHER

Date 31/5/11 SR or BCA 100171 Inspection No. 19
 Time 10.00 Documents on site YES / NO
 Owner Name Beech Project Description New driveway
 Site Address 8 Ngarara 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.

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:						

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: Alan Date: 31/5/11

SCOPE OF INSPECTION SHEET

Date 5/5/11 SR or BCA 100171 Inspection No. 18
 Time 10:40 Documents on site ☒ YES ☐ NO
 Owner Name BEGGS Project Description new dug
 Site Address 8 MANA 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
in PLACE CONNECTED TO FITTINGS
+ LATERAL GROUND FAULT UNDER TEST
+ HOLDING BOWDS IN CHIP STONES
INSPECTION POINTS in PLACE
GULLY TRAP in PLACE + TO BE
CHANGED BY HOSETAP

Diagram (if necessary)

STORMWATER NOT YET COMPLETED

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

Site instruction issued AS BUILT DRAWING TO FOLLOW

Result:

☒ Pass

☐ Part pass

☐ Fail

Confirmation of inspection by person on site

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

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

Agreed, MICHAEL MITTING Sign [Signature] Date 5/5/11
(Print Name)

Officer Name SARAH MA Sign [Signature] Date 5/5/11

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date 1/1/11

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

Date 15/11 SR or BCA 100131 Inspection No. 18

Time 10:40 Documents on site YES / NO

Owner Name 1111111111 Project Description New Deck

Site Address 7222222222

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>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)	<u>P</u>	F	NA	Direction/Fall	<u>P</u>	F	NA	LBP/Registration No:	<u>10815</u>		

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

SCOPE OF INSPECTION SHEET

Date 14-4-11 SR or BCA 100171 Inspection No. 17

Time 9.15 Documents on site YES / NO YES

Owner Name BELLES Project Description NEW DWELLING

Site Address 8 NGARANA RD

Building ☒ Plumbing ☐ Circle appropriate Type & Inspection Other WAS AREA

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)

3 X SHOWER BASE.
EACH 2 COATS HYDRO TANK.
CORNER TAPER.

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

Site instruction issued

OK TO CONTINUE.
PS4 Producer Statement to follow:

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 Daddy (Print Name) Sign [Signature] Date 14/4/11

Officer Name AKA Sign [Signature] Date 14/4/11

Additional Insp. Sheet No.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 14-4-11 SR or BCA 100.171 Inspection No. 17

Time 9.15 Documents on site YES / NO

Owner Name BEGGS Project Description NEW DWELLING

Site Address 8 NGARAWA 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
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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: AWA Officer Sign: [Signature] Date: 14/4/11

SCOPE OF INSPECTION SHEET

Date 24/3/2011 SR or BCA 100171 Inspection No. 16

Time 1:30 pm Documents on site ☒ YES / NO

Owner Name Beggs Project Description New Dugl

Site Address 8 Ngahara 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 BRACE STICKERS in Place Diagram (if necessary)

AS PER ENGINEER'S DESIGN
Fixing of BRACING STICKERS
CORRECT TO MANUFACTURERS SPECIFICATIONS.

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

Site instruction issued Fix & BRACE AS PER MANUFACTURERS
SPECS

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 CITRIS BEGGS Sign [Signature] Date 24/3/11
(Print Name)

Officer Name IONY Koj Sign [Signature] Date 24/3/11

Additional Insp Sheet No.

Information entered into data base ☐ Initial Date 1/1

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 24/3/2011 SR or BCA 100171 Inspection No. 16

Time 1:30 pm Documents on site YES/ NO

Owner Name Biggs Project Description New Deck

Site Address 8 Ngahana 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>
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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	<u>P</u>	<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: IONY Officer Sign: [Signature] Date: 24/3/11

SCOPE OF INSPECTION SHEET

Date 24/2/11 SR or BCA 100171 Inspection No. 15
 Time 2-00 Documents on site YES / NO
 Owner Name Beep Project Description NEW DWELLING
 Site Address 8 NEARARA LN

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)

MOISTURE 13-16%.
BRAEINT & HOLD DOWN AS REQUIRED
WINDOW SEALS COMPLETION
WALL & CEILING BATH COMPLETION
CEILING BATH @ 600 &.

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, CHRIS Sign [Signature] Date 24/2/11
 (Print Name)

Officer Name Alan Sign [Signature] Date 24/2/11

Additional Insp. Sheet No.

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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date: 24/2/11 SR or BCA: 100171 Inspection No.: 15
 Time: 2:00 Documents on site YES / NO
 Owner Name: B. G. G. P. Project Description: NEW DWELLING
 Site Address: 8 NGARARA 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
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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>13</u> %	P	F	NA	Insulation R Value <u>3.6 hours</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: AL AR Officer Sign: [Signature] Date: 24/2/11

SCOPE OF INSPECTION SHEET

Date 17/2/11 SR or BCA 108171 Inspection No. 14
 Time 1:30 Documents on site ☒ YES ☐ NO
 Owner Name BESS Project Description new build
 Site Address 8 Mearns 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 MAIN FEED FOR 20mm HOT
WATER CYLINDER FOR 20mm
15mm FOR ALL FIXTURES USED 10mm
FOR KITCHEN HOT.
ALL PIPES CAPPED & SEALED.
ALSO HAS NON POTABLE GREEN
PIPE FROM TANK TO HOSETAPS
+ TOILETS. ALL WATER TESTED

Diagram (if necessary)

ALL SOIL STACKS FOR WASTE +
SOIL COMPLETES UNDER TEST + HOLDING

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

Site instruction issued TO COMPLETE TERMINAL UNITS.

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

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

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

Agreed, Alan Davies Sign [Signature] Date 17/2/11
 (Print Name)

Officer Name C. GUTHRIE Sign [Signature] Date 17/2/11

Additional Insp. Sheet No.

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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 17/2/11 SR or BCA 2011 Inspection No. 16

Time 3.30 Documents on site YES / NO

Owner Name 10755 Project Description Roofing

Site Address 10755

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
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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 <u>10755</u>				TPR line	<u>P</u>	F	NA	Waste pipe size & test	<u>P</u>	F	NA
Soil pipe size and test	<u>P</u>	F	NA	Inbuilt S/W pipes tested	P	F	<u>NA</u>	Floor wastes	<u>P</u>	F	<u>NA</u>
Pipes fixed/supported	<u>P</u>	F	NA	Vents terminated	P	F	<u>NA</u>	Shut off valves	<u>P</u>	F	NA
System: AS3500, G13, Other	<u>P</u>	F	NA	Pressure Test <u>150kPa</u>	<u>P</u>	F	NA	Fire wraps and collars	P	F	<u>NA</u>

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: 17/2/11

SCOPE OF INSPECTION SHEET

Date 3-2-11 SR or BCA 10071 Inspection No. 13
 Time 11-15 Documents on site YES/NO YES
 Owner Name T. Begg Project Description New Dwelling
 Site Address 8 Ngahara 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)

CAVITY BATTENS H3-1
CAVITY CLOSED
CAVITY SPECK
WINDOW RAFTING

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

Site instruction issued

OK TO CONTINUE

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 PRELIM
(Guidance notes for inspection on the rear of this sheet)

Agreed, C. Begg

Sign [Signature] Date 1/1

Officer Name Alan

Sign [Signature] Date 3/2/11

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

PRE WRAP / PRE CLAD

Date 3-2-11 SR or BCA 10071 Inspection No. 13
 Time 11.15 Documents on site YES / NO
 Owner Name BEECH Project Description New Dwelling
 Site Address 8 Newmarket 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	<u>Y</u>	N	NA	Conforms with approved drawings	<u>Y</u>	N	NA	Confirm Additional information/amended plan	<u>Y</u>	N	NA
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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: Andrew Officer Sign: [Signature] Date: 3.2.11

SCOPE OF INSPECTION SHEET

Date 17/1/11 SR or BCA 100171 Inspection No. 12
Time 11.30 Documents on site YES / NO YES

Owner Name _____ Project Description NEW DWELLING
Site Address 8 NGARARA 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) _____

HOMERAB. FIXED S/S NAILS. JOINTS TAPERED.
BRACING FIXES AS PER PHOTOS.
ALU BARS WINDOW TAPER

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

Site instruction issued _____

OK TO CONTINUE

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-INSPECTION CAVITY
(Guidance notes for inspection on the rear of this sheet)

Agreed, CHARS BELLS Sign [Signature] Date 1/1/11
(Print Name)

Officer Name ALAN Sign [Signature] Date 17/1/11

Additional Insp. Sheet No. _____

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

PRE WRAP / PRE CLAD

Date 17/1/11 SR or BCA 100171 Inspection No. 12
 Time 11.30 Documents on site YES / NO
 Owner Name _____ Project Description NEW DWELLING
 Site Address 8 NGARARA 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	<u>Y</u>	N	NA	Conforms with approved drawings	<u>Y</u>	N	NA	Confirm Additional information/amended plan	<u>Y</u>	N	NA
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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>HOMERAS</u>	P	F	NA	Building wrap	P	F	NA	Head flashings	P	F	NA
Flexible sealing tape type <u>AKU BAND</u>	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: [Signature] Date: 17/1/11

SCOPE OF INSPECTION SHEET

Date 22.12.2010 SR or BCA 100171 Inspection No. 11

Time 11:15 Documents on site YES / NO

Owner Name _____ Project Description New dwg

Site Address 8 Ngarara 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 * Recheck. Diagram (if necessary)

* items that have been highlighted yellow from previous inspections have been completed.

* 3 items still outstanding.

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

Site instruction issued * check outstanding items at preclad inspection.

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 _____ PRE-CLAD

Agreed, _____ Sign CHRIS BELLS Date 22.12.2010

Officer Name Andrew Sign A. [Signature] Date 22.12.2010

Additional Insp. Sheet No. _____

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

PRE WRAP / PRE CLAD

Date 22.12.2010 SR or BCA 100171 Inspection No. 11

Time 11:15 Documents on site YES / NO

Owner Name Project Description New dwg

Site Address 3 Ngaiaro 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
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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	P	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	☒ 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: AK Date: 22,12,2010

SCOPE OF INSPECTION SHEET

Date 14/12/2010 SR or BCA 100171 Inspection No. 10
Time 9.00 AM Documents on site YES / NO
Owner Name _____ Project Description New Dug!
Site Address 8 NGARARA 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 FRAMES H3.1 INTERNAL Diagram (if necessary) _____
MS&S H1.2 FRAMING CORRECT SIZE
LATERAL CONNECTIONS NOT CORRECT
HYPSPAN ROLLERS IN PLACE CONNECTION
TO EXTERIOR WALL IN PLACE
(BLOCKING NOT H3.1)

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

Site instruction issued FLAT ROOF FRAMING IS REQUIRED TO
BE H3.1 MINIMUM
COMPLETE BRACE CONNECTION MARKED ON PLAN BY *
LATERAL CONNECTION TO BE RECEIVED AND COMPLETED AS
DISCUSSED ENGINEER TO CHECK ALL CONNECTION FOR
THEIR DESIGN ENGINEER TO SUPPLY HYPSPAN CONNECTION FOR
ROOF TO FRAMES AND BEAMS
SOAK FRAME FOR ROOF H3.1 REQUIRED Result: Pass Part pass Fail

Confirmation of inspection by person on site BLOCKING HYPSPANS TO BE H3.1

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, Sta Down Sign [Signature] Date 14/12/10
(Print Name)

Officer Name Tommy Sign [Signature] Date 14/12/10

Additional Insp. Sheet No. _____

Information entered into data base ☐ Initial _____ Date 14/12/10

PRE WRAP / PRE CLAD

Date 14/12/2010 SR or BCA 100171 Inspection No. 10
Time 9:00 AM Documents on site YES / NO
Owner Name _____ Project Description New Dwg!
Site Address 8 NYAARA 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>
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PRE WRAP

Cladding type identified	<u>P</u>	F	NA	Exterior sheet bracing & angle brace fixing	P	F	<u>NA</u>	Bracing requirements	P	<u>F</u>	NA
Framing moisture meets cladding requirements%	<u>P</u>	F	NA	Bottom plate connections	P	<u>F</u>	NA	Purlin fixing	P	<u>F</u>	NA
Stud spacing appropriate for cladding	<u>P</u>	F	NA	Building wrap type <u>3</u>	P	F	<u>NA</u>	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

Timber Treatment To Roof and Framing (F)
Batten Timber Spaced Flat Roof (F)

Name: Tony King Officer Sign: _____ Date: 14/12/10

SCOPE OF INSPECTION SHEET

Date 13-10-2010 SR or BCA 100171 Inspection No. 9

Time 9:30 Documents on site ☒ YES ☐ NO

Owner Name Project Description New dwg

Site Address 8 Ngaraia

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other Block tanking

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

Engineer Supervision Yes No n/a - Name

Notes * Marshall's protecto tanking
with drainage coil
* 100mm soaked drainage
coil placed in pee
metal

Diagram (if necessary)

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

Site instruction issued * installer / manufacturer's
warranty required

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, CARR BEES
(Print Name)

Sign C. Bees

Date 13/10/2010

Officer sign A. Noller

Name A. Noller

Date 13/10/2010

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date 1/1/1

BLOCK / BRICK / RETAINING WALL / OTHER

Date 13-10-2010 SR or BCA 100171 Inspection No. 9

Time 7:30 Documents on site YES / NO

Owner Name B Ngara Project Description New driveway

Site Address 3 Ngara

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:			

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: Andrew Name: Andrew Date: 13, 10, 2010

SCOPE OF INSPECTION SHEET

Date 13.12.2010 SR or BCA 100/71 Inspection No. 8

Time 9:15 Documents on site YES / NO

Owner Name _____ Project Description New dwg

Site Address 8 Ngawara 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 ISP

Notes _____ Diagram (if necessary) _____

* Inspection covers 1st floor slab.
* all steel placed and tied as engineers design.
* 25mm poly placed between interspan beams/ribs.
* underfloor water heating placed.
* 665 mesh
* engineer to inspect prior to concrete placement.

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

Site instruction issued P.S.4 and underfloor heating warranty required.

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, CHRIS BELLS Sign [Signature] Date 13/10/2010
(Print Name)

Officer Name Andrew Sign [Signature] Date 13/10/2010

Additional Insp. Sheet No. _____

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

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

Date 13.10.2016 SR or BCA 100171 Inspection No. 8

Time 9:15 Documents on site YES / NO

Owner Name 8 Ngaurua Rd Project Description New dwg

Site Address 8 Ngaurua 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: Andrew Sign: [Signature] Date: 13.10.2016

SCOPE OF INSPECTION SHEET

Date 20-9-2010 SR or BCA 100171 Inspection No. 7

Time 2:30 Documents on site YES/NO YES

Owner Name _____ Project Description New wing

Site Address 8 Ngahara 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 ISP John O'Hagen

Diagram (if necessary)

Notes
* 250 + 300 poly blocks in place and steel all placed and tied
* inspection covers all ground level blocks
* Engineer has been on site and approved for concrete pour.

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

Site instruction issued * BS4 and site notes.

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 upper level pre-slab
(Guidance notes for inspection on the rear of this sheet)

Agreed, C. H. B. B. B. B. Sign C. B. B. B. B. Date 20.9.2010

Officer Name Andrew Sign A. H. Date 20.9.2010

Additional Insp. Sheet No. _____

Information entered into data base ☐ Initial _____ Date 1/1/10

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

Date 20-1-2010 SR or BCA 100171 Inspection No. 1

Time 2:30 Documents on site YES / NO

Owner Name 8 Ngarara Rd Project Description New drug

Site Address 8 Ngarara 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>	<u>N</u>	<u>NA</u>	Checked driveway	<u>Y</u>	<u>N</u>	<u>NA</u>	Engineer supervision required	<u>Y</u>	<u>N</u>	<u>NA</u>
Scope of Resource consent granted?	<u>Y</u>	<u>N</u>	<u>NA</u>	Checked position off relevant boundaries and datum height	<u>Y</u>	<u>N</u>	<u>NA</u>		<u>Y</u>	<u>N</u>	<u>NA</u>
Expert Opinion (Producer statement) required	<u>Y</u>	<u>N</u>	<u>NA</u>	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

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

DRAINAGE

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

Officer Name: Andrew Sign: AH Date: 20, 9, 2010

Refer inspection sheet.

SCOPE OF INSPECTION SHEET

Date 1/9/10 SR or BCA 100/171 Inspection No. 6
 Time 11:30 Documents on site YES / NO YES
 Owner Name B6668 Project Description New dwelling
 Site Address 8 NB AIANA 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 John O'Hareman / E.S.P.

Notes Diagram (if necessary)

- Engineer has inspected & approved
- Vapour Barrier in place
- Mesh in place
- Block wall starters in place
- Reinforcing completed

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

Site instruction issued

- Supply GRC Pyl AT Final
- Install underfloor heating / Ben etnies
- Put rebar on site work in progress
- Complete mesh ties 90% completed

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, SABON Sign [Signature] Date 1.9.10

Officer Name [Signature] Sign [Signature] Date 1.9.10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1.1.10

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

Date 11/9/10 SR or BCA 100171 Inspection No. 6
Time 11:30 Documents on site YES / NO
Owner Name B6665 Project Description New Dwelling
Site Address 8 NB AARANA 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 of 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: 11/9/10

SCOPE OF INSPECTION SHEET

Date 31/8/10 SR or BCA 100171 Inspection No. 5
 Time 9.30 Documents on site YES/NO
 Owner Name BEGGS Project Description NEW DWELLING
 Site Address 8 NGARARA 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)

100 min a 65 min PVC.
GOOD FALLS
UNDER WAGON TEST
RIPES IN BLUE BASE.
AS 3500

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

Site instruction issued

OK TO CONTINUE

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, John Sign [Signature] Date 1/1
 (Print Name)

Officer Name John Sign [Signature] Date 31/8/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

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

Date: 31/8/10 SR or BCA: 100/111 Inspection No.: 5
 Time: 9.30 Documents on site YES/NO: YES
 Owner Name: BELLS Project Description: NEW DWELLING
 Site Address: 8 NGAHARA 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	<u>P</u>	F	NA	Connections/Angles	<u>P</u>	F	NA	Holding water	P	F	NA
Bedding material	<u>P</u>	F	NA	Branch length	P	F	NA	Terminal vent	<u>P</u>	F	NA
Gully trap(s)	P	F	NA	Direction/Fall	P	F	NA	LBP/Registration No:			

Officer Name: A. H. O. Sign: [Signature] Date: 31/8/10

SCOPE OF INSPECTION SHEET

Date 24-8-2010 SR or BCA 100171 Inspection No. 4

Time 9:00 Documents on site YES / NO

Owner Name Beggs Project Description New dwg

Site Address 8 Ngara 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 ISP

Notes * inspection covers garage Diagram (if necessary)
door opening and internal
block walls
* all steel placed as engineer
design.
* starters and top horizontal
steel is being placed at
next stage, with engineers
approval.
* safety fence in progress

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, SAS Sign [Signature] Date 24/8/2010

Officer Name Andrew Sign [Signature] Date 24/8/2010

Additional Insp. Sheet No.

BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 24.8.2010 SR or BCA 100171 Inspection No. 4

Time 9:00 Documents on site YES / NO

Owner Name Bees Project Description New dug

Site Address 8 Ngaraia 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.

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: <u>ISP</u>	Eng. Name:						

BRICK VENEER

Min/max cavity achieved	P	F	NA	Mortar Bedding	P	F	NA	Rebate clear of debris	P	F	NA
Brick tie fixings	P	F	NA	Flashings to openings	P	F	NA	Veneer overhang	P	F	NA
Washouts	P	F	NA	Brick tie durability	P	F	NA	Brick tie spacing	P	F	NA
Weep holes	P	F	NA	Building wrap	P	F	NA	Head Lintels	P	F	NA
Mortar strength	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:						

SOLID FUEL HEATER

Inbuilt	Y / N			Free standing	Y / N			Wetback	Y / N		
Chimney interior	P	F	NA	Tempering valve (wetback)	P	F	NA	Ceiling plate	P	F	NA
Chimney exterior	P	F	NA	Flue swept	P	F	NA	Seismic fixing	P	F	NA
Flue height	P	F	NA	Flue support ceiling	P	F	NA	Flue flashing	P	F	NA
Smoke detectors fitted	P	F	NA	Roof	P	F	NA	Installer Check sheet	P	F	NA

Make:..... Installer:.....

Officer Sign: A. H. Name: A. Nelson Date: 24.8.2010

SCOPE OF INSPECTION SHEET

Date 20-8-2010 SR or BCA 100/71 Inspection No. 3

Time 2:00 Documents on site ☒ YES ☐ NO

Owner Name Beggs Project Description New dwg

Site Address 8 Ngarara 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 ISP

Notes * engineer on site. Diagram (if necessary)

* inspection covers garage door opening wall and in-ternal block wall.

* all steel placed as engineers design - except internal foundation where HD16's at 600mm centres and HD12 in-between them. engineer has approved.

* discussed safety fence as noted at inspection 2, will contact chris with outcome.

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

Site instruction issued * PS4 by engineer

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, CHRIS BEGGS (Print Name) Sign C. Beggs Date 20.8.2010

Officer Name Andrew Sign A. [Signature] Date 20.8.2010

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/10

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

Date: 20-8-2010 SR or BCA: 100171 Inspection No.: 3

Time: 2:00 Documents on site YES / NO

Owner Name: Beggs Project Description: New dwg

Site Address: 8 Ngaraia 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	Y	N	<u>NA</u>
Scope of Resource consent granted?	Y	N	<u>NA</u>	Checked position off relevant boundaries and datum height	Y	N	<u>NA</u>		Y	N	<u>NA</u>
Expert Opinion (Producer statement) required	Y	N	<u>NA</u>	Name of Surveyor				Name of Engineer			
				Company				Company			

FOUNDATIONS - Engineered

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	F	<u>NA</u>	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: A. A. Date: 20, 8, 2010

SCOPE OF INSPECTION SHEET

Date 18/8/10 SR or BCA 100171 Inspection No. 2
 Time 0930 Documents on site YES / NO YES
 Owner Name C + L BEES Project Description NEW SWELLING
 Site Address 8 NGARARA 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 FSP / John O'Hara

Notes Diagram (if necessary)

1/2 HEIGHT ROCK WALL & FOUNDATION FOR PILES
REINFORCING IN PILE
ENGINEER TO INSPECT / APPROVE PRIOR TO CONCRETE POUR

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

Site instruction issued
Complete Pile Slab Starters
Install AS DISCUSSED
Supply ENGINEER BOX AT FINAL
BUILDER ADVISED TO
Complete SAFETY FENCE
 Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site REQUIREMENTS NOT MET FACING POSITION WILL LOCATIONS

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

Your next inspection will be 100 SLAB PLUMBING / BUILDING
 (Guidance notes for inspection on the rear of this sheet)

Agreed JASON Sign [Signature] Date 18/8/10

Officer Name J May Sign [Signature] Date 18/8/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1/10

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

Date 18/8/10 SR or BCA 100171 Inspection No. 2
 Time 0930 Documents on site YES / NO YES
 Owner Name C & L BEGGES Project Description New Building
 Site Address 8 NGARAARA 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: 18.8.10

SCOPE OF INSPECTION SHEET

Date 12-8-2010 SR or BCA 100171 Inspection No. 1

Time 10:45 Documents on site YES/NO

Owner Name C+L Begg Project Description New dwg

Site Address 8 Ngarara 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 ISP

Notes * Inspection covers footings base only. excludes garage door area. Diagram (if necessary)

* engineer has been on site and passed on photo's to be supplied.

* 3 HD 12 horizontals

* R10 links at 600mm centres

* HD16 starters at 300mm centres.

* HD12 starters to window openings.

* 50mm poly placed to outside of trench.

* sited as consented plan.

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

Site instruction issued * PS4 by engineer required

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 blocks / footings.

Agreed, CHRIS B. BEGG Sign C. Begg Date 12.8.2010

Officer Name Andrew Sign A. H. Date 12.8.2010

Additional Insp. Sheet No.

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

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

Date: 12-8-2010 SR or BCA: 100171 Inspection No. 1

Time: 10:45 Documents on site YES / NO

Owner Name: C & L Boopp Project Description: New dwg

Site Address: 8 Ngaio 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	ISP		

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: Andrew Sign: A.B. Date: 12/8/2010

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



Site Inspection Report - New BC Applications

BC Application number: 100171 Lot 9 DP 13765

Site Address: 8 NEARARA RD

Building Project: NEW DWELLING

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?	Yes/No	ISP ENGINEER	
Check f/path, kerb & channel, grass berm, note existence/damage.	Yes/No	OLD OK	
Vehicle entrance crossing installed (describe condition)	Yes/No	TO OLD HOUSE	
Photos taken? (Save & link to NCS)	Yes/No		
Dogs or other hazards on property?	Yes/No		
Is there a requirement for further foundation investigation e.g Engineers design	Yes/No	ISP ENGINEER	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: [Signature] Signature: [Signature] Date: 11/3/10

Unless further foundation 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



BCNo.
Street Address.

100171
New Dwelling
8 Ngarara Road
WAIKANA E

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	
1-39, 42, 43, 196-198	
Building consent and memorandum,	✓
Inspection reports,	✓
Application for CCC,	✓
Code of Compliance Certificate.	✓
Producer statements and supporting documentation,	✓
Peer review documents,	NA
Fire design documents,	NA
Requests for further information and other correspondence,	NA
Amendments,	NA
Supplementary information,	NA
Energy work certificates,	✓
Notices to Fix.	NA

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

SECRET

00046

Criteria: All

or projects. Refer BI-WI-024

Address: New Dwelling 8 Ngarara Road WAIKANAE	Date:
	BC No: 100171

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

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

If inspections have been missed, what supporting info and method of verification has been provided to compensate for missed inspection. (Describe):
Failed inspections 10 & 11 completed and covered by subsequent inspections & engineers PS4 & Site notes.

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

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

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

Tick (✓) indicates yes, N/A indicates considered - but not applicable	Req'd	Supplied	Accept
copy of electrical certificate	✓	✓	✓
copy of gas certificate	Na		
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	Na		
a Construction Review (PS4) statement for Geo-technical engineering	Na		
Roof cladding warranty	Na	✓	✓
Solar water heating technical specifications	✓	✓	✓
wall cladding/texture coating installation applicator warranty	✓	✓	✓
a copy of the lift certificate	Na		
a certificate from the fire alarm installer	Na		
a certificate from the sprinkler installer	Na	✓	
a copy of wet-area membrane installers warranty	✓	✓	✓
A copy of deck ^{roof} membrane manufacturer's installers warranty/guarantee	✓	✓	✓
KPIS (verifier) Fire Systems Certification	Na		

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

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

Compliance Schedule

Is a new or amended compliance schedule required?

Y

☒ N

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

Y

☐ N

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: _____

Name: _____

Co-reviewer:

Signature: _____

Date: _____

Name: _____

FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
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	✓		Simon Corp 23/3/2010
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent	100171
Building Project	New Dwelling
Location (Site A)	8 Ngarara Road WAIKANAE
Building Category	Circle appropriate category 0 1 <u>2</u> 3

Application workflow checklist		
RECEIVED	Name & Signature	Date
8 MAR 2010 KAPITI COAST DIS. CHIEF	Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	
# 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	Spalmon	8/3/10.
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008	Sarah	8/3/10.
Data entered and invoiced by CSO CS-WI-008	Angie	8/3/10.
Pages numbered by CSO CS-WI-008		
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Angie	8/3/10
BC Application signed over to BC CS-WI-009	Angie	8/3/10
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Simon Corp Shirley	23/3/2010 13/04/2010
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		
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							
☒	Foundation/Piles	32	☒	Lapse and cancellation after 12mths of consent	23	☒	Installation of solid fuel appliance (wood burner) comply and secured
☒	Block	2	☒	Engineer design specific components	23A	☒	Second hand wood burner certified
☒	Pre-Slab (Plumbing)	3	☒	Foundations to solid bearing of 200mm	25	☒	Contractor to leave site clean and clear
☒	Pre-Slab (Building)	4	☒	NZS3604 as acceptable solution in terms of NZ Building Code	30	☒	To comply with Food Hygiene Regulations 1974
☐	Sub-Floor	6	☐	Not approved as Habitable Room	31	☐	As in CCZ, all fixings need to be stainless steel
☒	Drainage	9	☒	Note and comply with all endorsements on approved plans	33	☐	Approval only given for relocation purposes
☒	Pre-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-lining (Building)	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 (Plumbing)	12	☒	Hot & Cold water pipes tested to 1500kPa	39	☐	Construction of playground to comply with NZS5828
☒	Wet areas - membrane	13	☐	Roof stormwater to be connected to existing	40	☐	Fencing, gates, doors directly leading to swimming pool to comply with Pool Act 1987
☒	Post Lining	14	☐	Copper water pipes not permitted	43	☒	Textured systems should be applied by licensed, trained applicators – supply warranty
☐	Brick Veneer	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
☐	Retaining Wall	21	☒	Minimum FFL to comply with NZS3604		☐	
☐	Final (Dwelling)		☐			☐	
☐	Final (Commercial & Multi-resd)		☐			☐	
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☐			☐			☐	

STANDARD CONSENT CONDITIONS		
37		
72		
80		

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....	
Building Fee	\$3454.00	\$5174.00	
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....	INVOICE NO	DATE.....
Vehicle Crossing	\$.....	RECEIPT NO	DATE.....
Damage Deposit	\$470.00	334381	8/3/10
Code Compliance Administration	\$.....	FEES PAID BY:	
Building Research Levy	\$100.00	North face Construction Ltd.	
Development Levy	\$.....		
DBH Levy	\$788.00		
Compliance Schedule	\$.....	BUILDING CONSENT NUMBER	DATE ISSUED
Digital Storage Fee	\$37.00	100171	8/3/10
Certificate of Title Charge	\$25.00	AUTHORISATION FOR REFUND OF DEPOSIT	
Photocopying	\$.....	Deposit held =	\$.....
SUBTOTAL	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
Less Fee Paid	\$.....	Total Balance to be Refunded	
TOTAL	\$5174.00	Authority Number:	
GST INCLUDED	\$.....	Authorised:	DATE:

GST 51-860-608

Received with thanks by 6/01
KAPITI COAST DISTRICT COUNCIL

8-03-10 10:09 Receipt no.334381

COPY *COPY* *COPY*

DR BC100171
CHRIS & LEONIE BEGGS 5,174.00-
Chris & Leonie Beggs::PO Box 1698:Parap
CQ AS
North Face Construct 5,174.00



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 100171

Section 51, Building Act 2004

The building

Street address of building: 8 Ngarara Road, Waikanae

Legal description of land where building is located: LOT 9 DP 13765

Valuation number: 1494124600

Building name:

Location of building within site/block number: closest to south boundary

Level/unit number:

The owner

Name of owner: Chris & Leonie Beggs

Contact person:

Mailing address: PO Box 1698, Paraparaumu Beach 5252

Street address/registered office: 8 Ngarara Road, Waikanae 5036

Phone number: Landline: 904 0225

Mobile: 021 684323

Daytime:

After hours: 904 0225

Facsimile number: 904 0225

Email address: north.face@paradise.net.nz

Website:

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

Building work

The following building work is authorised by this building consent:

New Residential Dwelling

Residential Dwelling

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

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

Compliance schedule

A compliance schedule is not required for the building.

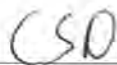
Attachments

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

Signature

A handwritten signature in dark ink, appearing to read 'Yingjun', written over a horizontal line.

Position

Handwritten initials 'CSD' in dark ink, written over a horizontal line.

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 12/04/10

13 April 2010

Chris & Leonie Beggs
PO Box 1698
Paraparaumu Beach 5252

Dear Sir/Madam

Approval of Building Consent: 100171

Description: New Residential Dwelling
Location: 8 Ngarara Road, Waikanae
Legal Description: LOT 9 DP 13765

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

Chris & Leonie Beggs
PO Box 1698
Paraparaumu Beach 5252

No. 100171

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New Residential Dwelling
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential Dwelling
Estimated Value	\$400,000
Location	8 Ngarara Road, Waikanae
Legal Description	LOT 9 DP 13765
Valuation No.	1494124600

Builder: North Face Construction PO Box 1698, Paraparaumu Beach :
021 684323 / Fax 904 0225

Designer: AD Architecture Ltd PO Box 1585, Paraparaumu : 298 5662

Drainlayer: TBA

Plumber: Davies Plumbing & Gas

Contractor: ISP Consulting Engineers PO Box 30535, Lower Hutt : 04 566
8004 / Fax 04 566 8037

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. Wet Area - pre Application
 12. Wet Area - post application
 13. Postline
 14. ~~Retaining Wall~~
 15. 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.

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: _____

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. 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.
6. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
7. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
8. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
9. Seismic restraint to be provided to appliance and flue as per the manufacturer's recommendations, NZBC, C.1 and Acceptable Solutions 9.1.2 and 9.2.2
10. Contractor to leave site clear of all demolition materials and in a tidy state.
11. 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
12. Textured Systems should be applied by licensed, trained applicators only. Supply copy of warranty to Certifier.
13. 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: _____

Inspection Advice

Note: Engineer - Civil/Structural/Fire/Geotechnical: When projects contains elements specific design by an engineer, then the owner/builder is required to ensure that all engineering containing specifically designed work to be inspected and to provide KCDC with written evidence of the inspections including a construction statement (PS4) or Certificate of Expert Opinion for those inspections are carried out. Presence of an engineer does not negate the need for Council Officers to conduct the inspections listed also.

1. **Foundation/Piles:** When all formwork has been completed, footings have been excavated and reinforcement is in place. Piles - When all holes are excavated prior to installation. The owner/builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey. **Note:** Established fences are not necessarily on the site boundary.
2. **Block:** When all masonry block work including block foundations for slab floors is completed, reinforcing in place and washout openings in place, prior to concrete fill.
3. **Pre-Slab Plumbing (concrete slab):** When all plumbing and drainage pipes have been installed prior to backfilling.
4. **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.
5. **Sub-Floor (timber suspended):** 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.
6. **Drainage:** When all drainage works is completed and is under test, before backfilling occurs. As laid drainage plan is required at time of inspection.
7. **Pre-Wrap:** When all roof and wall framing is complete, including any exterior sheet bracing, but before building wrap has been installed.
8. **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. Pre-stucco - when all reinforcing and flashings are being installed.
9. **Weathertightness:** When exterior cladding has been installed, flashings in place, air-seals fitted to openings, but before any coating system has been applied.
10. **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.
11. **Pre-Line (plumbing):** When all internal plumbing is complete and plumbing pipe work is under test pressure.
12. **Wet area membranes, decks, roof, 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. Applicator's warranty is required. (2 inspections required)
13. **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.
14. **Brick Veneer:** When veneer is at half-height and all flashings are in place.
15. **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. (2 inspections required)
16. **Final:** Final inspections are carried out at completion of project and may include entire project, plumbing, drainage, stormwater. The Code Compliance Certificate is issued if the building work complies with the approved building consent.
17. **Final (Commercial & Multi-unit Residential):** As in 16, but all fire protection, fire systems, alarms and emergency lighting, and accessibility features if applicable, must be completed, operational and certified as necessary.

Building Consent Number: BC100171
Applicant Name: Chris & Leonie Beggs
Project: New Residential Dwelling
Legal: LOT 9 DP 13765
Location: 8 Ngarara Road, Waikanae

Please note the list below, which identifies the inspections required for this project.

To ensure that a Code Compliance Certificate can be obtained at completion of your building project, these inspections must be carried out.

It is your responsibility to advise Council, giving a minimum of 24 hours notice, when your project has reached the stage identified on the adjacent page to enable the inspection to be scheduled. This can be arranged by contacting Council on 04-2964-700 between the hours of 8.00am and 5.00pm Monday-Friday inclusive. The close off for booking inspections is 4.00pm the previous day.

Inspection	Required	Inspecting Officer	Date Inspected
Foundation/Piles	Yes		
Block	Yes		
Pre-Slab Plumbing	Yes		
Pre-Slab Building	Yes		
Sub Floor	No		
Drainage	Yes		
PreWrap	Yes		
PreClad	Yes		
Weathertightness	Yes		
Pre-Lining Building	Yes		
Pre-Lining Plumbing	Yes		
Wet Area Membrane Pre-Application	Yes		
Wet Area Membrane Post-Application	Yes		
Post-Lining	Yes		
Brick Veneer	No		
Retaining Wall	Yes		
Final	Yes		
Final (commercial & multi-unit res.)	No		

BC 100171

Endorsements made on any single page apply equally to the entire project.

APPROVED
BY BUILDING
Stuart Nepia
13/04/2010

Drawing List	
Number	Sheet Name
01	BUILDING 3D
02	CONSTRUCTION NOTES
03	SITE PLAN
04	NEW GROUND FLOOR PLAN
05	NEW FIRST FLOOR PLAN
06	ELEVATIONS
07	ELEVATIONS
08	DRAINAGE PLAN
09	PLUMBING SCHEMATIC
10	GROUND FLOOR FOUNDATION PLAN
11	GROUND FLOOR FRAMING PLAN
12	GROUND FLOOR ELECTRICAL PLAN
13	FIRST FLOOR FOUNDATION PLAN
14	FIRST FLOOR FRAMING PLAN
15	FIRST FLOOR ELECTRICAL PLAN
16	ROOF PLAN
17	BUILDING SECTION
18	BUILDING SECTION
19	BUILDING SECTION
20	BUILDING SECTION
21	BUILDING SECTION
22	BUILDING SECTION
23	DETAILS
24	DETAILS
25	DETAILS
26	DETAILS
27	DETAILS
28	DETAILS
29	DETAILS
30	DETAILS
31	DETAILS
32	DETAILS
33	EXTERIOR JOINERY SCHEDULE
34	EXTERIOR JOINERY SCHEDULE
35	INTERIOR OPENING SCHEDULE

BOUNDARY LINES

The Owner/Builder is responsible for clearly defining the site boundary lines and pegs. This may require a survey.
NOTE: established fences are not necessarily on the site boundary.

Noisy Equipment

It is the responsibility of the owner to ensure that no work with noisy equipment shall 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 or public Holidays.

CAUTION

Plans have been digitally reproduced and may not be to scale.

Ensure that the top up device and tank overflow is above the finished ground level

The plumber is to contact Simon Copp when the toby is to be changed/modified 042964773 or email me simon.copp@kapiticoast.govt.nz .the cost of this toby modification and reinstatement costs will need to be paid by the owner/agent when the invoice is sent out

No Hose Taps on the town water supply permitted

water pipes running to w.c's and all hose taps are to be marked non potable

Ensure the non potable water pipes are clearly indentified for the entire lenght

secure the lid/lids of the water stoarge tank to prevent unauthorised access



Proposed House

FOR

Leonie & Chris Beggs

AT

8 Ngarara Road, Waikanae

Lot 9 DP13765

ENGINEERS DESIGN

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

PROFESSIONAL MEMBER

A D N Z

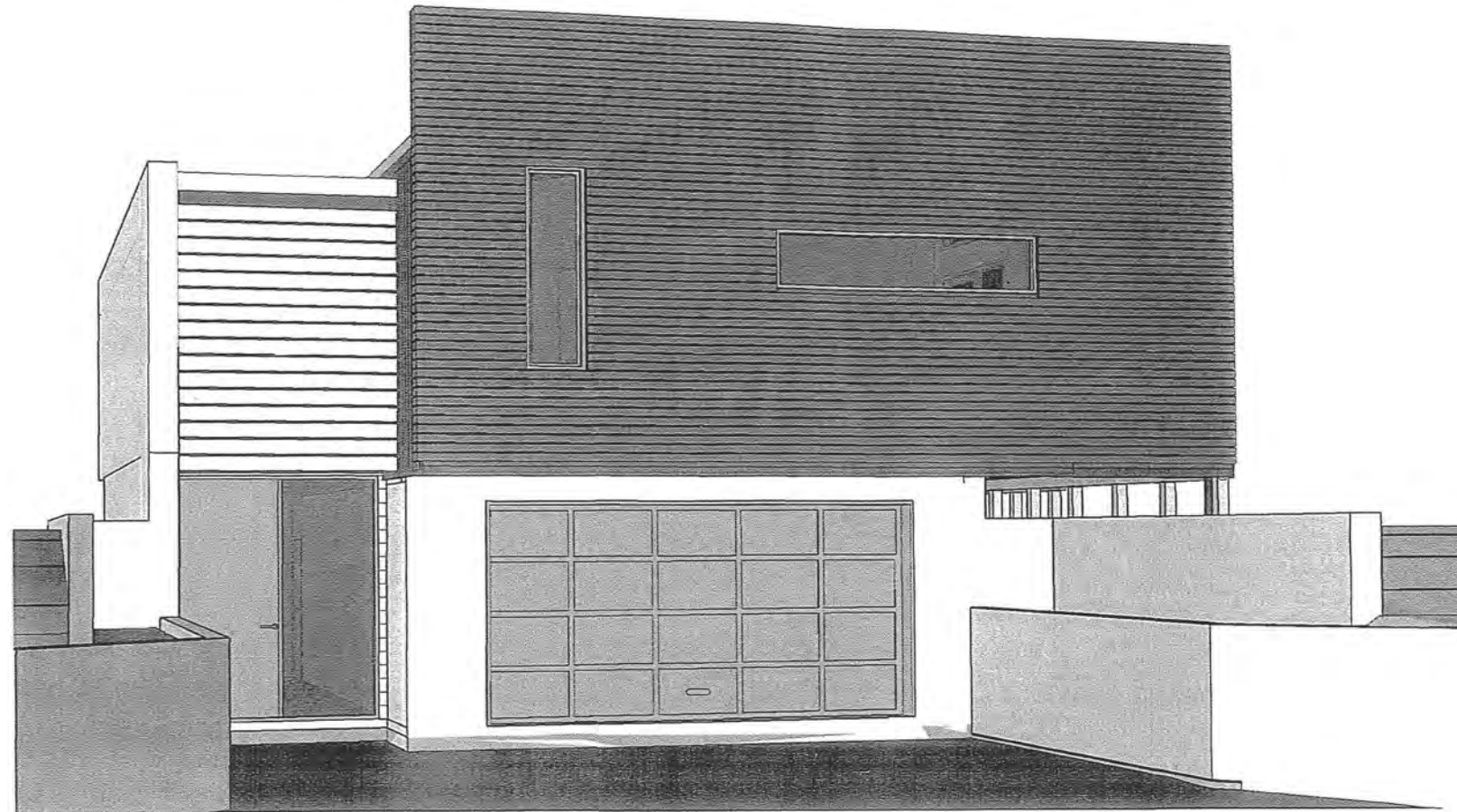
www.adnz.org.nz

A.D
architecture

Ph: 04 298 5662 Fax: 04 298 5663
Info@adarchitecture.co.nz

www.adarchitecture.co.nz
PO Box 1585, Paraparaumu Beach

BC 100171



STREET VIEW



REAR VIEW

Rev	Date	Description
Design Certified by Energy Efficient Homes EST. 091108 www.eehnz.com Ltd.		
Proposed House Leonie & Chris Beggs 8 Ngarara Road, Waikanae Lot 9 DP 13765		
A.D architecture LTD Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz info@adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
BUILDING 3D		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev Sheet
09059	JAN 2010	(A3) 01

GENERAL CONSTRUCTION NOTES

- ALL WORK IS TO COMPLY WITH THE NEW ZEALAND BUILDING CODE, TERRITORIAL AUTHORITY REQUIREMENTS, NZ STANDARDS (IN PARTICULAR NZS:3604), MANUFACTURERS LITERATURE AND ENDORSED BUILDING CONSENT PLANS
- ALL REFERENCES TO CODES AND STANDARDS SHALL BE TAKEN TO MEAN THE LATEST VERSION INCLUDING AMENDMENTS
- DOCUMENTS MAY HAVE BEEN SCANNED AND DIGITALLY REPRODUCED AND MAY NOT BE TO SCALE
- BUILDER TO PROVIDE BARRIERS, SIGNAGE AND SCAFFOLDING TO COMPLY WITH NZBC F5 AND OSH REQUIREMENTS
- INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS
- SLIP RESISTANCE RATING OF TRAFFICABLE SURFACES TO COMPLY WITH NZBC D1
- THIS PROJECT CONTAINS ELEMENTS DESIGNED BY A STRUCTURAL ENGINEER. THE BUILDER IS REQUIRED TO ENSURE THE ENGINEER INSPECTS THE WORK THEY HAVE DESIGNED AND PROVIDE THE TERRITORIAL AUTHORITY WITH WRITTEN EVIDENCE OF THE INSPECTION
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR ANY VARIATIONS TO PLANS AND CONSTRUCTION DETAILS

BUILDING ENVIRONMENT NOTES

- THIS SITE IS IN A HIGH WIND ZONE. ENSURE CORRECT FIXINGS, TIE DOWNS, CONNECTORS, GLAZING ETC ARE USED

SITE GENERAL NOTES

- THE BUILDER IS RESPONSIBLE FOR CLEARLY DEFINING THE SITE BOUNDARIES. IN ORDER TO CORRECTLY SET THE BUILDING OUT, A REGISTERED SURVEYOR MAY BE REQUIRED. ESTABLISHED FENCES ARE NOT NECESSARILY ON THE SITE BOUNDARY
- THE SITE IS TO HAVE PERMEABLE SURFACES THAT ARE NOT COVERED BY BUILDINGS OR PAVING OF AT LEAST 30% OF THE SITE AREA
- THE MINIMUM CLEARANCE FROM FLOOR SLAB TO FINISHED GROUND LEVEL TO BE:
- 150mm TO PAVED AREAS AND 225mm TO NON-PAVED AREAS

FOUNDATION GENERAL NOTES

- ALL FOUNDATIONS ARE TO SPECIFIC DESIGN BY A CONSULTING STRUCTURAL ENGINEER
- BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW FOR REQUIRED DRAINAGE FALLS TO THE SEWER MAIN
- CONCRETE FLOOR SLAB TO HAVE CONTROL JOINTS AND SHRINKAGE CONTROL JOINTS FORMED IN ACCORDANCE WITH NZS:3604 CLAUSE 7.5.8.6. PROVIDE A CONTROL JOINT AROUND THE PERIMETER OF TILED AREAS.
- PROVIDE PROTECTION TO ALL WASTE PIPES AND DRAINS THAT RUN UNDER OR THROUGH FOUNDATION GROUND BEAMS

WINDOW JOINERY & GLAZING NOTES

- ALL HABITABLE AND SERVICE ROOMS ARE REQUIRED TO HAVE OPENING WINDOWS EQUIVALENT TO A MINIMUM OF 5% OF THEIR FLOOR AREA, OR AN APPROVED ALTERNATIVE VENTILATION SYSTEM
- OPENING WINDOWS PROJECTING OVER ACCESS ROUTES AND DECKS TO BE PROTECTED TO COMPLY WITH NZBC D1, CLAUSE 1.5.4
- PROVIDE SILL SUPPORT BRACKETS TO EXTERNAL DOORS
- ALL GLAZING IS TO COMPLY WITH NZS 4223 PARTS 1,2,3
- WINDOW MANUFACTURER IS TO CONFIRM ALL WINDOWS REQUIRED TO HAVE SAFETY GLASS
- WINDOW MANUFACTURER TO SUPPLY ALL FLASHINGS AND WAZ WIS COMPONENTS
- FIT RESTRICTOR STAYS TO WINDOW OPENING SASHES TO LIMIT THE OPENING TO A MAXIMUM OF 100mm WHEREVER THE SILL HEIGHT IS LESS THAN 760mm AND THE DIFFERENCE IN LEVELS IS 1.0m OR GREATER. REFER TO NZBC F4

WALL AND ROOF FRAMING GENERAL NOTES

- TIMBER TREATMENT TO COMPLY WITH NZS 3602
- PREFABRICATED WALLS MUST BE DESIGNED AND SUPPLIED BY A LICENSED PRE-NAIL MANUFACTURER. PROVIDE A COPY OF THE DESIGN AND PRODUCER STATEMENT TO THE TERRITORIAL AUTHORITY
- BOTTOM PLATES TO BE FIXED WITH APPROVED BOTTOM PLATE ANCHORS INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
- STUD / TOP PLATE FIXINGS TO BE IN ACCORDANCE WITH LUMBERLOK FIXING SCHEDULE
- LINTEL HOLD DOWNS TO BE IN ACCORDANCE WITH LUMBERLOK FIXING SCHEDULE UNLESS SPECIFIED BY PRENAIL MANUFACTURER
- ALL FIXINGS TO BE GALVANISED TO PREVENT DETERIORATION DUE TO TEMPORARY EXPOSURE
- WHERE BOLTED CONNECTIONS ARE USED, FIT WITH 50x50x3mm SQUARE OR 55x3mm ROUND WASHERS TO BOTH SIDES
- ROOF FRAMING AND FIXING REQUIREMENTS TO COMPLY WITH NZS 3604 : SECTION 10

CLADDING GENERAL NOTES

- WHERE WALLS ARE NOT LINED (E.G. GABLE ENDS AND FRAMED CHIMNEYS), A RIGID SHEATHING OR AN AIR BARRIER WRAP IS TO BE INSTALLED TO COMPLY WITH NZBC E2/AS1 CLAUSE 9.1.4 PRIOR TO FIXING CAVITY BATTENS AND CLADDING
- INSTALL APPROVED FLEXIBLE FLASHING TAPE TO MANUFACTURERS SPEC TO ALL EXTERIOR OPENINGS
- FIT FLASHINGS TO COMPLY WITH THE WINDOW AND CLADDING MANUFACTURERS SPECIFICATIONS AND DETAILS. FIT AIR SEALS TO THE INNER EDGE OF JOINERY REVEALS
- PLASTER SYSTEMS TO BE APPLIED BY LICENSED, TRAINED APPLICATORS ONLY. SUPPLY A COPY OF WARRANTY TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

ROOFING GENERAL NOTES

- ROOF FRAMING AND FIXING REQUIREMENTS TO COMPLY WITH NZS 3604: SECTION 10
- ROOF CLADDING TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATION AND THE REQUIREMENTS OF NZBC E2, SECTION 8. STEEL COATING TO BE SUITABLE FOR THE CORROSION ZONE. SITE AND PROJECT SPECIFIC CONFIRMATION OF THE SPECIFIED ROOFING IS REQUIRED. PROVIDE A COPY OF THE MANUFACTURERS WARRANTY TO THE TERRITORIAL AUTHORITY
- ENSURE ADEQUATE CROSS FLOW VENTILATION IS PROVIDED TO ROOF SPACE ABOVE THE THERMAL INSULATION TO PREVENT CONDENSATION
- BUILDER TO PROVIDE OWNER WITH SUITABLE WRITTEN DETAILS OF A REGULAR INSPECTION AND MAINTENANCE REGIME FOR ALL ROOF AND DECK MEMBRANES AND ASSOCIATED FLASHINGS
- ROOF STRUCTURES AT AN ANGLE OF 10 DEGREES OR LESS MUST HAVE TIMBER FRAMING TREATMENT OF MINIMUM H3.1

DECK GENERAL NOTES

- DECK SURFACES TO ACHIEVE A SLIP RESISTANCE RATING TO COMPLY WITH NZS 3604: CLAUSE 7.4.4

INTERIOR NOTES

- "WET AREA" SHOWERS TO BE FULLY WATERPROOFED USING AN APPROVED MEMBRANE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. INSTALLATION TO BE BY A REGISTERED SPECIALIST. SUPPLY A COPY OF THE MATERIALS WARRANTY AND INSTALLATION INSTRUCTIONS TO THE TERRITORIAL AUTHORITY
- CONSTRUCT INTERNAL STAIRS AND BALUSTRADES TO BE CAPABLE OF WITHSTANDING THE FOLLOWING LOADS IN ACCORDANCE WITH AS/NZS 1170:
- TOP EDGE HORIZONTAL AND VERTICAL LOADS: 0.35 kN/m
- TOP EDGE CONCENTRATED LOAD INWARDS, OUTWARDS OR DOWNWARDS: 0.6 kN
- INFILL HORIZONTAL LOAD: 0.5 kPa
- INFILL LOAD IN ANY DIRECTION: 0.25 kN
- GLAZED BALUSTRADE INFILL TO COMPLY WITH NZS 4223 PART 3
- BALUSTRADES, HANDRAILS AND STAIRWAYS TO COMPLY WITH NZBC SECTIONS B1, D1 AND F4

PLUMBING GENERAL NOTES

- ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH AS / NZS 3500 PART 2
- PLUMBER / DRAINLAYER TO INSTALL NEW SEWER LATERAL FROM COUNCIL STREET MAIN
- BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW FOR REQUIRED DRAINAGE FALLS TO THE SEWER MAIN
- PROVIDE PROTECTION TO ALL WASTE PIPES AND DRAINS THAT RUN UNDER OR THROUGH FOUNDATION GROUND BEAMS
- PROVIDE DRAINAGE PRODUCER STATEMENT AND AS-BUILT DRAINAGE PLAN TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED
- FIT A TEMPERING VALVE TO THE HOT WATER SERVICE
- WATER PIPES TO BE TESTED TO 1500 KPa
- 2 x 45° BENDS ARE REQUIRED AT THE BASE OF SOIL STACKS
- BRANCHES INTO VERTICAL SOIL STACKS ARE TO BE FITTED WITH 45° JUNCTIONS (NOT STRAP BOSSES)
- ENSURE THAT PLUMBING CAN RUN TO THE EXTERIOR WITHOUT DAMAGING STRUCTURAL MEMBERS
- DRAINAGE PIPES TO BE TESTED AND INSPECTED PRIOR TO BACKFILLING
- PROVIDE SEISMIC RESTRAINTS TO HOT WATER CYLINDERS
- PROVIDE GAS CERTIFICATION AFTER COMPLETION TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

ELECTRICAL GENERAL NOTES

- INSTALL SMOKE ALARMS TO COMPLY WITH NZBC F7
- RECESSED DOWN LIGHTS (IF USED) ARE TO BE CA RATED AND INSTALLED TO PREVENT TRANSFER OF MOISTURE INTO CEILING SPACE TO COMPLY WITH NZCEP 54
- PROVIDE ELECTRICAL CERTIFICATION AFTER COMPLETION TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

FIRE NOTES

- SOLID FUEL BURNING APPLIANCES TO BE INSTALLED TO THE REQUIREMENTS OF NZS 7421 AND NZS 2918, SUBJECT TO TERRITORIAL AUTHORITY APPROVAL. THE APPLIANCE MUST COMPLY WITH THE MINISTRY OF ENVIRONMENT CURRENT EMISSION STANDARDS. PROVIDE PERMANENT EXTERNAL SUPPLY OF COMBUSTION AIR AND SEISMIC RESTRAINTS TO THE APPLIANCE AND FLUE TO COMPLY WITH NZBC C/AS1 PART 9.

TIMBER SCHEDULE

COMPONENT	TREAT
BELOW GROUND / SET IN CONCRETE	H5
IN CONTACT WITH GROUND	H4
EXTERIOR TIMBER - COATED	H3.1
EXTERIOR TIMBER - EXPOSED	H3.2
BOTTOM PLATES	H3.1
STUDS, TOP PLATES, DWANGS	H1.2
SHOWER WALL FRAMING	H3.1
ROOF FRAMING & PURLINS > 10°	H1.2
ROOF FRAMING & PURLINS < 10°	H3.1
PLY ROOF & DECK SHEATHING	H3 CCA
TIMBER SLAT DECKING & FRAMING	H3.2
CLADDING BATTENS AND TRIM	H3.1
EXTERIOR TIMBER JOINERY	H3.1

- ALL TIMBER TO COMPLY WITH NZS 3602:2003
- TREAT CUT ENDS AND BORE HOLES AS REQUIRED BY NZS3602, NZS3460 AND TIMBER MANUF'S SPECS.
- TIMBER SPECIES TO BE RADIATA PINE UNLESS NOTED OTHERWISE



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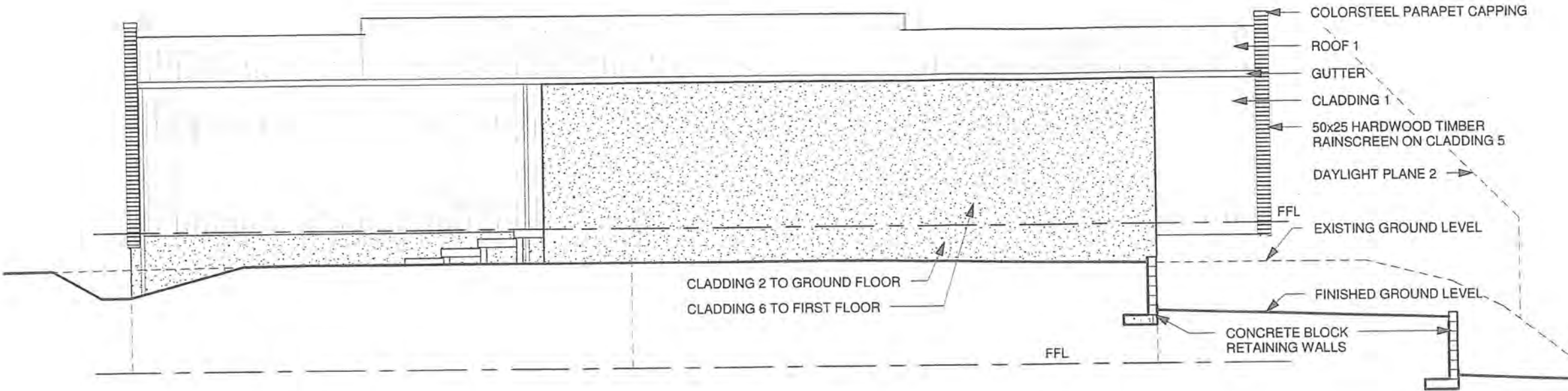
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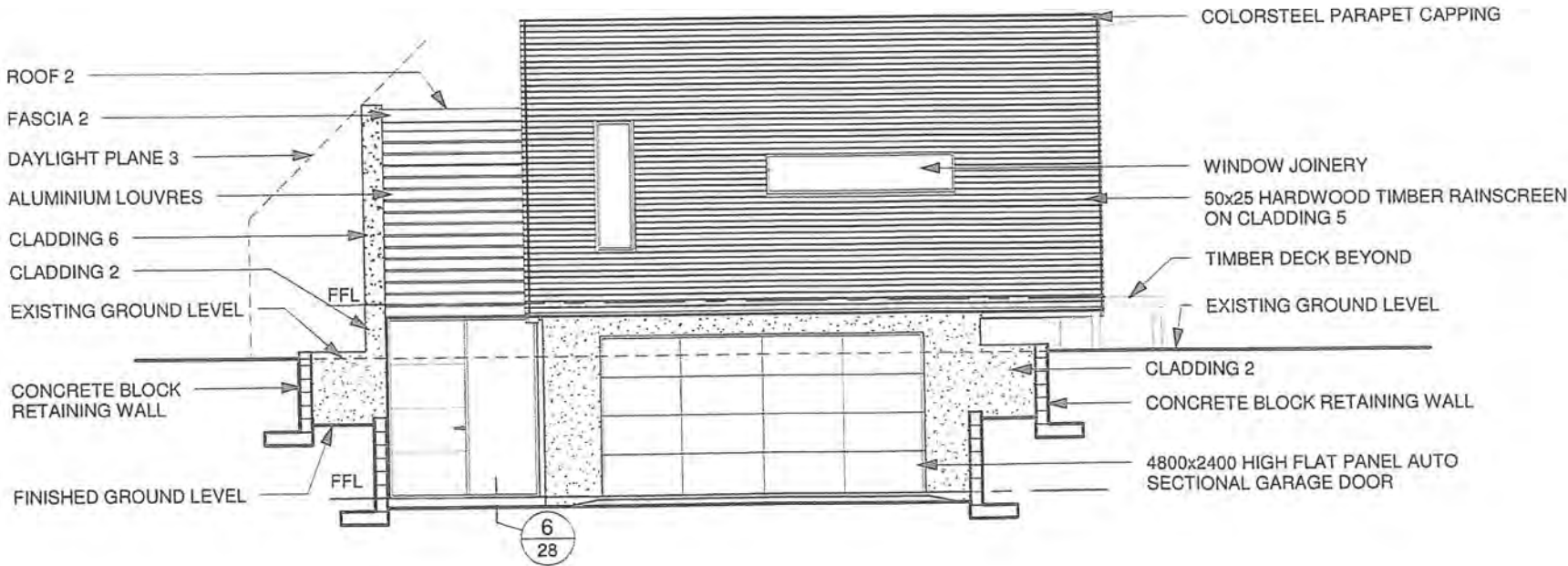
Ph: 04 298 5662 Fax: 04 298 5663
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CONSTRUCTION NOTES**BUILDING CONSENT****DO NOT SCALE DRAWING**

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ELEVATION 1
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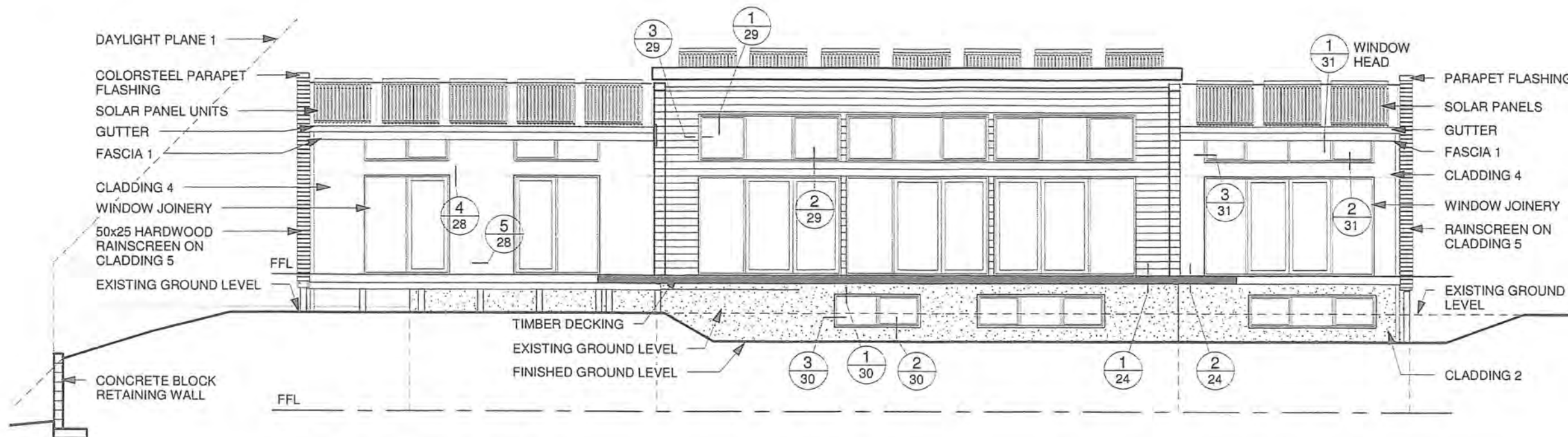
ELEVATION 2
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- SELECTED PRODUCTS**
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
 - CLADDING 1 - 0.55 GAUGE COLORSTEEL ENDURA BB900 REVERSE RUN CLADDING ON HARDIES HOMERAB LINING ON FRAMING
 - CLADDING 2 - APPROVED MODIFIED ACRYLIC PLASTER FINISH ON 250mm AND 300mm AMBIONSE POLYSTYRENE BLOCK WALLS
 - CLADDING 3 - PAINT FINISH 180mm HARDIES LINEA BEVELBACK WEATHERBOARD CLADDING ON 50x25 H3.1 CAVITY BATTENS ON HARDIES HOMERAB LINING ON FRAMING
 - CLADDING 4 - PAINT FINISH HARDIES TITAN PANEL WITH NEGATIVE JOINTS ON HARDIES CLD CAVITY BATTENS ON HARDIES HOMERAB LINING ON FRAMING
 - CLADDING 5 - PAINT FINISH 6mm HARDIFLEX CLADDING ON 50x25 H3.1 CAVITY BATTENS ON HARDIES HOMERAB LINING ON FRAMING
 - CLADDING 6 - APPROVED MODIFIED ACRYLIC PLASTER FINISH ON PLASTER SYSTEMS 60mm GRAPHEX CLADDING SYSTEM ON 20mm POLYSTYRENE VENTED CAVITY BATTENS ON HARDIES HOMERAB LINING ON FRAMING
 - ROOF 1 - 0.55 GAUGE COLORSTEEL ENDURA BB900 ROOFING ON THERMAKRAFT 215 ROOFING U/LAY ON WIRE MESH ON FRAMING
 - ROOF 2 - 1mm ARDEX BUTYNOL MEMBRANE ROOF ON 17mm H3 CCA PLY LAID TO 1.5° FALL ON FRAMING
 - SOFFITS - 4.5mm HARDIFLEX
 - FASCIA 1 - PRE-PRIMED EX 250x40 TIMBER
 - FASCIA 2 - PRE-PRIMED EX 200x40 TIMBER
 - GUTTERS - DIMOND COLORSTEEL 125 BOX GUTTER
 - DOWNPIPES - 80Ø DIMOND COLORFLO
 - WINDOW JOINERY - uPVC DOUBLE GLAZED WINDOWS WITH LOW 'E' COATING AND ARGON INFILL
 - WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM

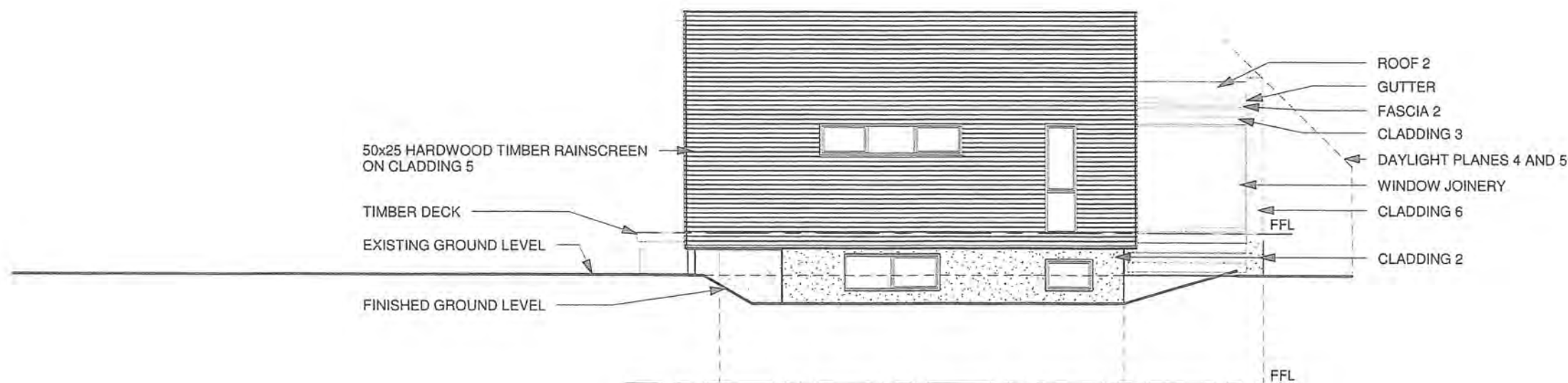


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Lot 9 DP 13765		
A.D architecture LTD		
Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz		
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ELEVATION 3
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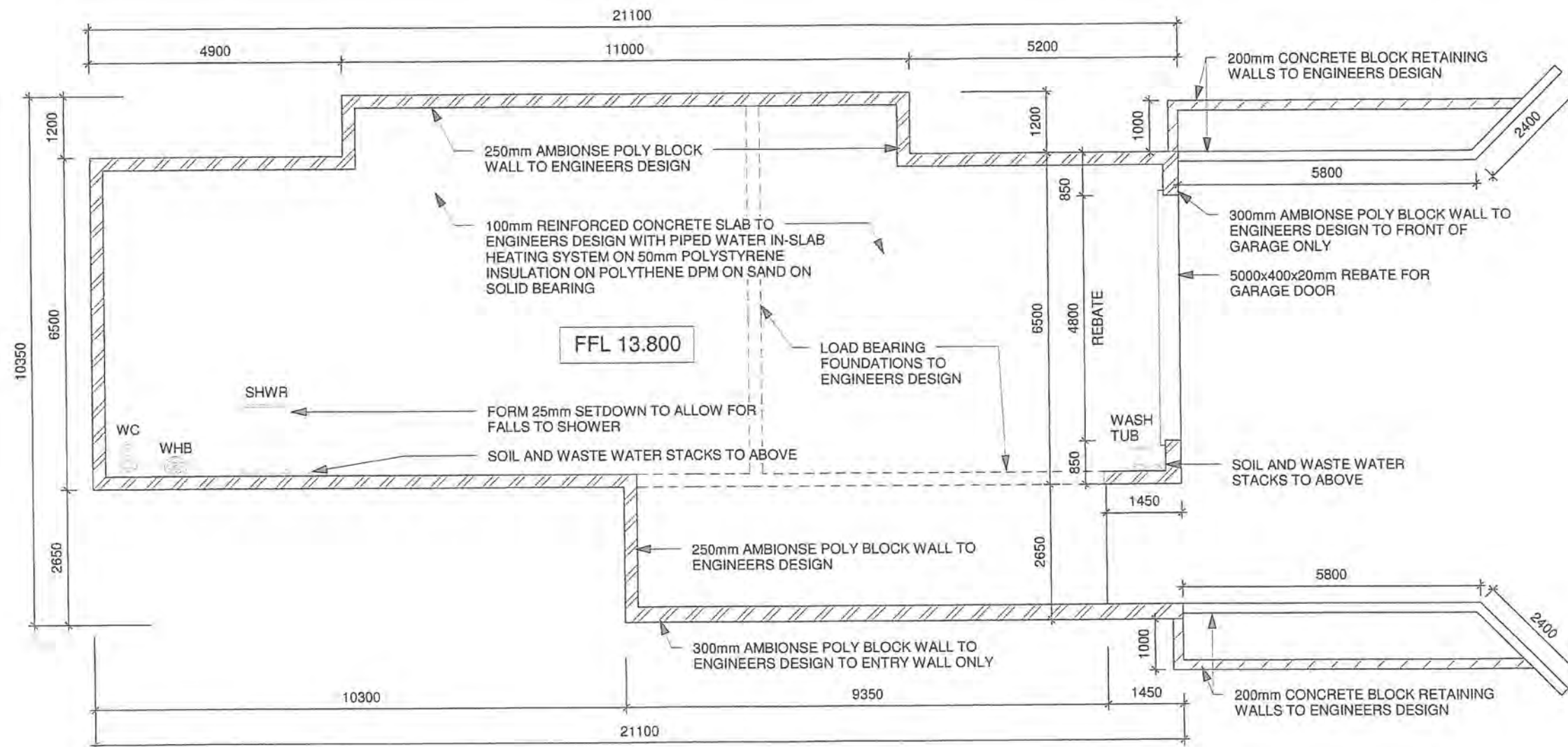
ELEVATION 4
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- FOUNDATION NOTES**
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 - REFER TO ENGINEERS DWGS FOR SLAB SAWCUT LOCATIONS
 - PIPED WATER IN-SLAB FLOOR HEATING SYSTEM TO BE INSTALLED TO MANUFACTURERS DESIGN AND SPECIFICATION
 - ALL DECK PILES TO HAVE 6KN JOIST / BEARER / PILE CONNECTIONS



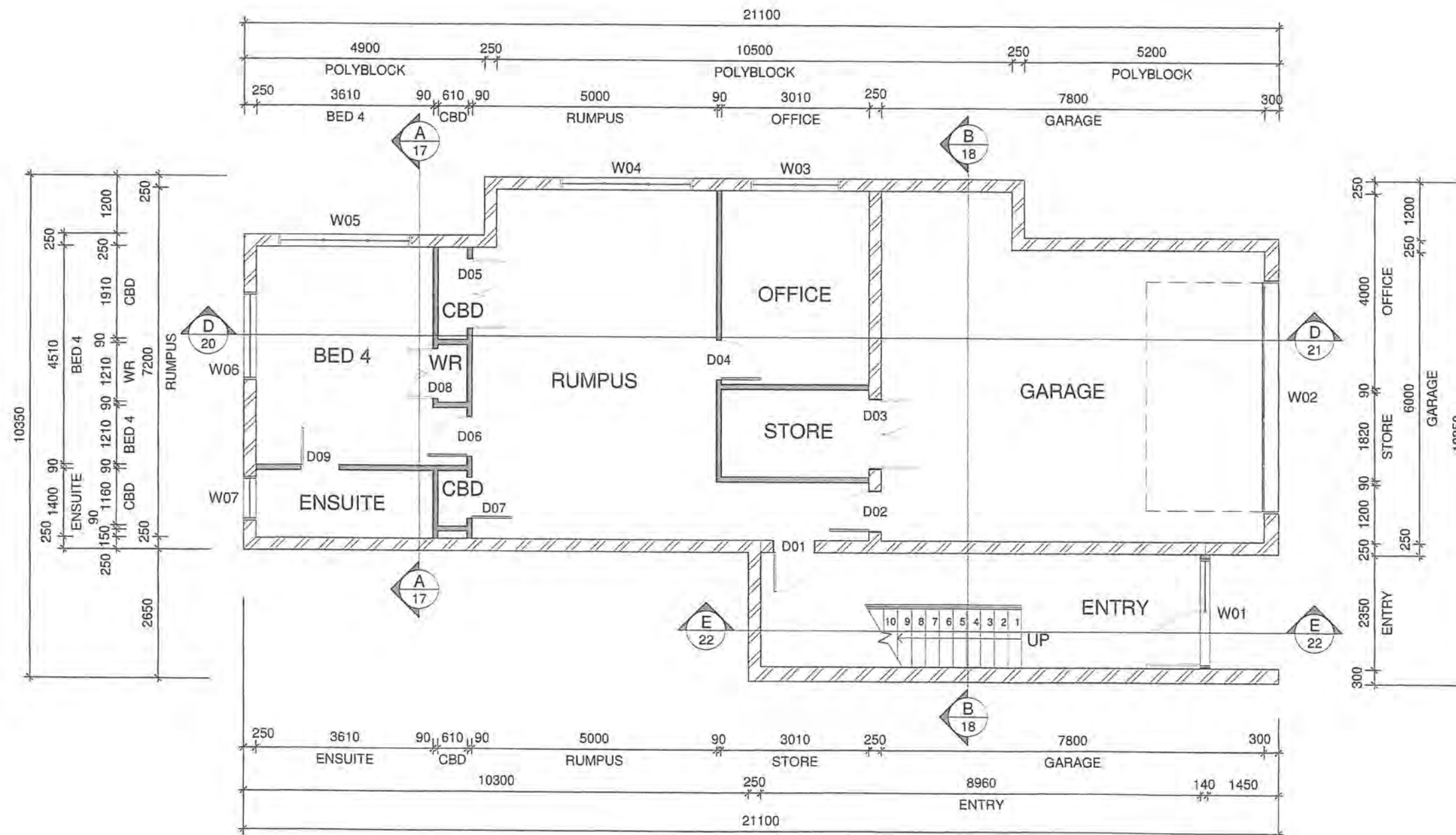
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GROUND FLOOR FOUNDATION PLAN			
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GROUND FLOOR FOUNDATION PLAN

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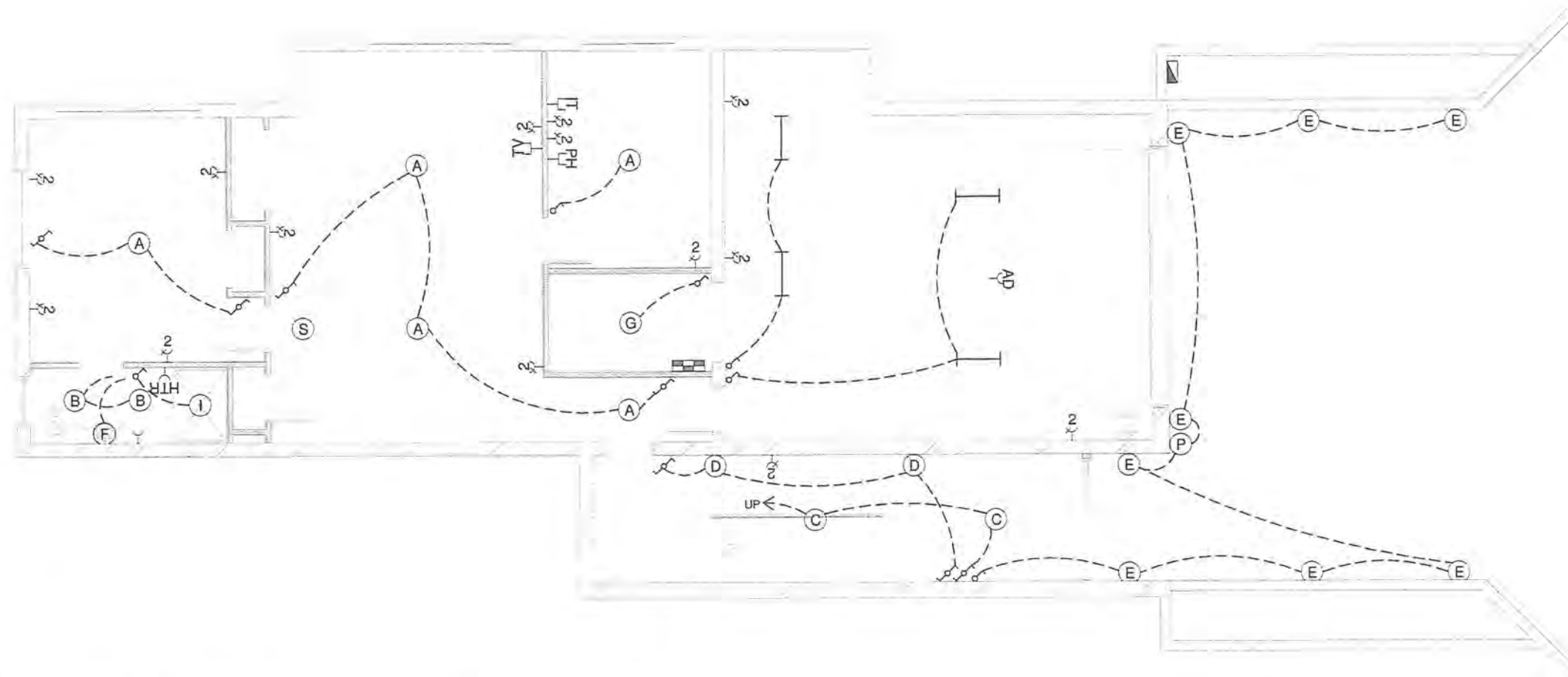
- WALL FRAMING NOTES**
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
 - EXTERIOR WALL FRAMING TO BE KILN DRIED 140x45 UNLESS NOTED OTHERWISE
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 - EXTERIOR WALL FRAMING TO BE DOUBLE STUDS AT 450 CRS UP TO 4200 STUD HEIGHT
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 - ALL BRACING TO ENGINEERS DESIGN



GROUND FLOOR FRAMING PLAN
1 : 100



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Lot 9 DP 13765		
A.D		
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 - PHONE LINE WIRING TO BE SUITABLE FOR INTERNET HIGH SPEED CONNECTIONS
 - ALL POWER CIRCUITS TO HAVE RCD AT SWITCHBOARD
 - ALL LIGHT FITTINGS TO BE FITTED WITH LONG LIFE BULBS
 - ALLOW FOR SECURITY SYSTEM TO BE INSTALLED TO MANUF DESIGN AND SPEC.
 - ALLOW FOR ELECTRICAL REQUIREMENTS TO DSHH IN-SLAB HEATING SYSTEM IN ACCORDANCE WITH ENERGY EFFICIENT HOMES INSTALLATION SPECIFICATION
 - ALLOW FOR ELECTRICAL REQUIREMENTS FOR SOLAR WATER HEATING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALLOW FOR ELECTRICAL REQUIREMENTS TO PUMP AT WATER STORAGE TANK



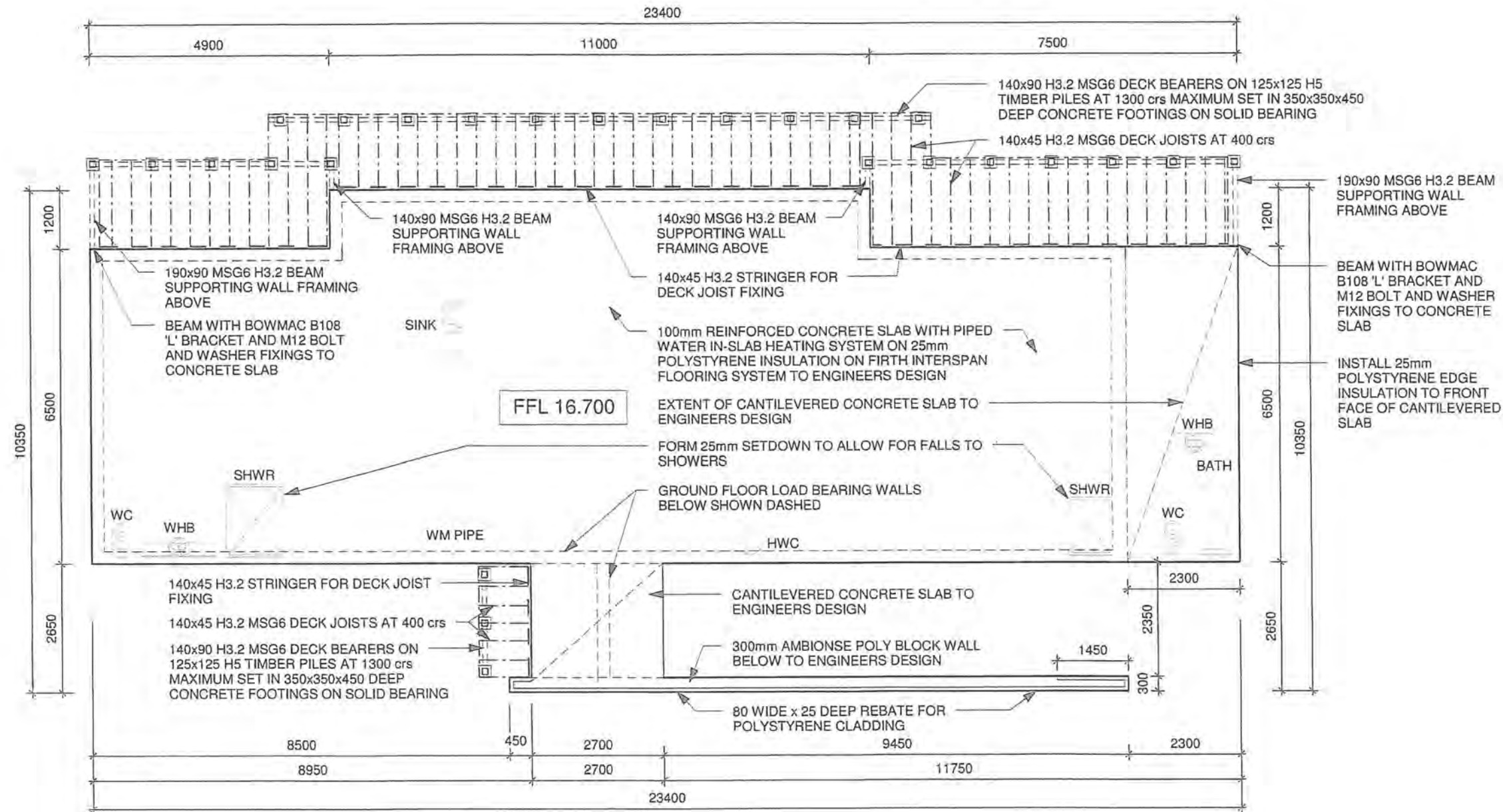
ELECTRICAL LEGEND	
(A) CEILING MOUNTED LIGHT	ONE WAY LIGHT SWITCH
(B) SUSPENDED HALOGEN DOWNLIGHT	MULTIPLE LIGHT SWITCH
(C) SUSPENDED FEATURE LIGHT	DIMMER SWITCH
(D) INTERIOR WALL MOUNTED LIGHT	POWER POINT (2 = DOUBLE)
(E) EXTERIOR WALL MOUNTED LIGHT	AD AUTO GARAGE DOOR OPENER
(F) OVER MIRROR LIGHT	HTR HEATED TOWEL RAIL
(G) BATTEN HOLDER	DW DISHWASHER
(H) DOOR SWITCH OPERATED PANTRY LIGHT	RH RANGEHOOD
(I) EXTRACT FAN - VENTED TO EXTERIOR	O.V. OVEN
(P) PIR SENSOR	MW MICROWAVE
(S) HARD WIRED SMOKE DETECTOR	H HOB
FLUORESCENT STRIP LIGHT	CH CUPBOARD HEATER
MAIN SWITCHBOARD	PH PHONE OUTLET
METER PANEL	TV TV AERIAL OUTLET
	IT INTERNET OUTLET ON SEP. LINE
	HARD WIRED DOOR BELL WITH PUSH BUTTON AT FRONT DOOR

GROUND FLOOR ELECTRICAL PLAN

1 : 100

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A.D
architecture

Ph: 04 298 5662 Fax: 04 298 5663
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PO Box 1585, Paraparaumu Beach

FIRST FLOOR FOUNDATION
PLAN

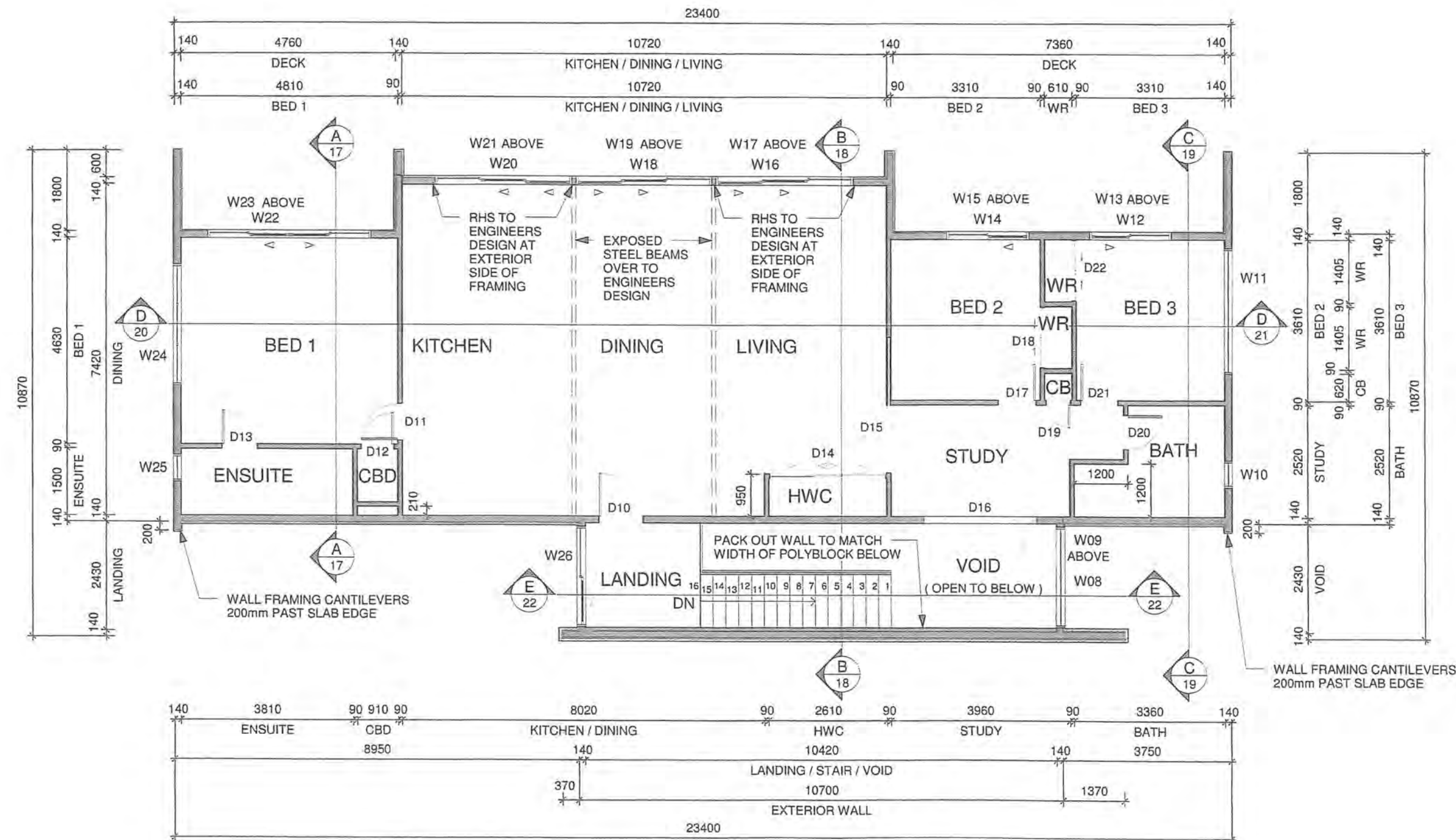
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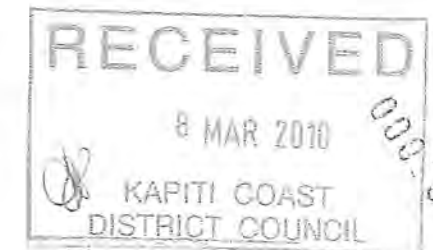
FIRST FLOOR FOUNDATION PLAN

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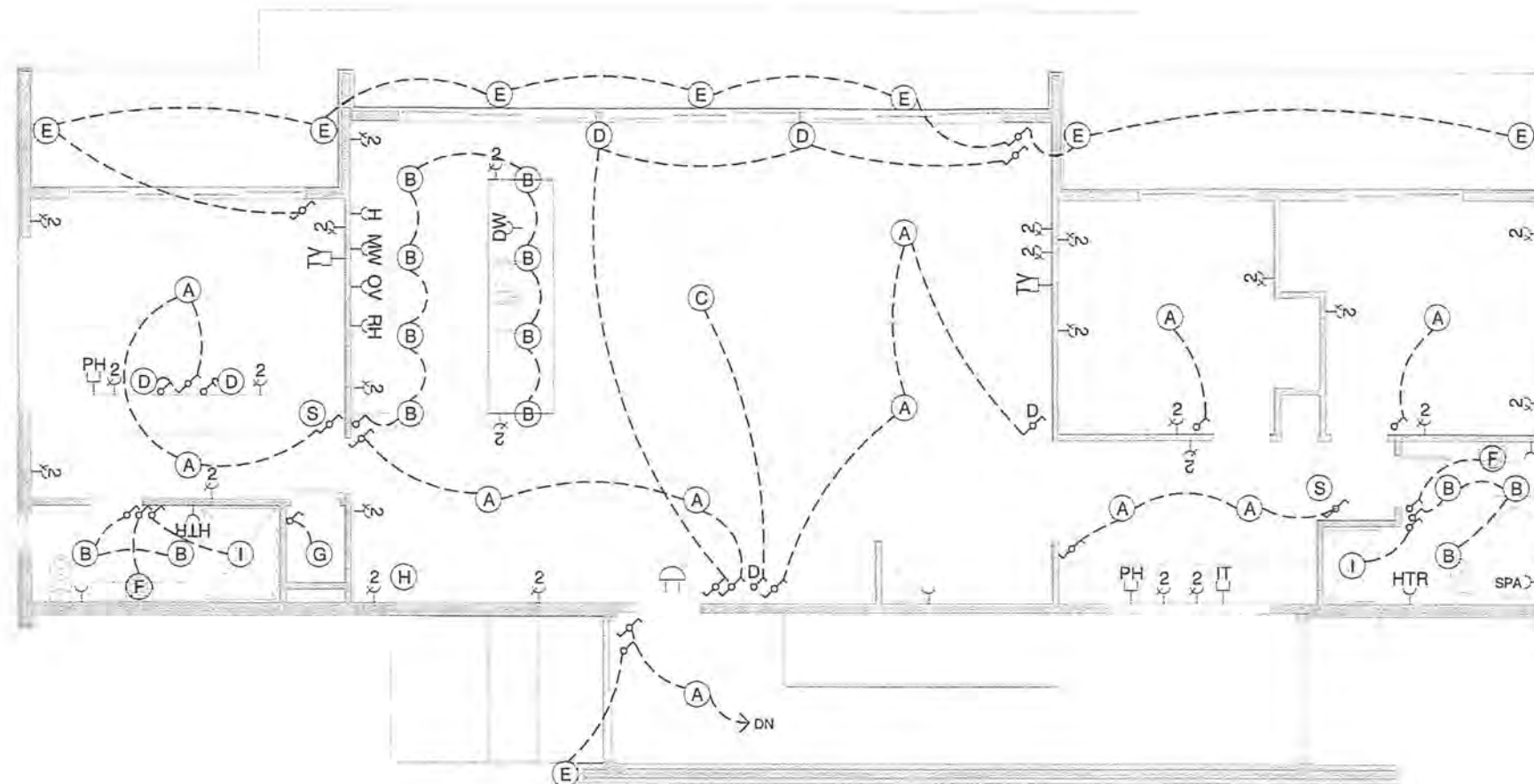


FIRST FLOOR FRAMING PLAN
1:100

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FIRST FLOOR FRAMING PLAN			
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ELECTRICAL LEGEND	
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(I) EXTRACT VAN - VENTED TO EXTERIOR	OV OVEN
(P) PIR SENSOR	MW MICROWAVE
(S) HARD WIRED SMOKE DETECTOR	H HOB
FLUORESCENT STRIP LIGHT	CH CUPBOARD HEATER
MAIN SWITCHBOARD	PH PHONE OUTLET
METER PANEL	TV TV AERIAL OUTLET
	INTERNET OUTLET ON SEP. LINE
	HARD WIRED DOOR BELL WITH PUSH BUTTON AT FRONT DOOR

FIRST FLOOR ELECTRICAL PLAN

1:100

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Lot 9 DP 13765		
A.D		
architecture		
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Ensure that the solar tubes are sited for maximum

plumber to fill out attached producer statement for solar water heater installation including pipe work.

DOWNPIPE AND GUTTER CALCULATIONS
 ROOF PITCH = 8°
 ALL DOWNPIPES 80mmØ
 FROM NZBC E1/AS1 TABLE 5:
 80mmØ DOWNPIPE SERVES 85 m² ROOF AREA

125 BOX GUTTER CROSS SECTIONAL AREA = 7500mm²
 FROM NZBC E1, FIGURE 15:
 EXT. GUTTER WITH CROSS SECTIONAL AREA OF 7500mm²
 CAN SERVE ROOF AREA OF 68m² WHERE ROOF PITCH IS
 BETWEEN 0 & 25°

ROOF A CATCHMENT AREA = 178m²
 No. OF DOWNPIPES REQUIRED = 3
 No. OF DOWNPIPES PROVIDED = 3

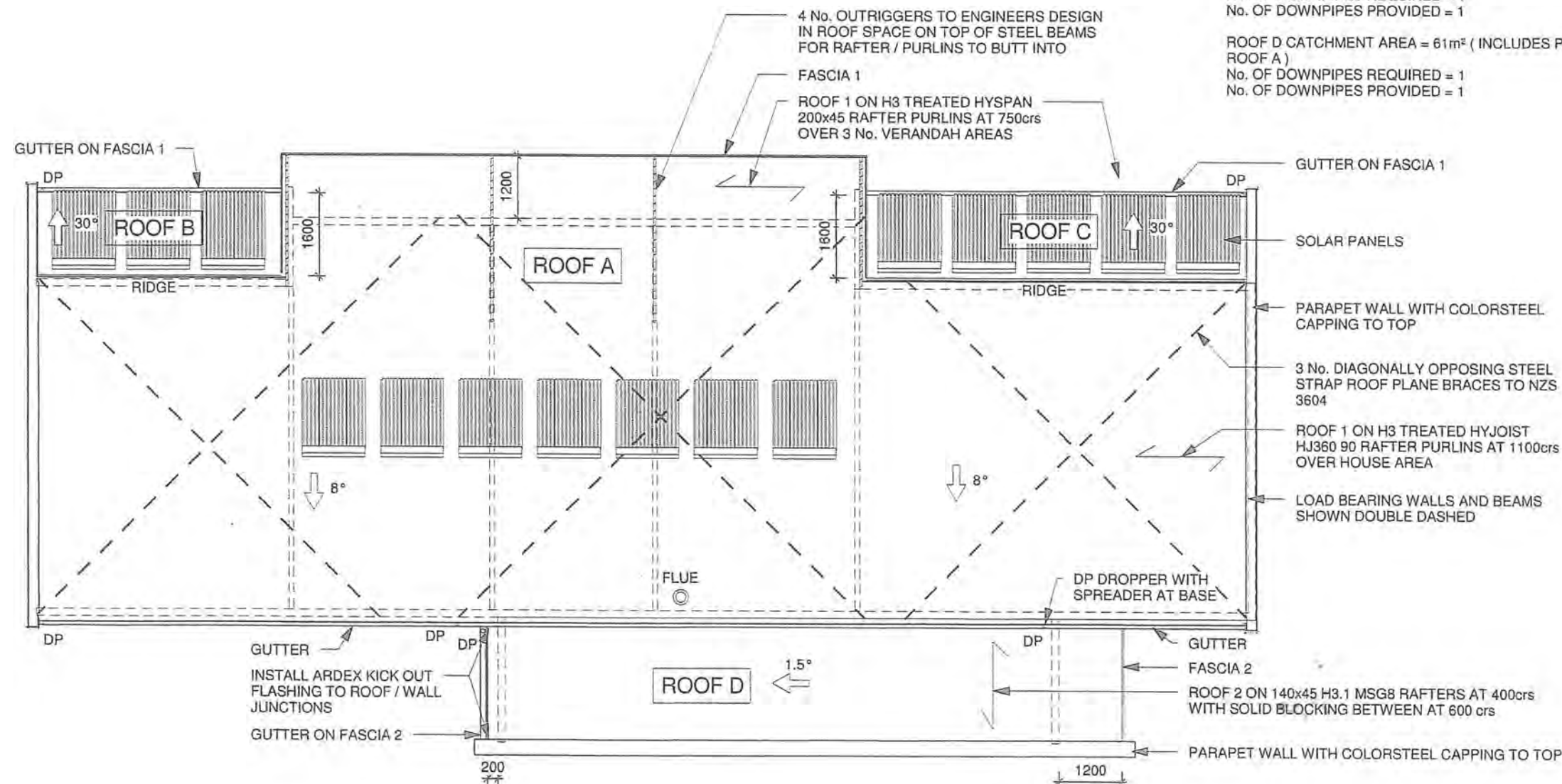
ROOF B CATCHMENT AREA = 8m²
 No. OF DOWNPIPES REQUIRED = 1
 No. OF DOWNPIPES PROVIDED = 1

ROOF C CATCHMENT AREA = 12m²
 No. OF DOWNPIPES REQUIRED = 1
 No. OF DOWNPIPES PROVIDED = 1

ROOF D CATCHMENT AREA = 61m² (INCLUDES PART
 ROOF A)
 No. OF DOWNPIPES REQUIRED = 1
 No. OF DOWNPIPES PROVIDED = 1

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 HARDIES HOMERAB LINING ON FRAMING
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 PLASTER FINISH ON PLASTER SYSTEMS 60mm
 GRAPHX CLADDING SYSTEM ON 20mm
 POLYSTYRENE VENTED CAVITY BATTENS ON
 HARDIES HOMERAB LINING ON FRAMING
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 INFILL
 • WINDOW FLASHING TAPE - THERMAKRAFT
 ALUBAND SYSTEM

ROOF NOTES
 • INSTALL EAVES FLASHING TO ALL EAVE
 DETAILS
 • REFER ALSO TO DETAILS FOR FLASHING
 DIMENSIONS
 • RAFTERS TO BE HYJOIST HJ360 90 H3
 TREATED WITH 2 No. SKEW NAILS + 2 No. WIRE
 DOGS OR OTHER APPROVED 4.7 KN
 CONNECTION TO TOP PLATE



ROOF PLAN
 1 : 100



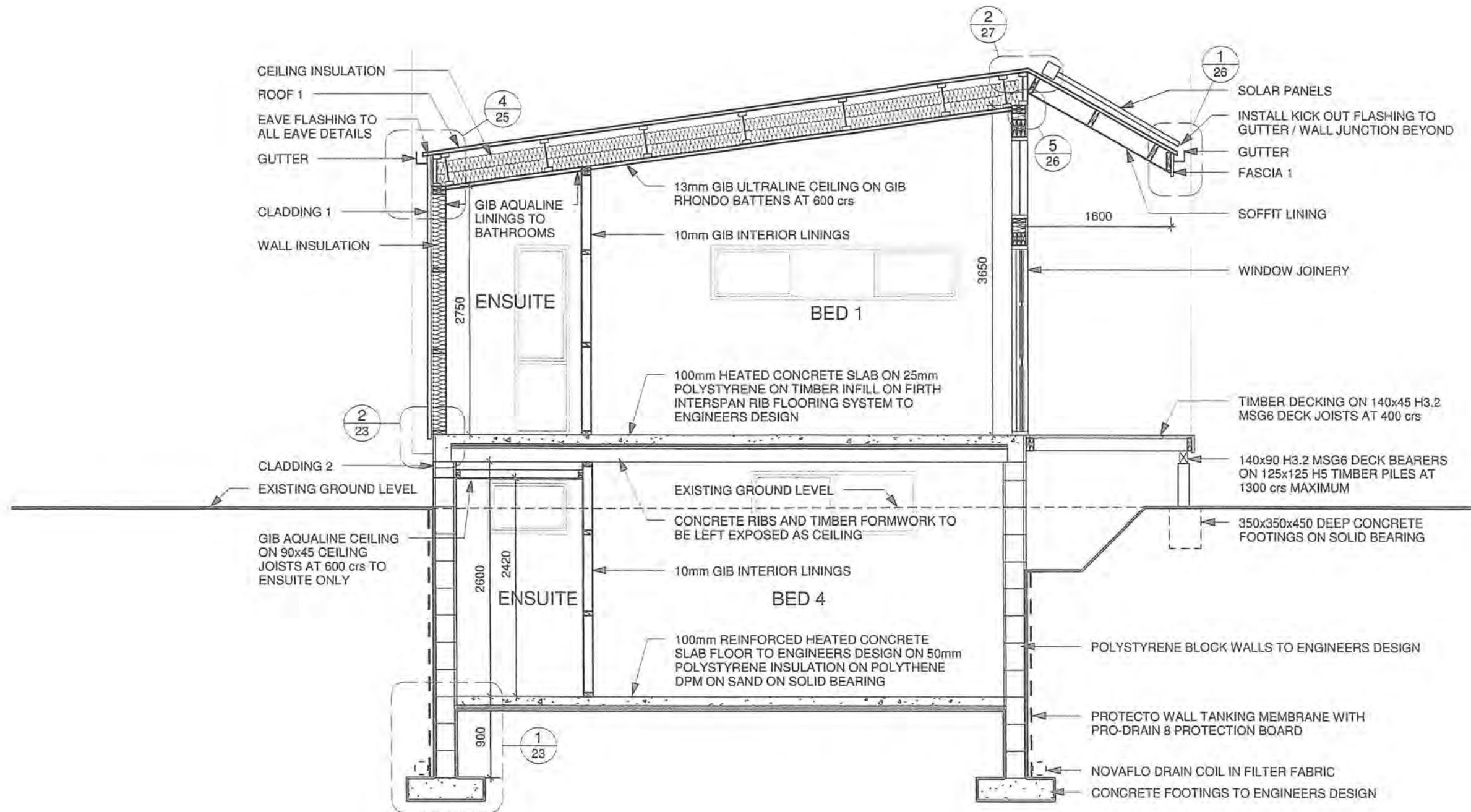
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INSULATION "R" VALUES
 • COMPLY WITH NZBC H1 AS1 & NZS 4218
 • REFER TO SPEC FOR INSULATION TYPES
 • REFER TO H1 CALCULATION SHEET

EXTERIOR WALLS = 2 No. LAYERS R1.8 BATTS
 GARAGE INTERIOR WALLS = R2.8 ULTRA BATT
 CEILINGS = 2 No. LAYERS R2.6 BATTS

SELECTED PRODUCTS

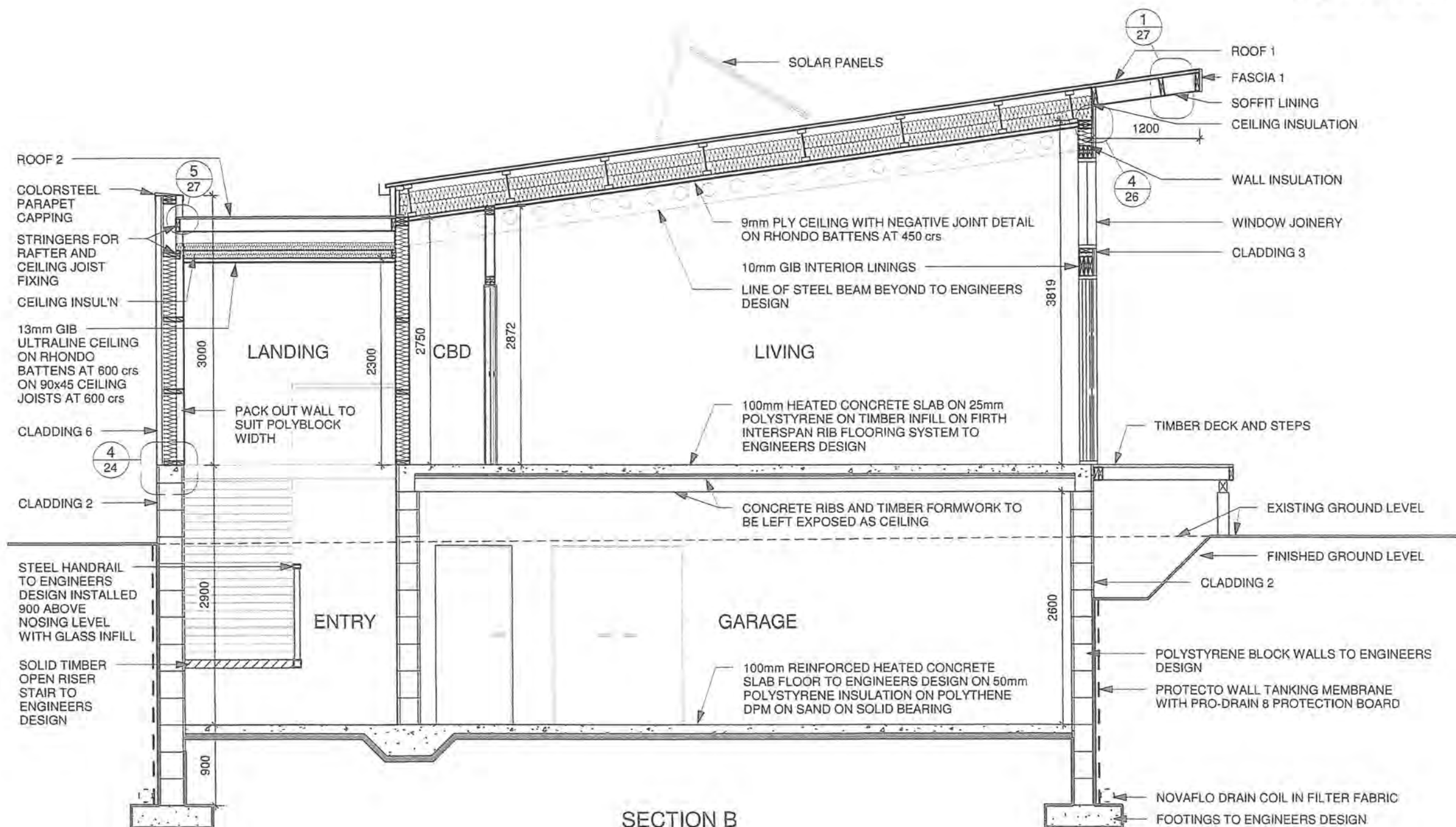
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- CLADDING 1 - 0.55 GAUGE COLORSTEEL ENDURA BB900 REVERSE RUN CLADDING ON HARDIES HOMERAB LINING ON FRAMING
- CLADDING 2 - APPROVED MODIFIED ACRYLIC PLASTER FINISH ON 250mm AND 300mm AMBIONSE POLYSTYRENE BLOCK WALLS
- CLADDING 3 - PAINT FINISH 180mm HARDIES LINEA BEVELBACK WEATHERBOARD CLADDING ON 50x25 H3.1 CAVITY BATTS ON HARDIES HOMERAB LINING ON FRAMING
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- CLADDING 5 - PAINT FINISH 6mm HARDIFLEX CLADDING ON 50x25 H3.1 CAVITY BATTS ON HARDIES HOMERAB LINING ON FRAMING
- CLADDING 6 - APPROVED MODIFIED ACRYLIC PLASTER FINISH ON PLASTER SYSTEMS 60mm GRAPHX CLADDING SYSTEM ON 20mm POLYSTYRENE VENTED CAVITY BATTS ON HARDIES HOMERAB LINING ON FRAMING
- ROOF 1 - 0.55 GAUGE COLORSTEEL ENDURA BB900 ROOFING ON THERMAKRAFT 215 ROOFING U/LAY ON WIRE MESH ON FRAMING
- ROOF 2 - 1mm ARDEX BUTYNOL MEMBRANE ROOF ON 17mm H3 CCA PLY LAID TO 1.5° FALL ON FRAMING
- SOFFITS - 4.5mm HARDIFLEX
- FASCIA 1 - PRE-PRIMED EX 250x40 TIMBER
- FASCIA 2 - PRE-PRIMED EX 200x40 TIMBER
- GUTTERS - DIMOND COLORSTEEL 125 BOX GUTTER
- DOWNPIPES - 80Ø DIMOND COLORFLO
- WINDOW JOINERY - uPVC DOUBLE GLAZED WINDOWS WITH LOW 'E' COATING AND ARGON INFILL
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM

**SECTION A**

1 : 50



Rev	Date	Description	
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Energy Efficient Homes Ltd			
[SIC 091102] www.eehnz.com			
Proposed House			
Leonie & Chris Beggs			
8 Ngarara Road, Waikanae			
Lot 9 DP 13765			
A.D architecture			
LTD			
Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz			
info@adarchitecture.co.nz PO Box 1585, Paraparaumu Beach			
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Job	Date	Rev	Sheet
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SECTION B

1 : 50

INSULATION "R" VALUES

- COMPLY WITH NZBC H1 AS1 & NZS 4218
- REFER TO SPEC FOR INSULATION TYPES
- REFER TO H1 CALCULATION SHEET

EXTERIOR WALLS = 2 No. LAYERS R1.8 BATTS
GARAGE INTERIOR WALLS = R2.8 ULTRA BATT
CEILING = 2 No. LAYERS R2.6 BATTS

SELECTED PRODUCTS

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- SOFFITS - 4.5mm HARDIFLEX
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- FASCIA 2 - PRE-PRIMED EX 200x40 TIMBER
- GUTTERS - DIMOND COLORSTEEL 125 BOX GUTTER
- DOWNPIPES - 80Ø DIMOND COLORFLO
- WINDOW JOINERY - uPVC DOUBLE GLAZED WINDOWS WITH LOW 'E' COATING AND ARGON INFILL
- WINDOW FLASHING TAPE - THERMAKRAFT ALURAND SYSTEM

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Proposed House
Leonie & Chris Beggs
8 Ngarara Road, Waikanae

Lot 9 DP 13765

A.D
architecture

PH: 04 298 5652 Fax: 04 298 5653
info@adarchitecture.co.nz

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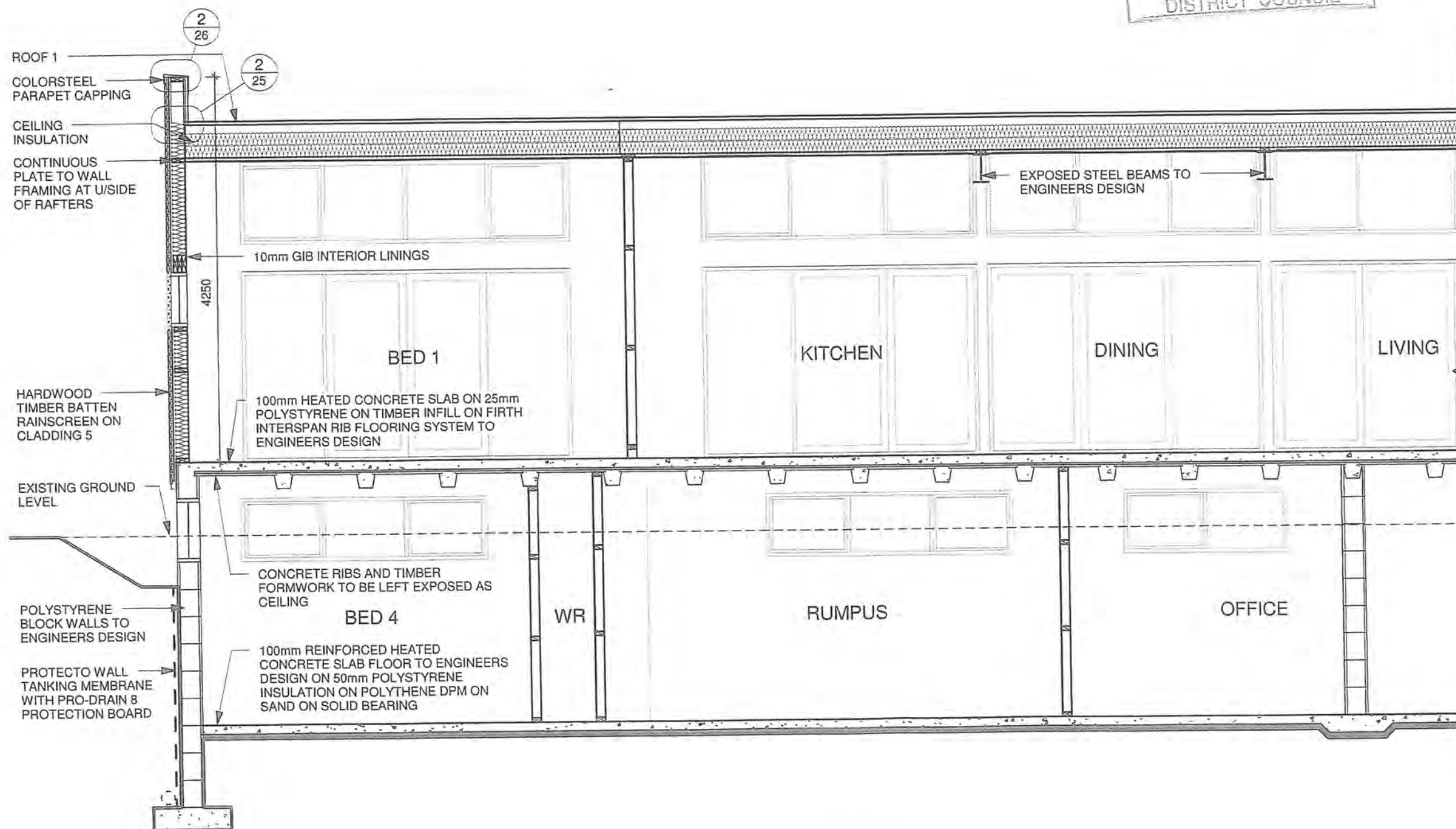




INSULATION "R" VALUES
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 • REFER TO H1 CALCULATION SHEET

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 GARAGE INTERIOR WALLS = R2.8 ULTRA BATT
 CEILINGS = 2 No. LAYERS R2.6 BATTS

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 • WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM



PART SECTION D

1 : 50

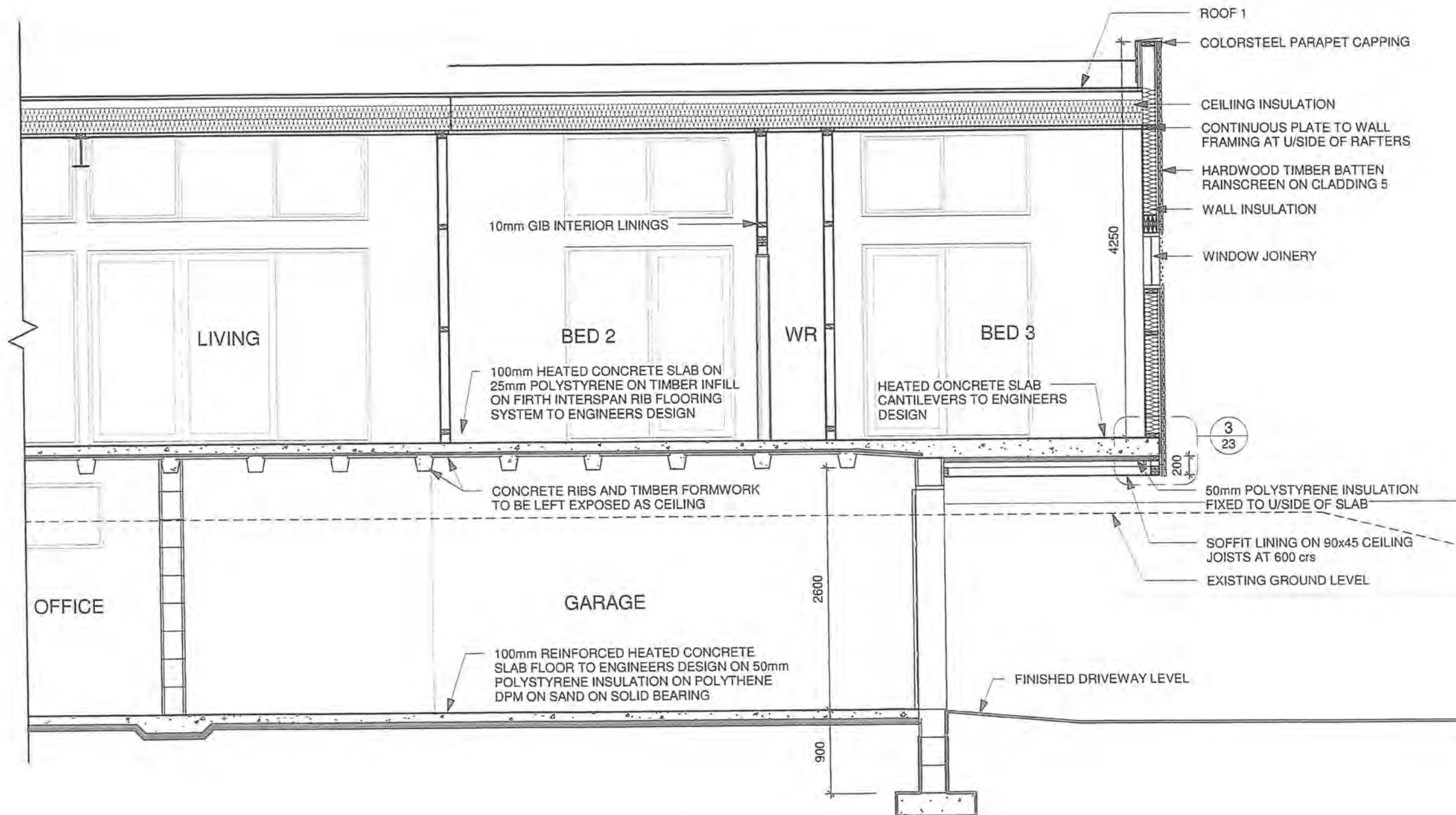
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Design Certified by		
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Proposed House		
Leonie & Chris Beggs		
8 Ngarara Road, Waikanae		
Lot 9 DP 13765		
A.D architecture LTD		
Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz		
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INSULATION "R" VALUES
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 • WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM



PART SECTION D
 1 : 50

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8 Ngarara Road, Waikanae		
Lot 9 DP 13765		
A.D architecture LTD Ph: 04 298 5662 Fax: 04 298 5563 www.adarchitecture.co.nz info@adarchitecture.co.nz PO Box 1385, Paraparaumu Beach		
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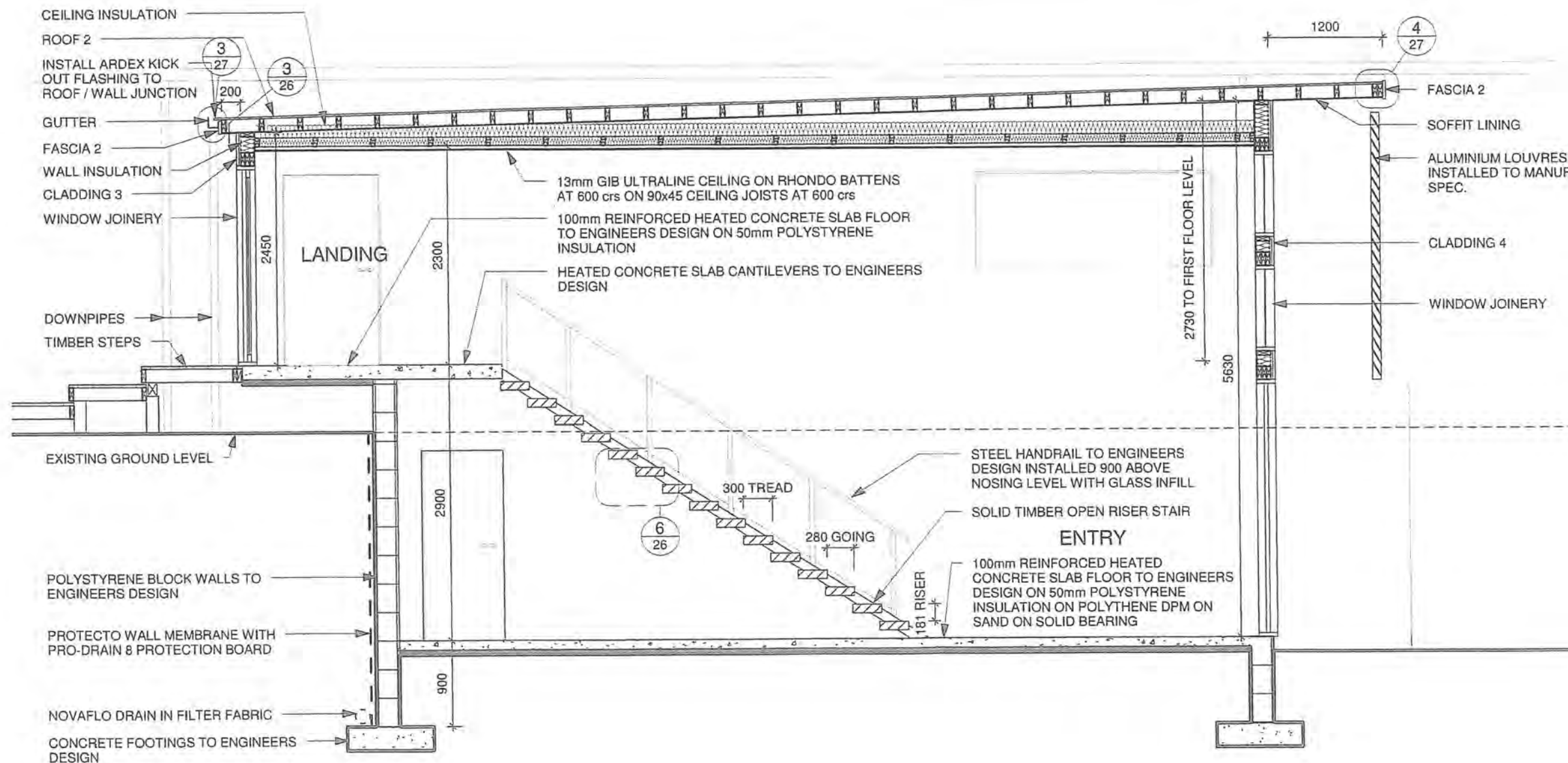
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- INSULATION "R" VALUES**
- COMPLY WITH NZBC H1 AS1 & NZS 4218
 - REFER TO SPEC FOR INSULATION TYPES
 - REFER TO H1 CALCULATION SHEET

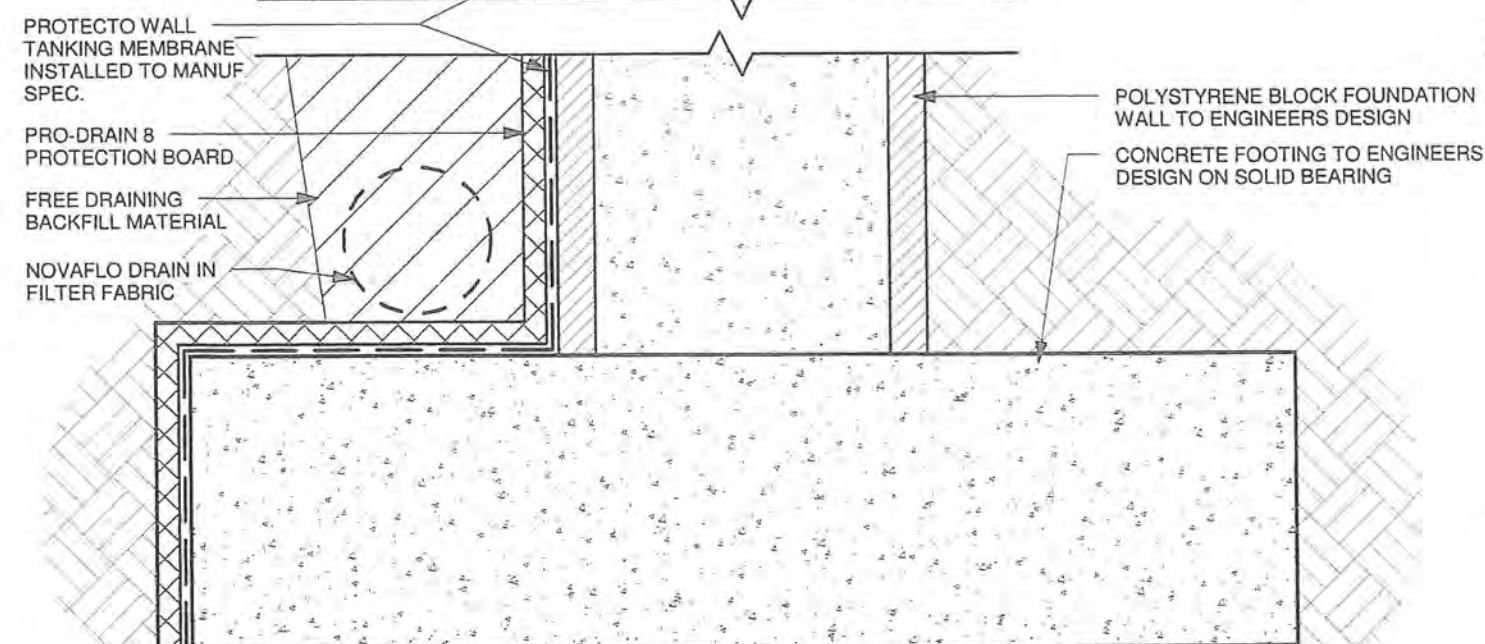
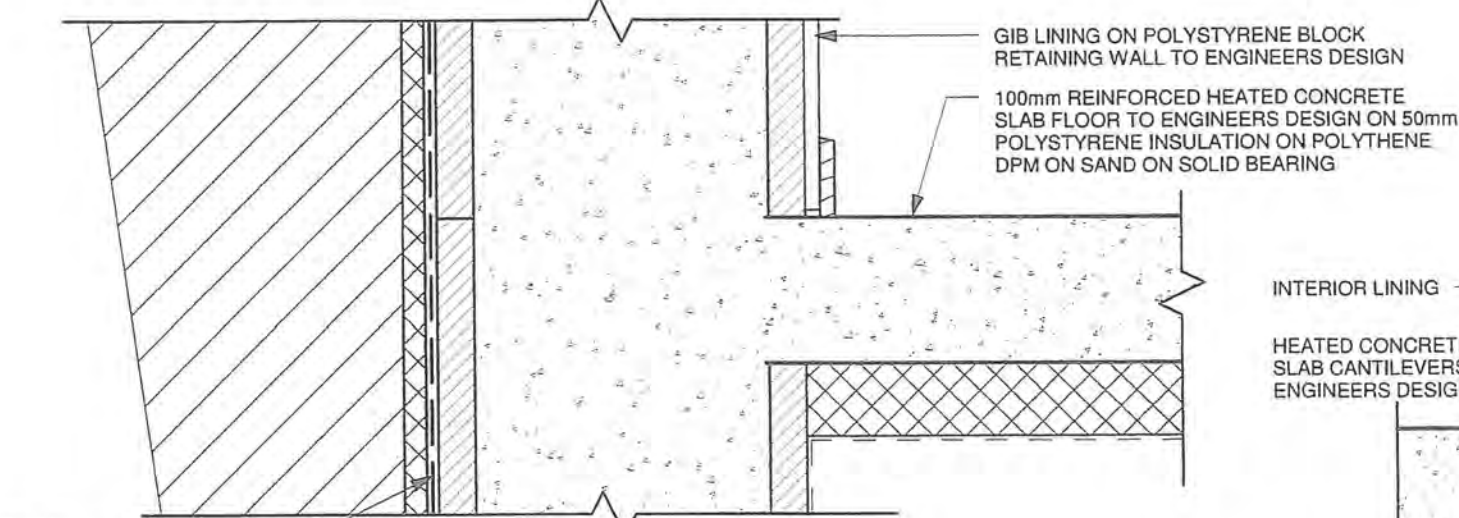
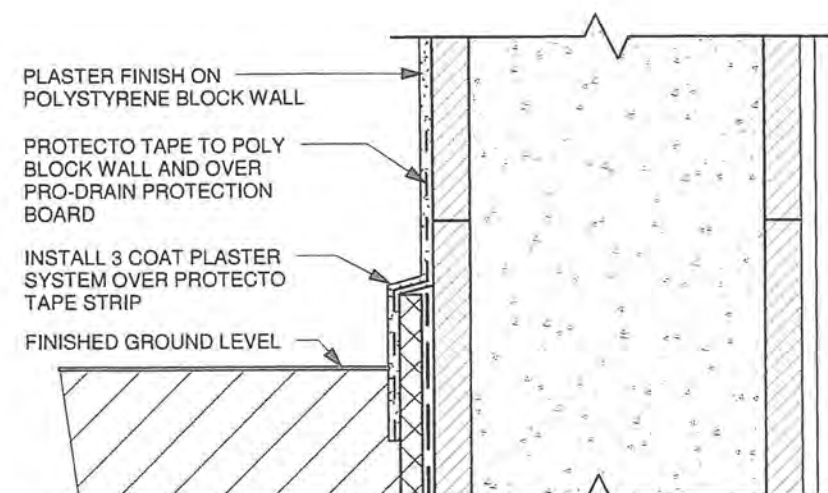
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 - WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM



SECTION E
1:50

Rev	Date	Description
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Energy Efficient Homes Design Certified by www.eehnz.com		
Proposed House Leonie & Chris Beggs 8 Ngarara Road, Waikanae Lot 9 DP 13765		
A.D architecture LTD Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz info@adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
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METAL CLADDING ON HOMERAB LINING ON FRAMING

BOTTOM PLATE ON DPC WITH RAMSET H.D. BOLTS INSTALLED TO MANUF. SPEC.

HOMERAB HORIZONTAL FLASHING INSTALLED BEHIND HOMERAB LINING AND OVER PLASTER FINISH

COLORSTEEL VERMIN FLASHING WITH 100mm UPSTAND BEHIND METAL CLADDING AND 5° SLOPE TO COVER WIDTH OF CLADDING PROFILE

PLASTER FINISH ON POLYSTYRENE BLOCK WALL TO ENGINEERS DESIGN

INTERIOR LINING

100mm REINFORCED HEATED CONCRETE SLAB FLOOR ON 25mm POLYSTYRENE INSULATION ON TIMBER FORMWORK ON INTERSPAN RIB FLOORING SYSTEM TO ENGINEERS DESIGN

GENERAL NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS



INTERIOR LINING
HEATED CONCRETE SLAB CANTILEVERS TO ENGINEERS DESIGN

BOTTOM PLATE ON DPC WITH RAMSET H.D. BOLTS INSTALLED TO MANUF. SPEC.

HOMERAB HORIZONTAL FLASHING TO HORIZONTAL SHEET JOINT

HARDIFLEX CLADDING ON CAVITY BATTENS ON HOMERAB LINING ON FRAMING

50x25 HARDWOOD RAINSCREEN BATTENS SCREW FIXED TO 75x25 H3.2 WEATHERGROOVED BATTENS AT 600 c/s VERTICAL

25mm POLYSTYRENE EDGE INSULATION TO CANTILEVERED SLAB

50mm POLYSTYRENE INSULATION FIXED TO U/SIDE OF SLAB

UPVC VENTED CAVITY CLOSER STRIP

SOFFIT LINING ON 90x45 CEILING JOISTS AT 600 c/s

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Proposed House
Leonie & Chris Beggs
8 Ngarara Road, Waikanae

Lot 9 DP 13765

A.D.
architecture
LTD

Ph: 04 296 5662 Fax: 04 298 5663
info@adarchitecture.co.nz www.adarchitecture.co.nz
PO Box 1585, Paraparaumu Beach

DETAILS

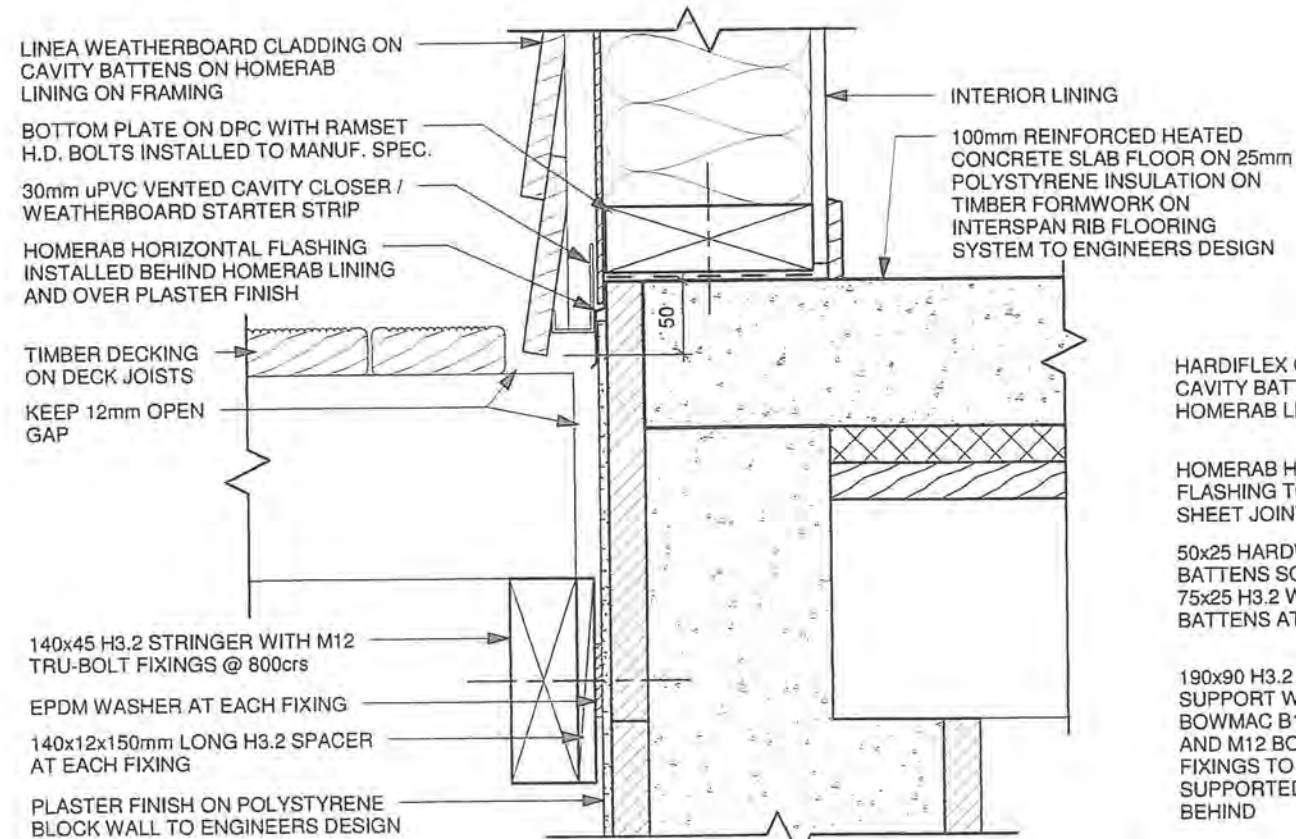
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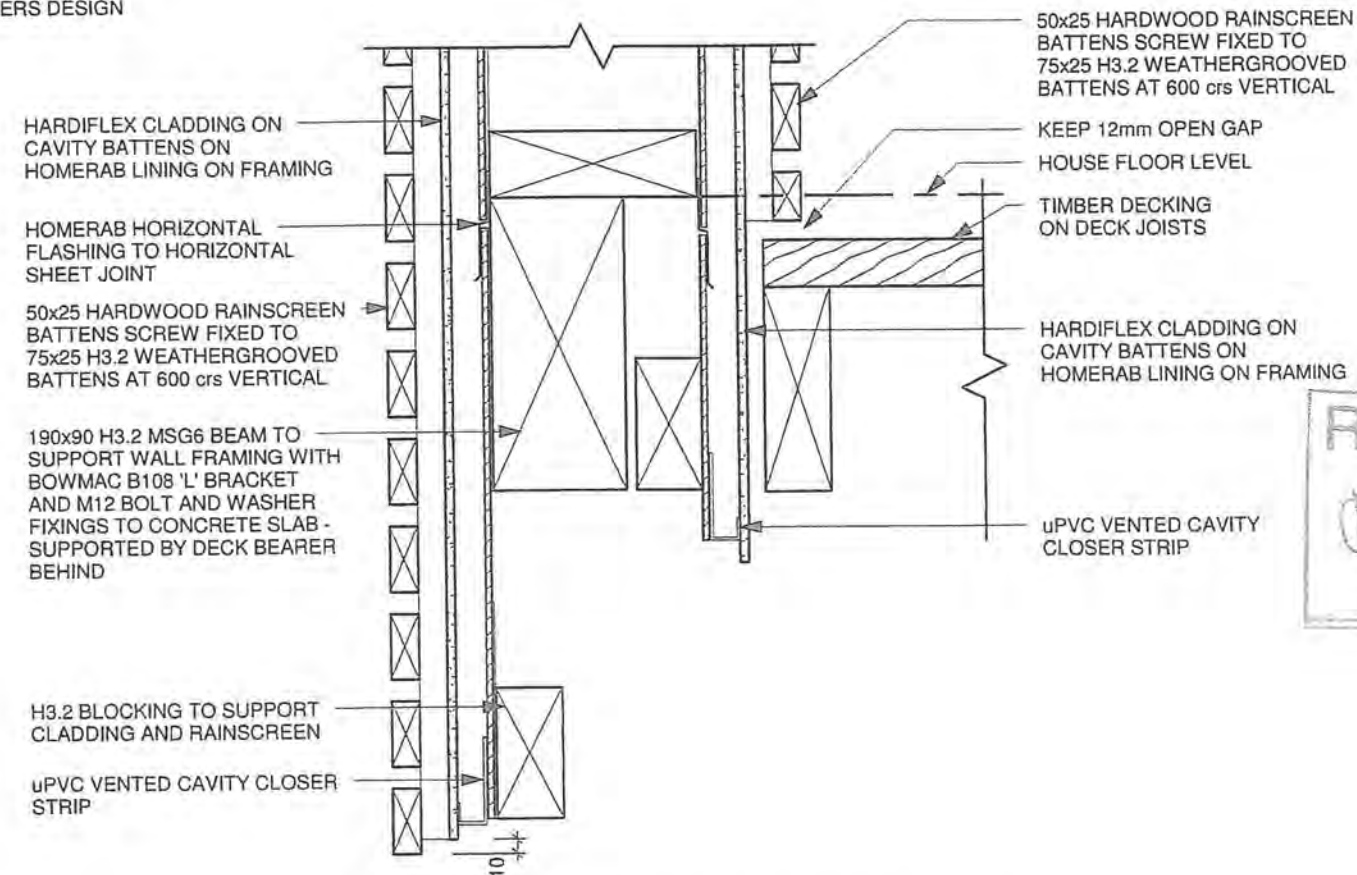
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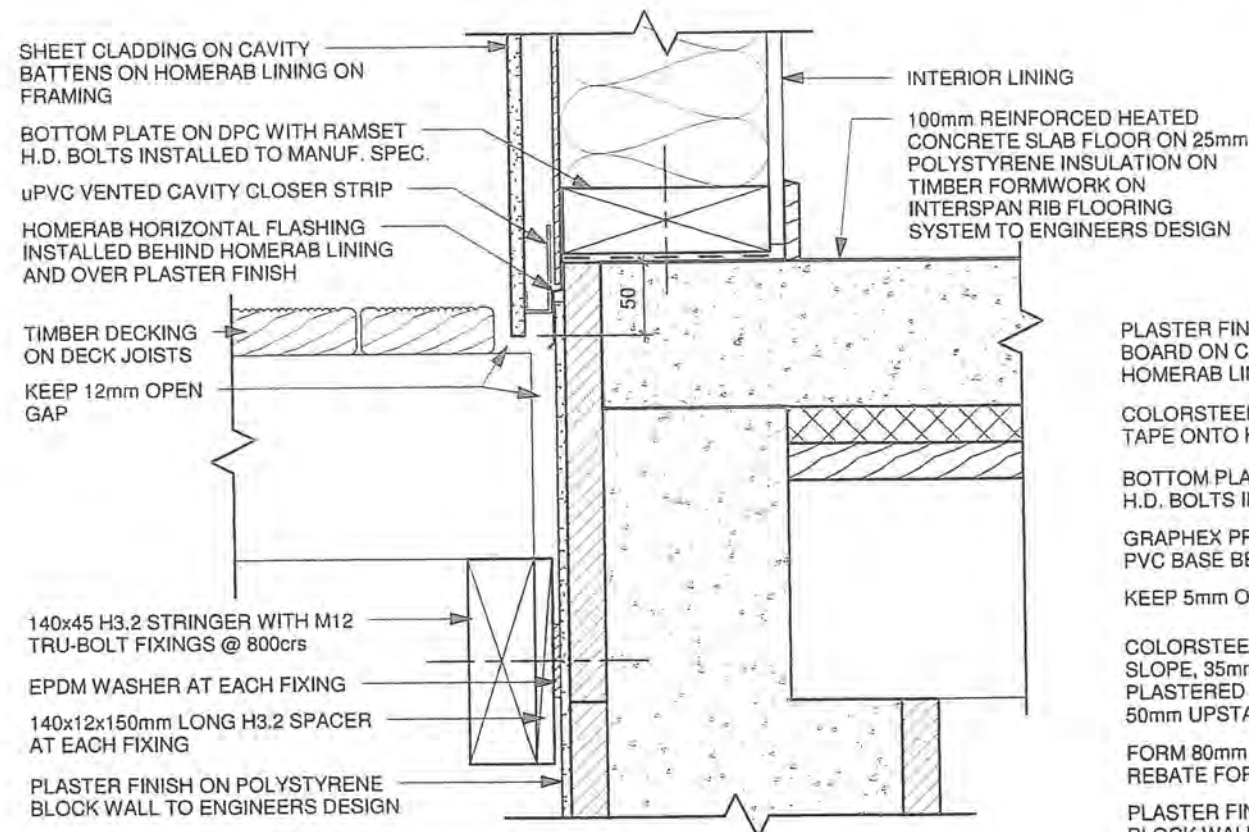
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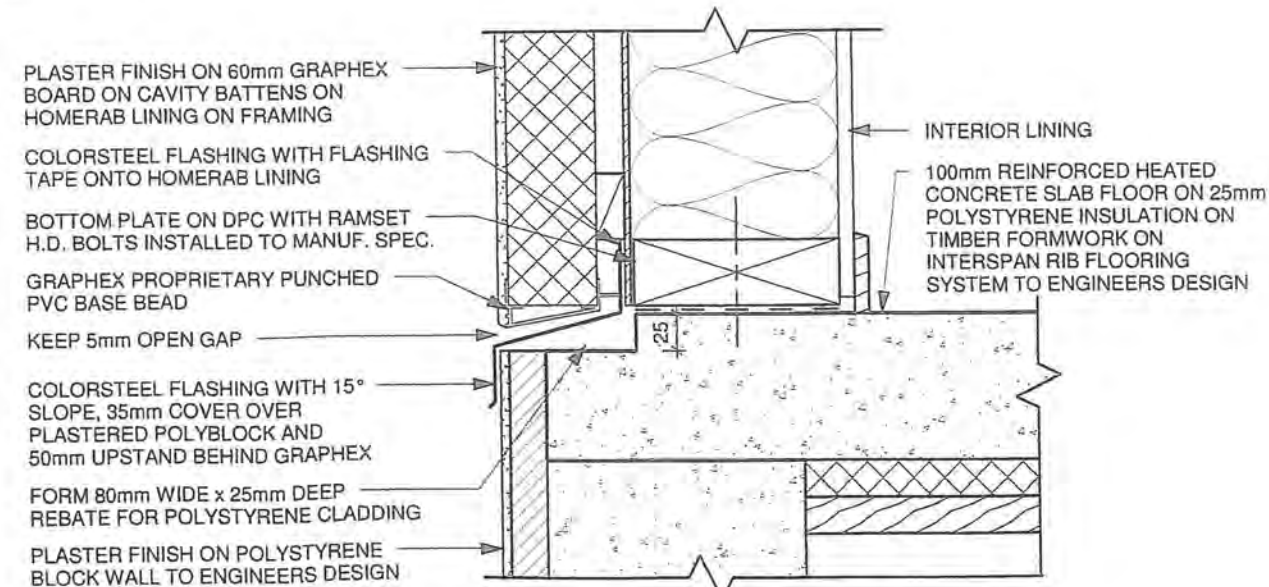
1 DECK / WBD WALL JUNCTION
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3 EXT. WALL AT CANTILEVERED SLAB
1:5



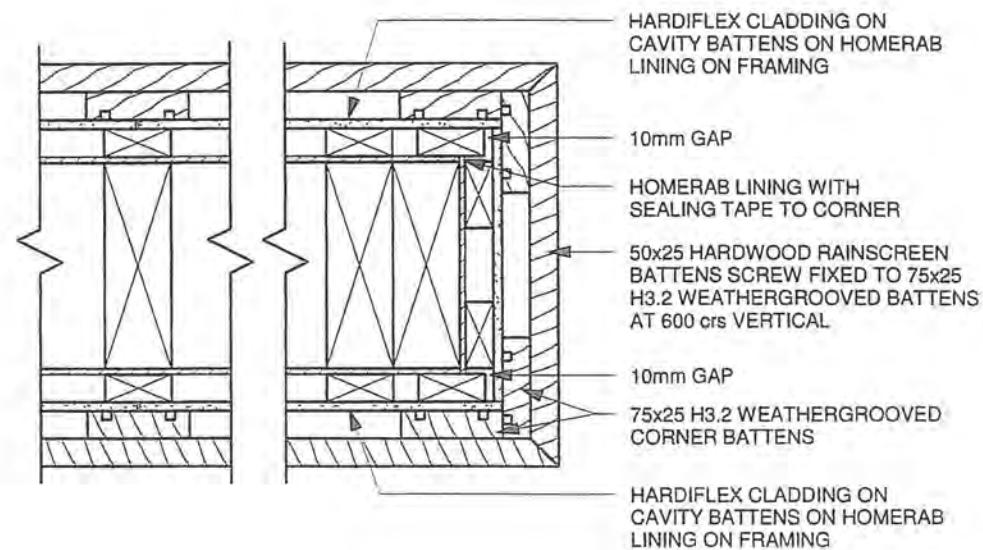
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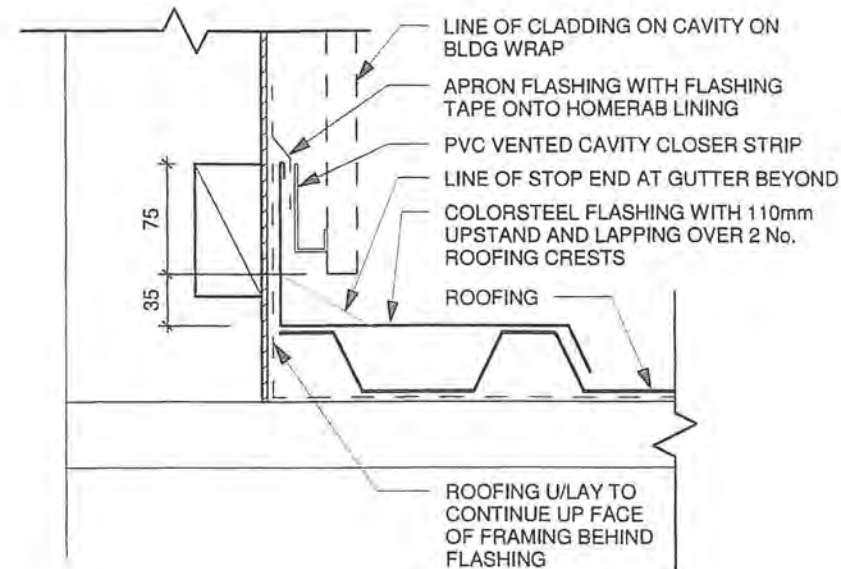
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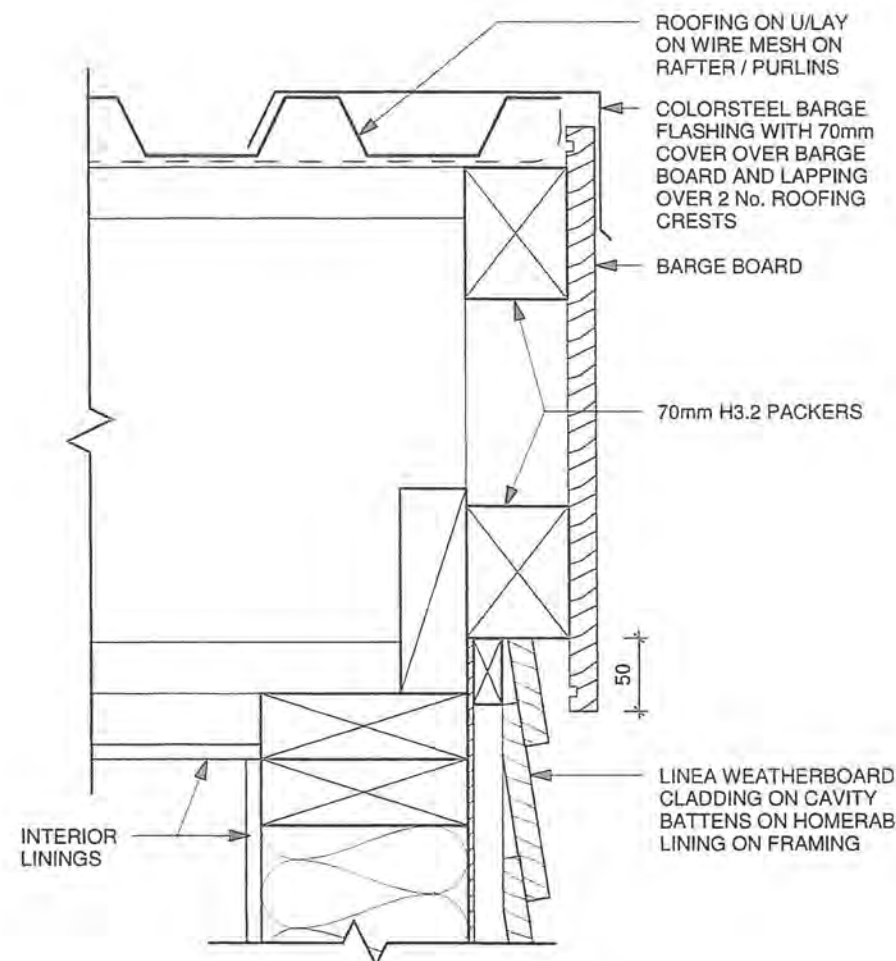
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A.D		
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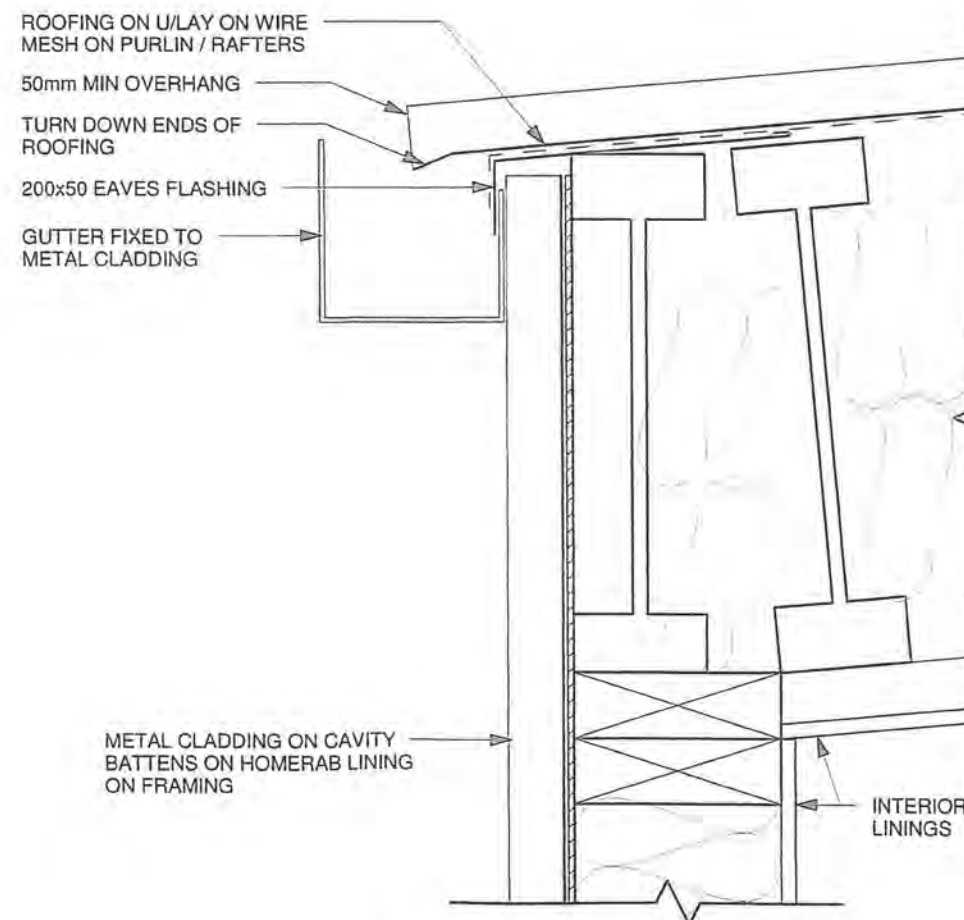
1 RAINSCREEN DETAIL
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2 PARALLEL APRON FLASHING
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3 METAL ROOFING BARGE
1:5



4 METAL ROOF EAVE
1:5

GENERAL NOTES

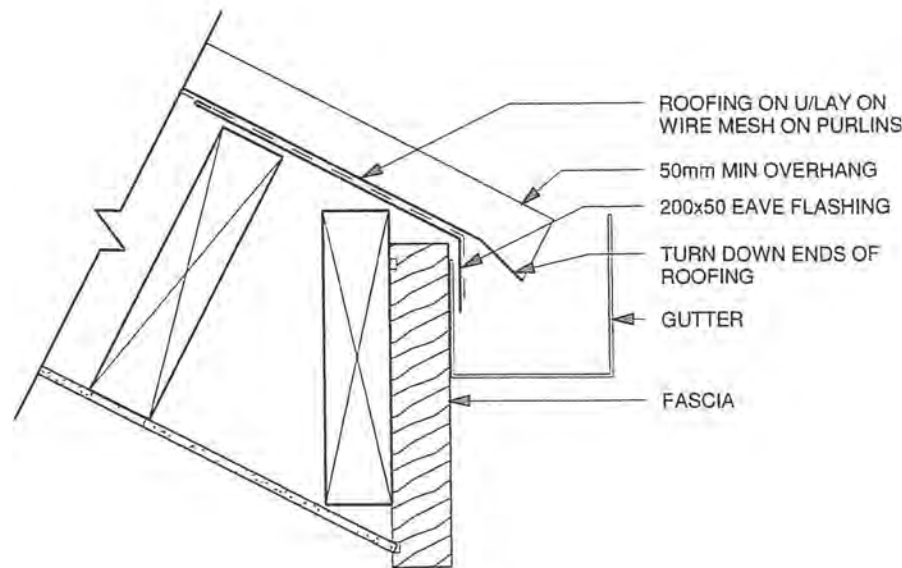
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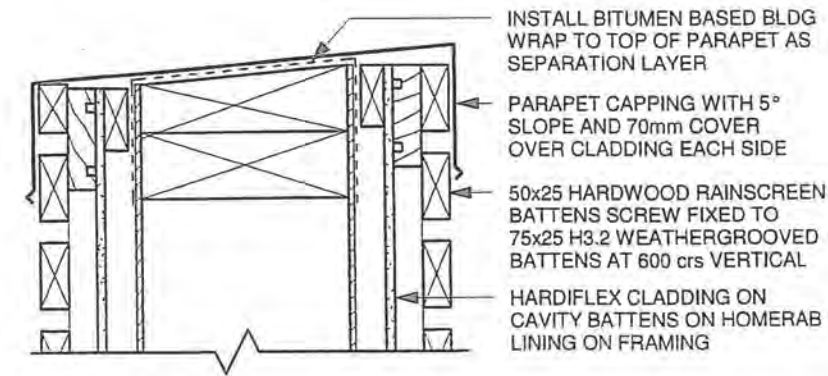
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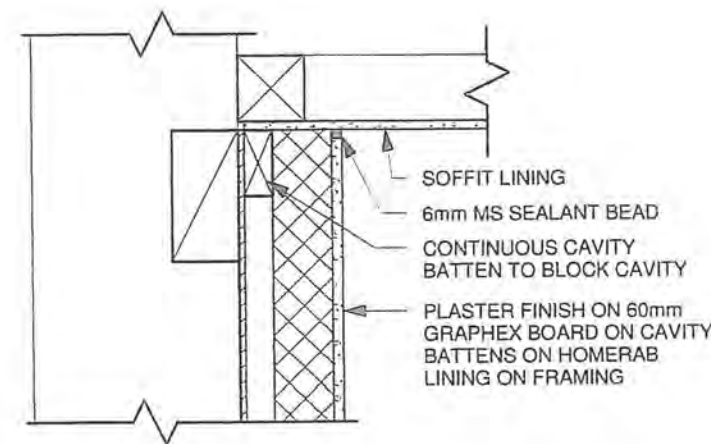
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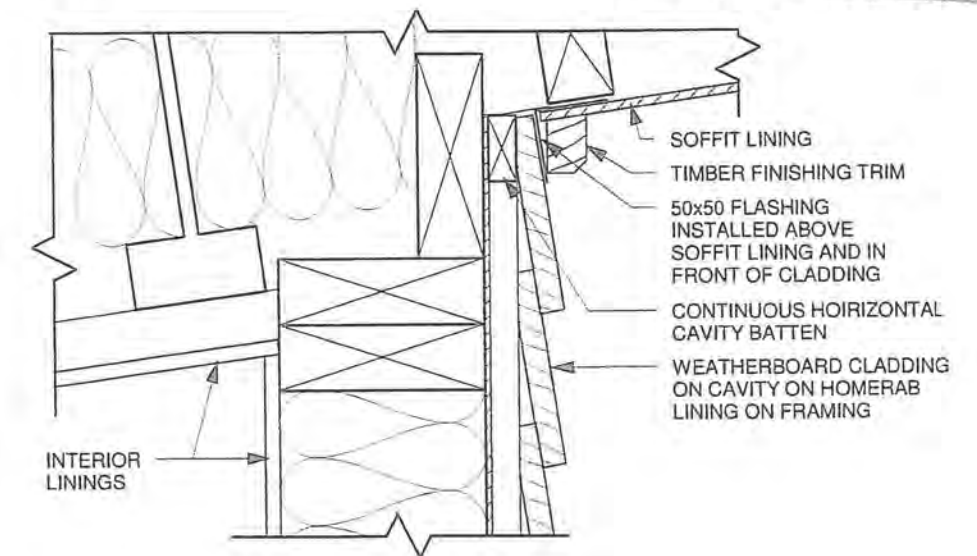
1 METAL ROOF EAVE
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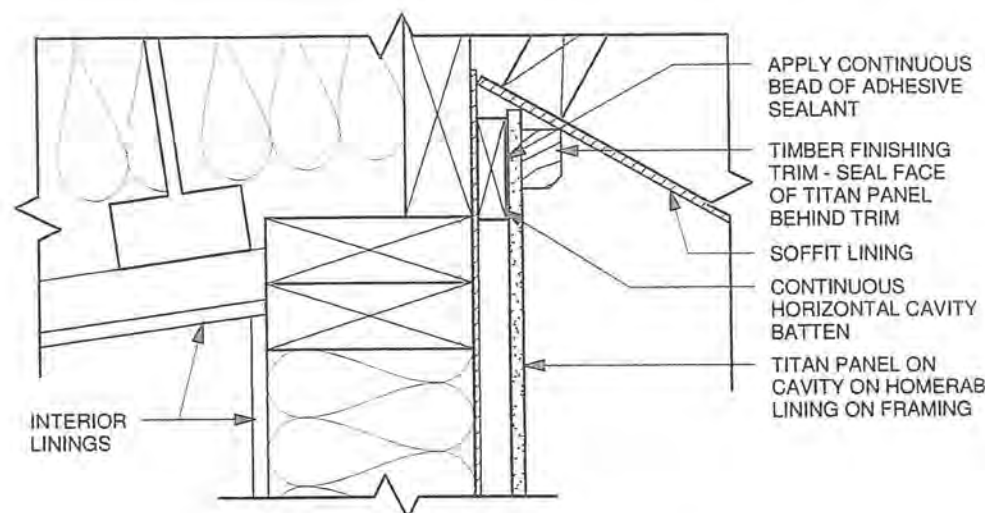
2 PARAPET CAPPING
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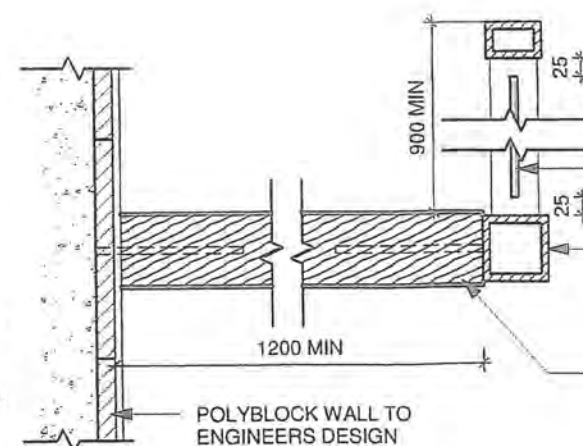
3 GRAPHEX SOFFIT JUNCTION
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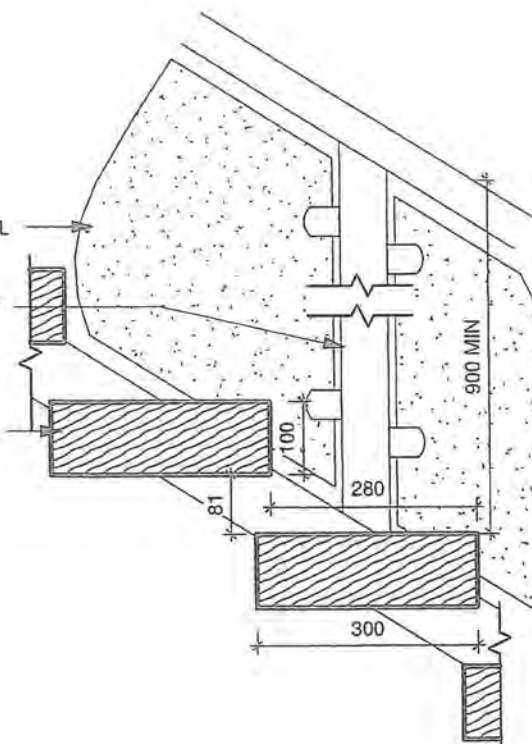
4 WBD / SOFFIT JUNCTION
1:5



5 HARDIES SOFFIT JUNCTION
1:5

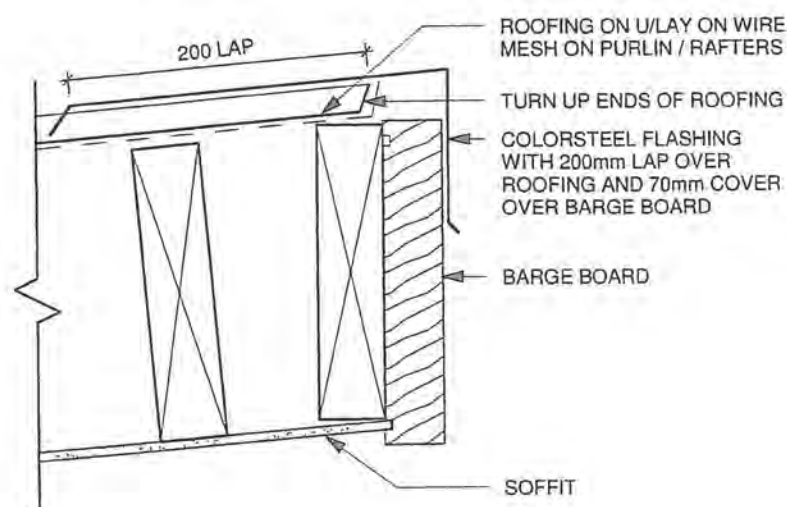


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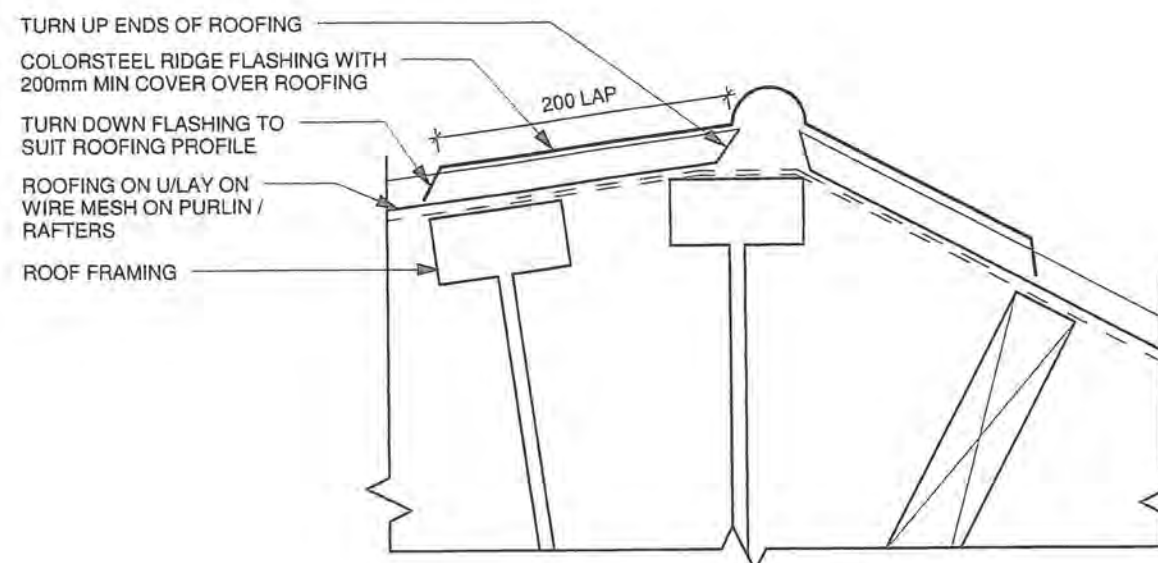


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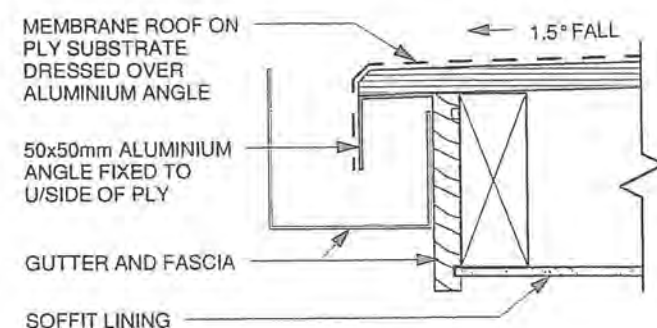
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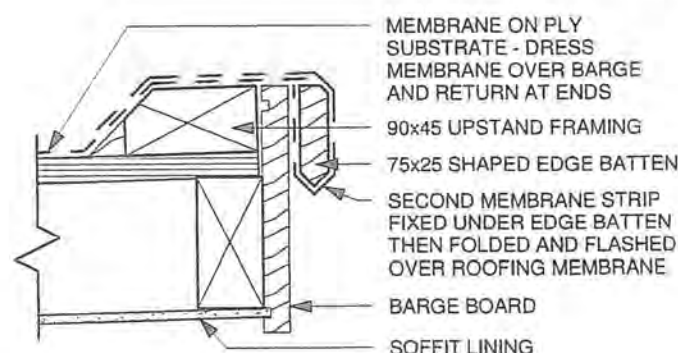
1 METAL ROOFING RIDGE
1:5



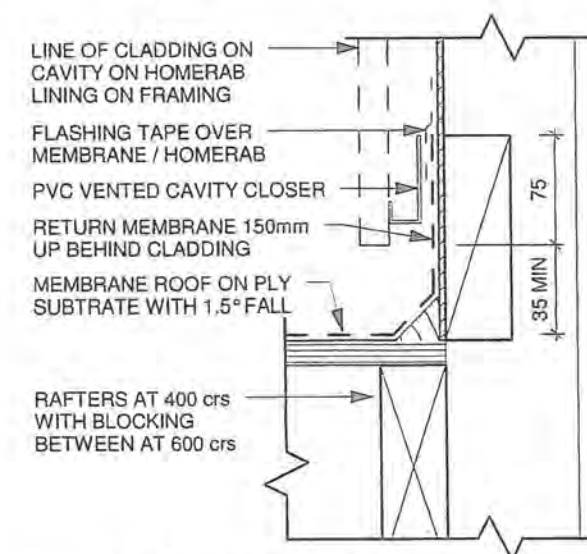
2 METAL ROOFING RIDGE
1:5



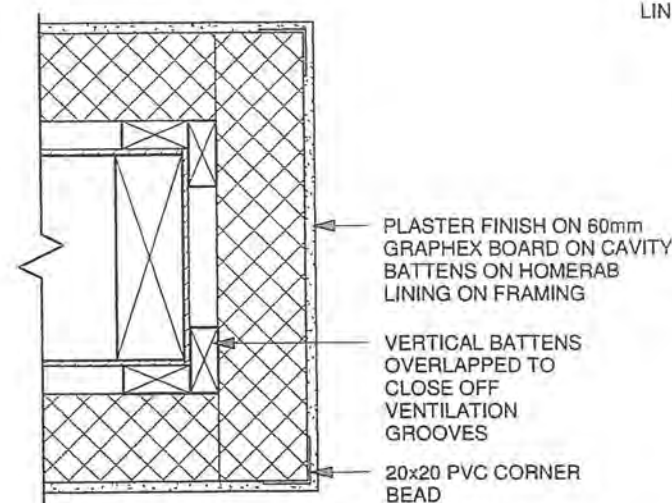
3 MEMBRANE EAVE
1:5



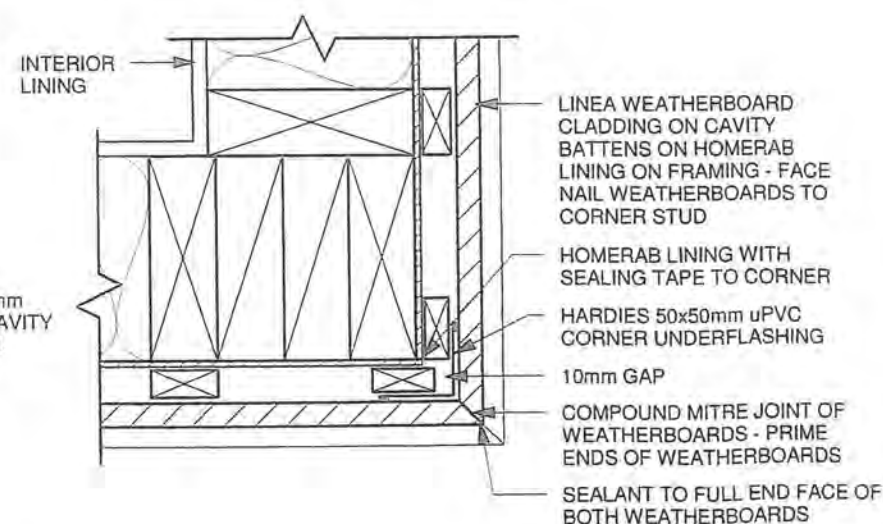
4 MEMBRANE BARGE
1:5



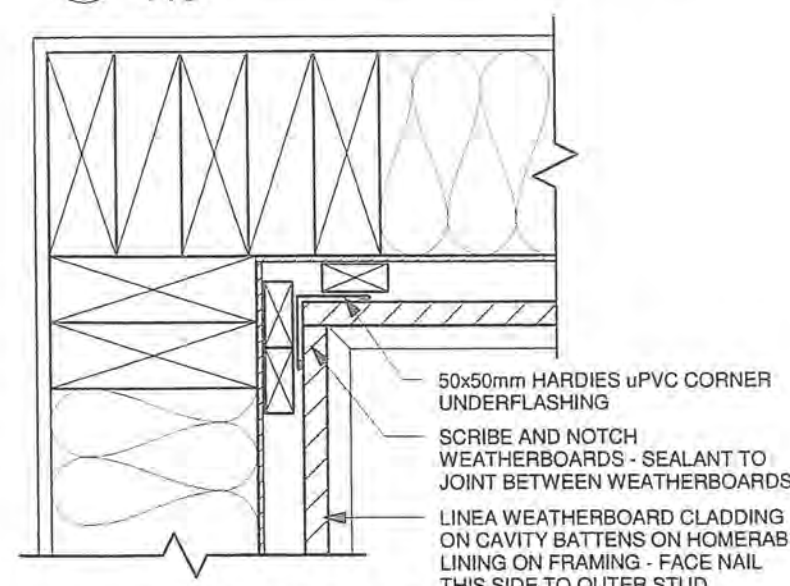
5 MEMBRANE ROOF / WALL JUNCTION
1:5



6 GRAPHEX EXTERNAL CORNER
1:5

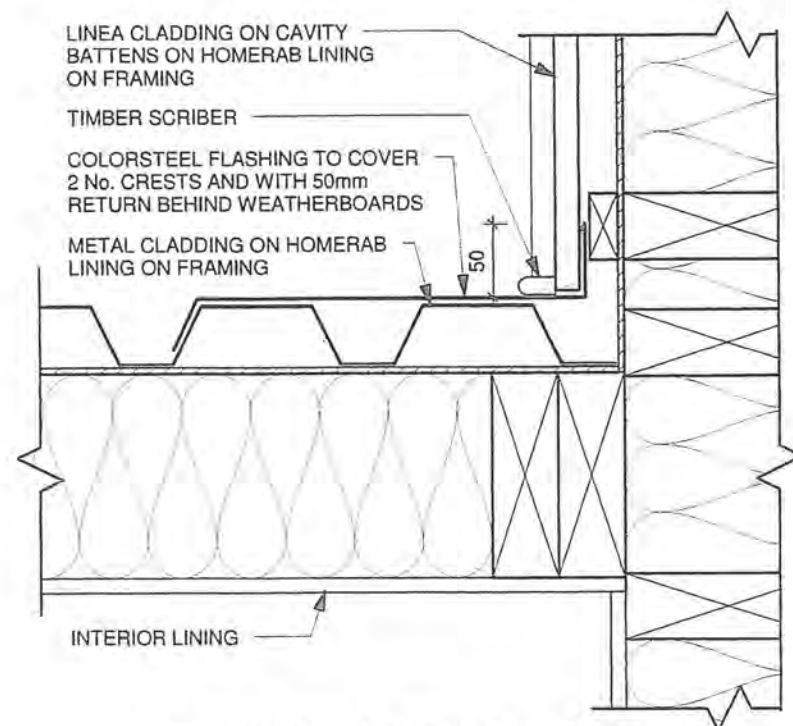


7 LINEA EXTERIOR CORNER
1:5

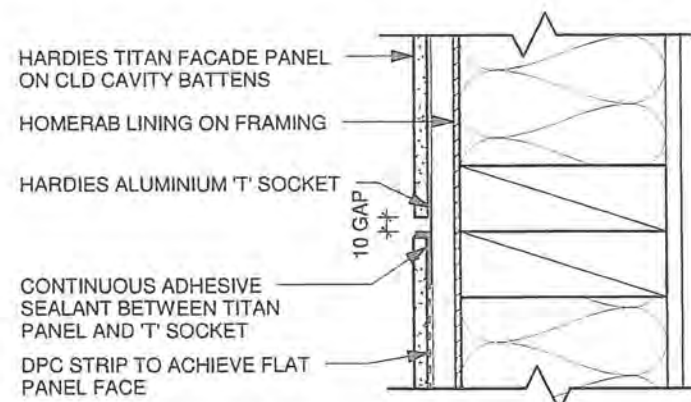


8 LINEA INTERIOR CORNER
1:5

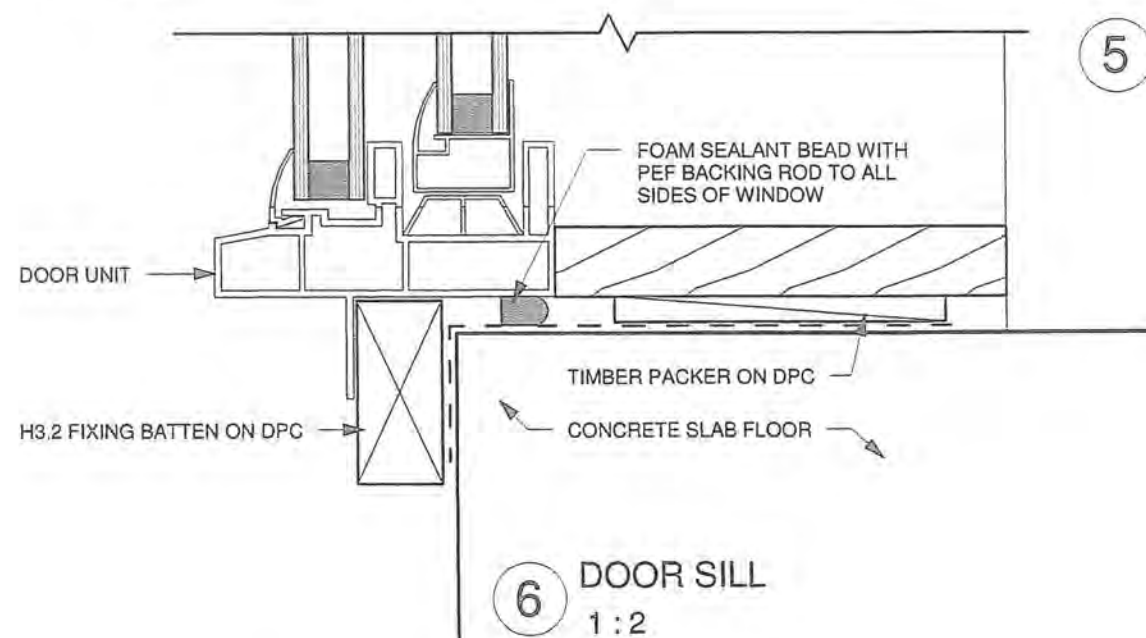
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Design Certified by		
Energy Efficient Homes Ltd.		
[SN: 091103] www.eehnz.com		
Proposed House		
Leonie & Chris Beggs		
8 Ngarara Road, Waikanae		
Lot 9 DP 13765		
A.D		
architecture LTD		
Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz		
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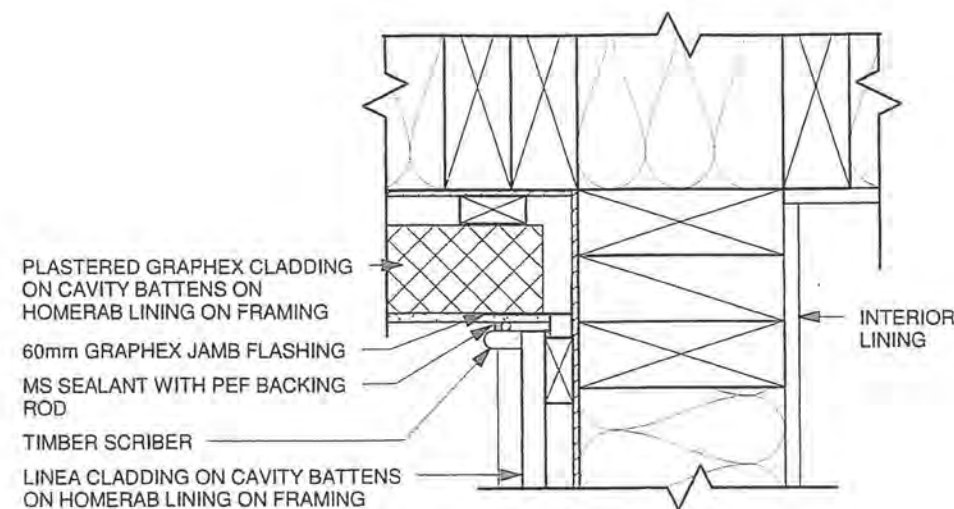
1 LINEA / METAL INT. CNR
1:5



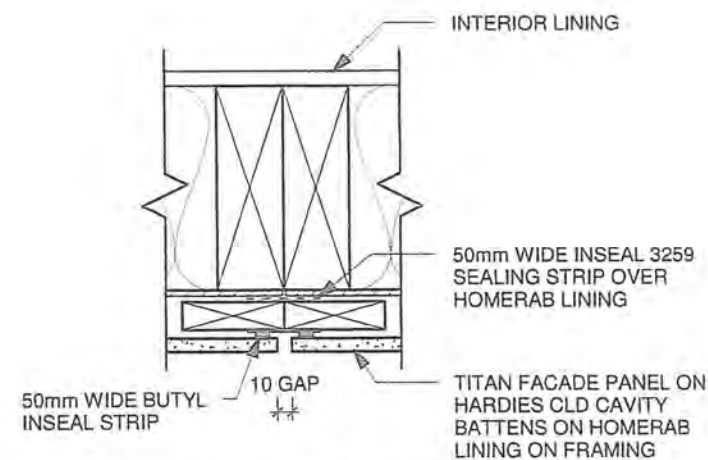
4 TITAN HORIZONTAL JOINT
1:5



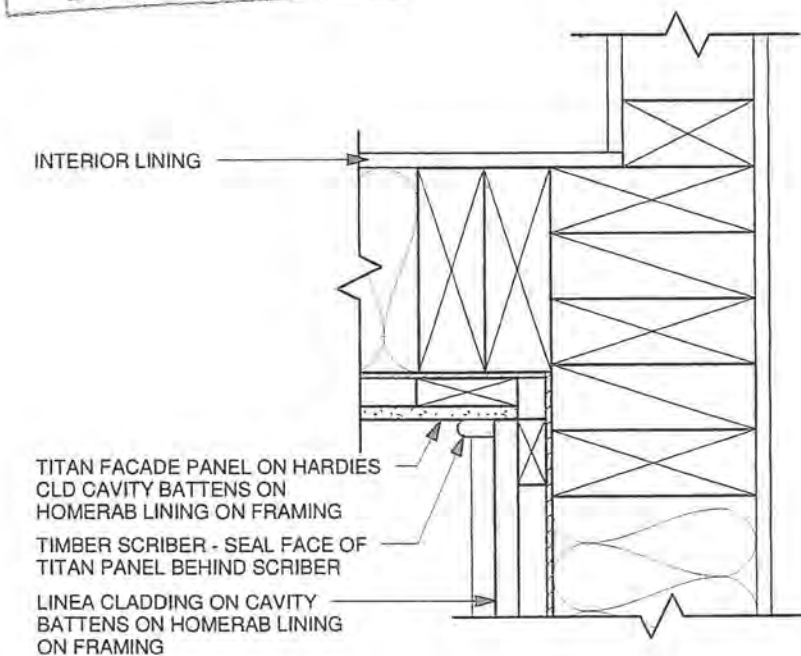
6 DOOR SILL
1:2



2 LINEA / POLY INT. CNR
1:5



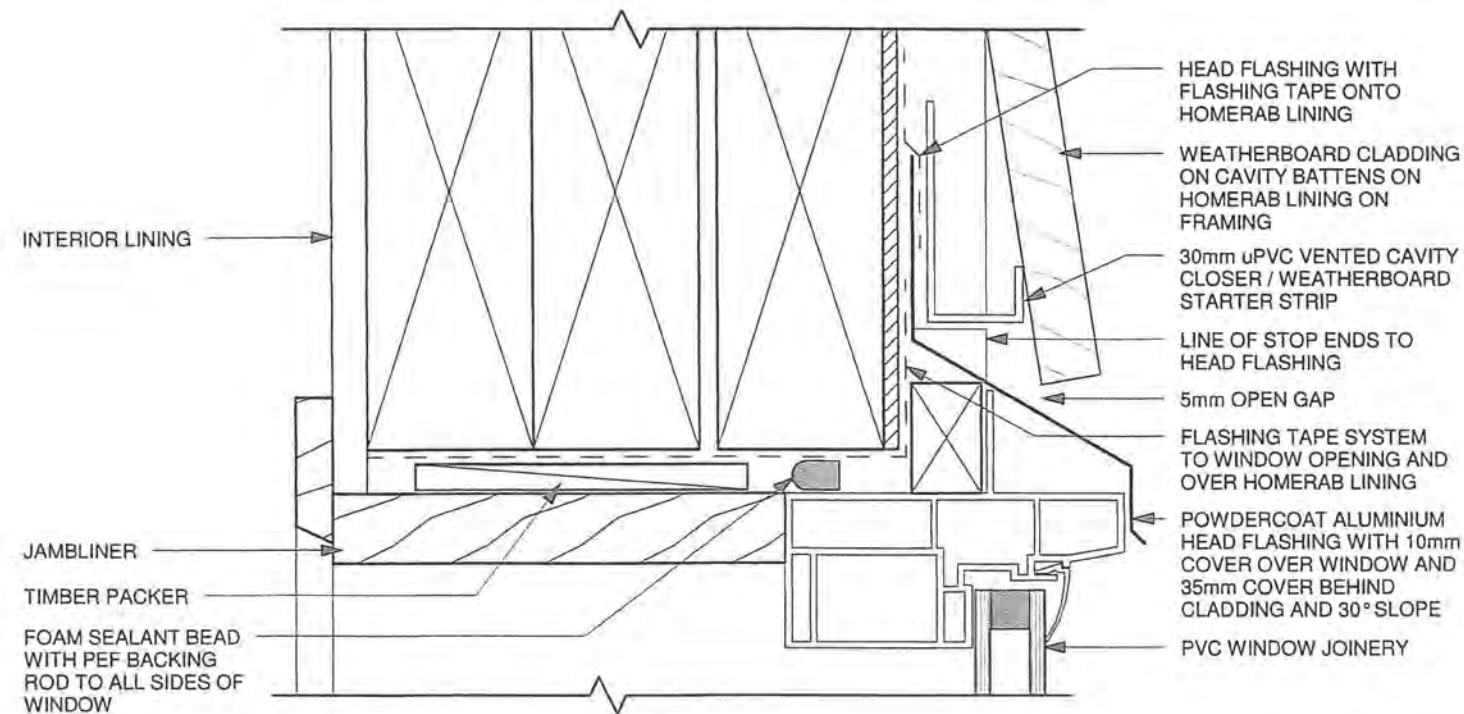
5 TITAN VERTICAL JOINT
1:5



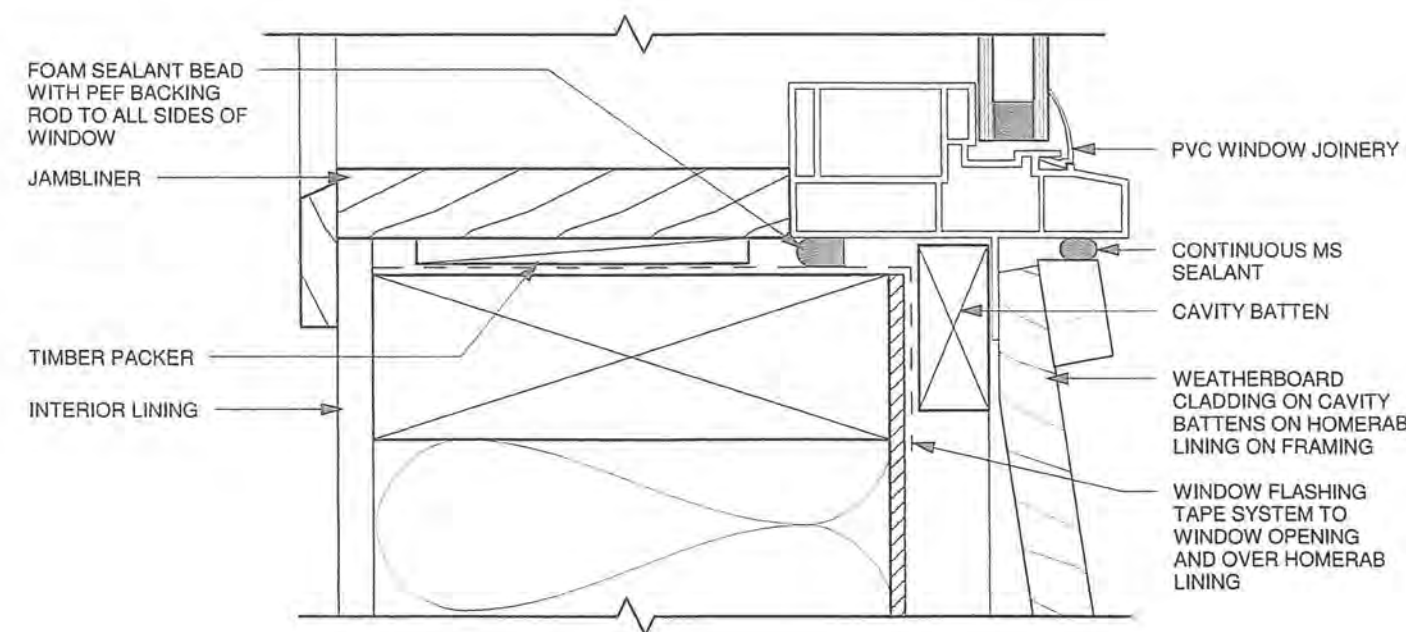
3 TITAN / LINEA INT. CNR
1:5

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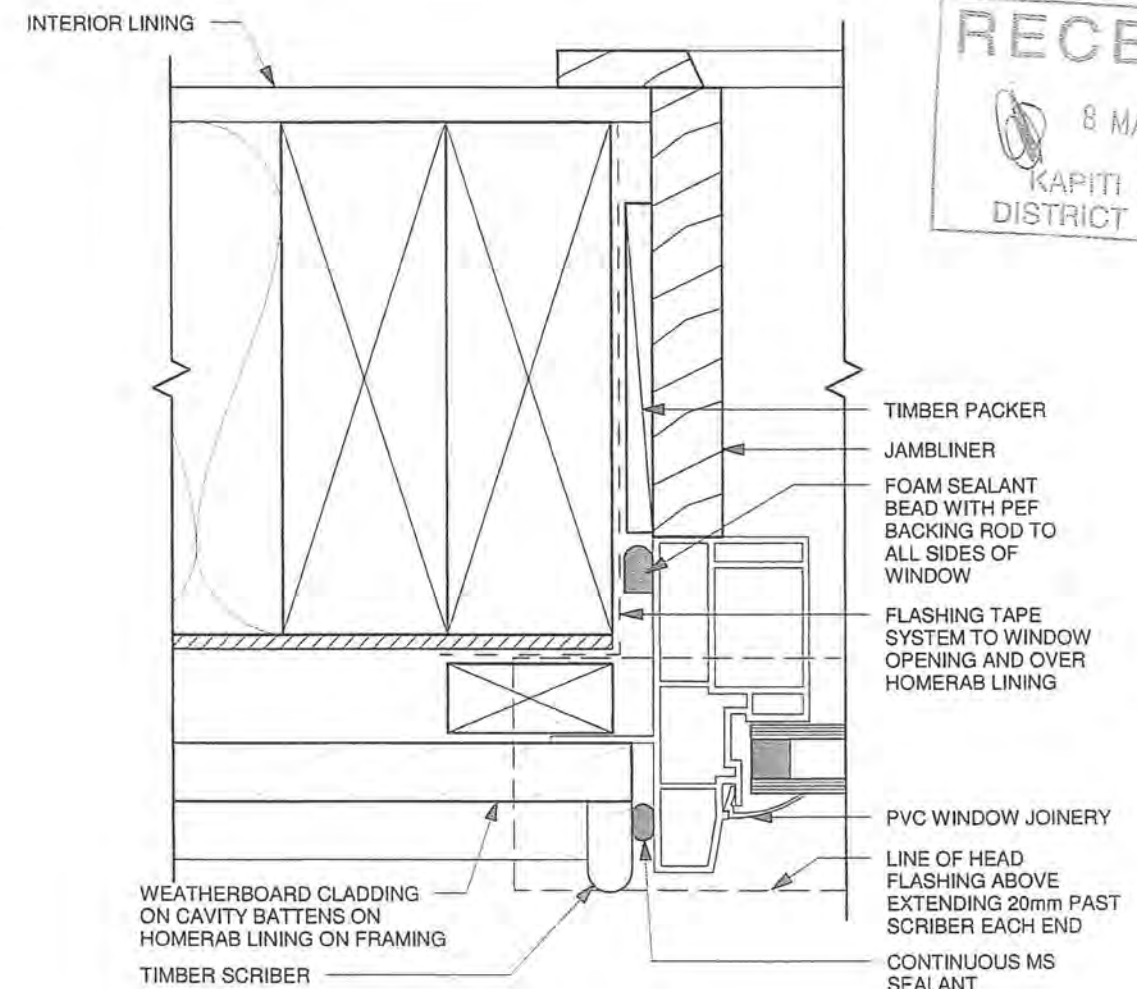
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architecture		
LTD		
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1 WBD WINDOW HEAD
1:2



2 WBD WINDOW SILL
1:2



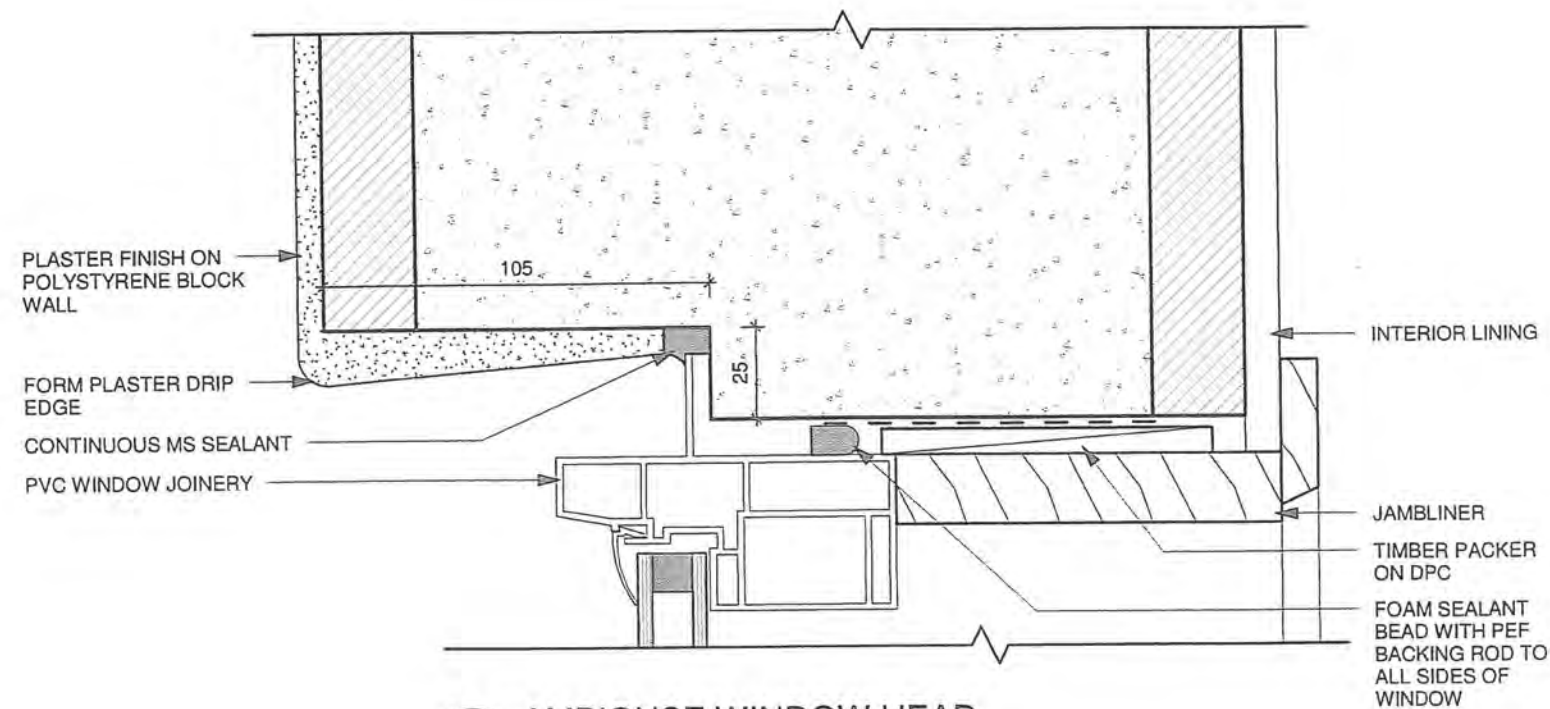
3 WBD WINDOW JAMB
1:2

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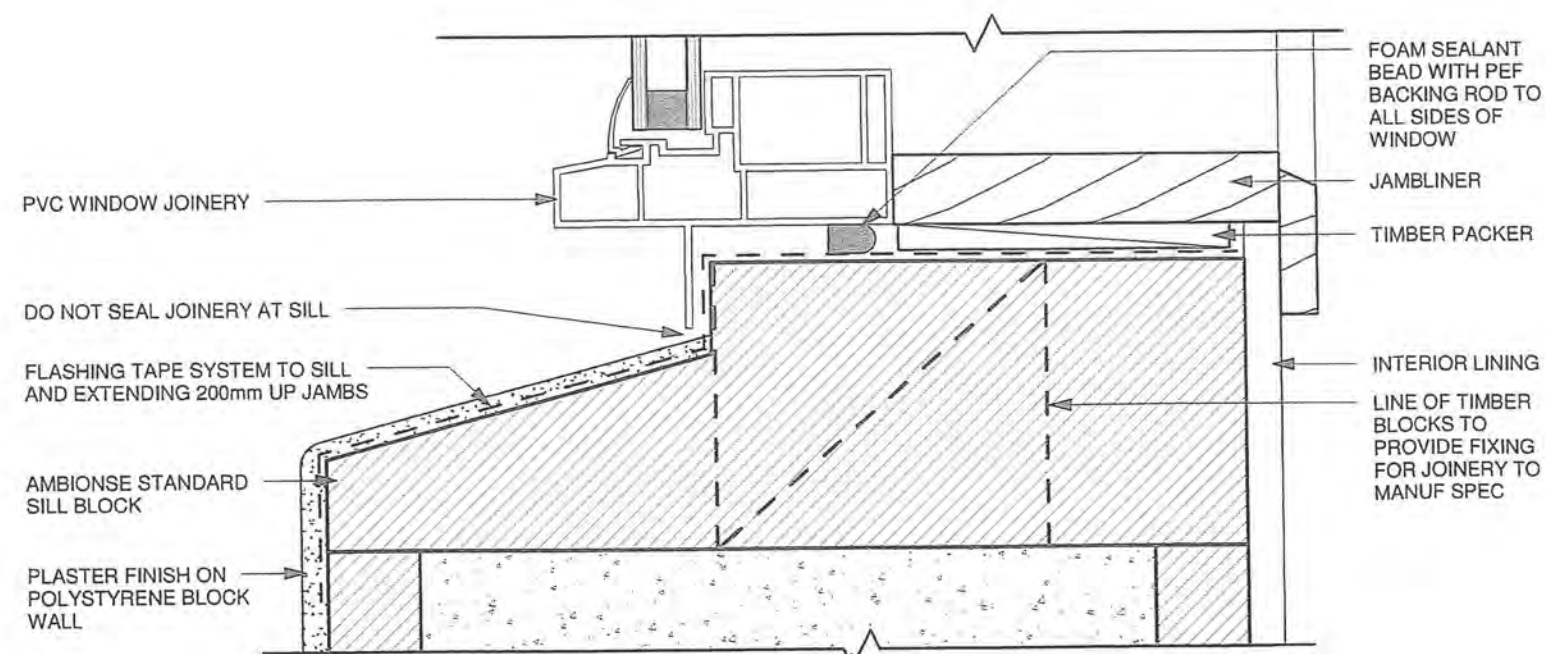


TIMBER PACKER
 JAMBLINER
 FOAM SEALANT BEAD WITH PEF BACKING ROD TO ALL SIDES OF WINDOW
 FLASHING TAPE SYSTEM TO WINDOW OPENING AND OVER HOMERAB LINING
 PVC WINDOW JOINERY
 LINE OF HEAD FLASHING ABOVE EXTENDING 20mm PAST SCRIBER EACH END
 CONTINUOUS MS SEALANT

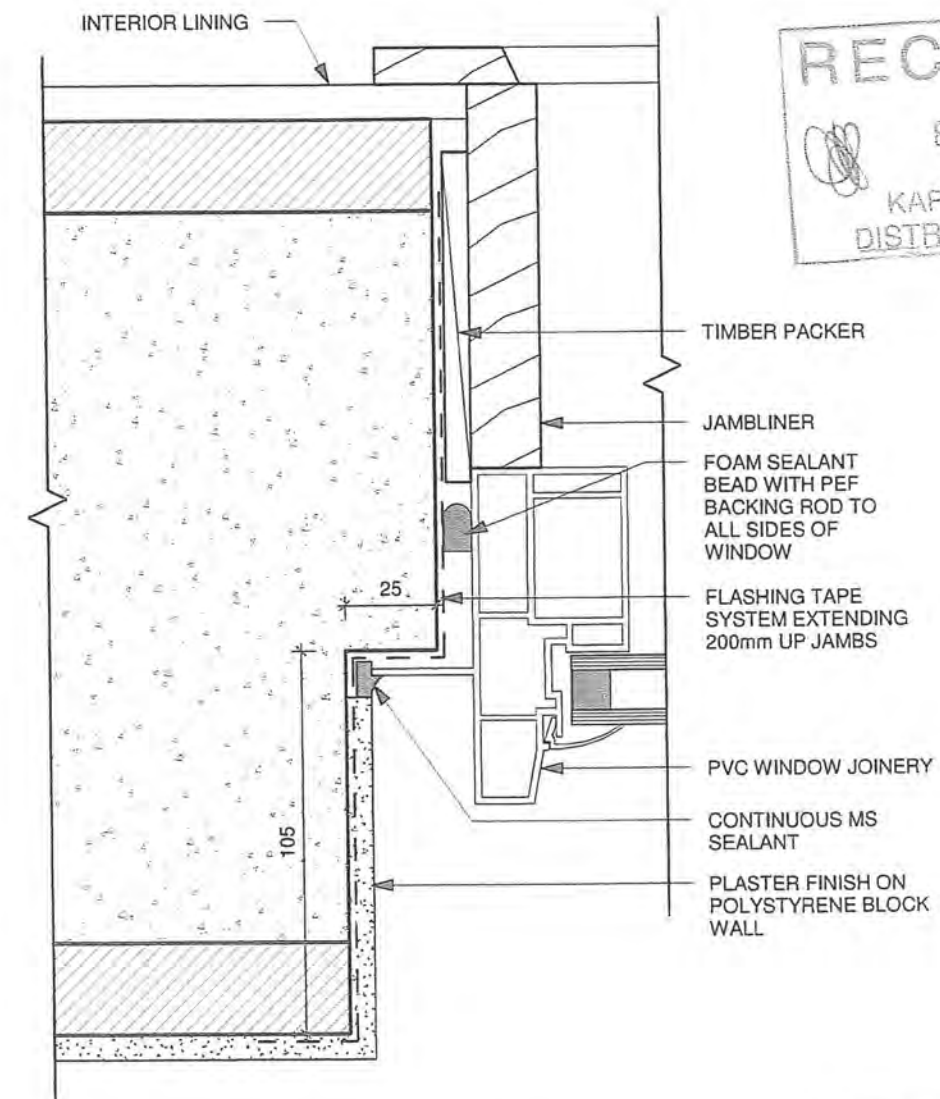
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1 AMBIONSE WINDOW HEAD
1:2

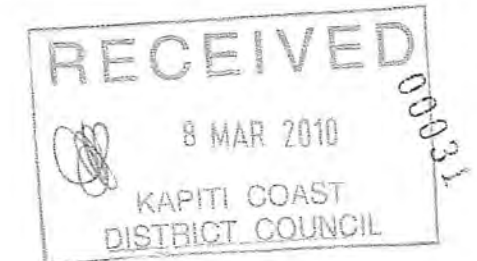


2 AMBIONSE WINDOW SILL
1:2

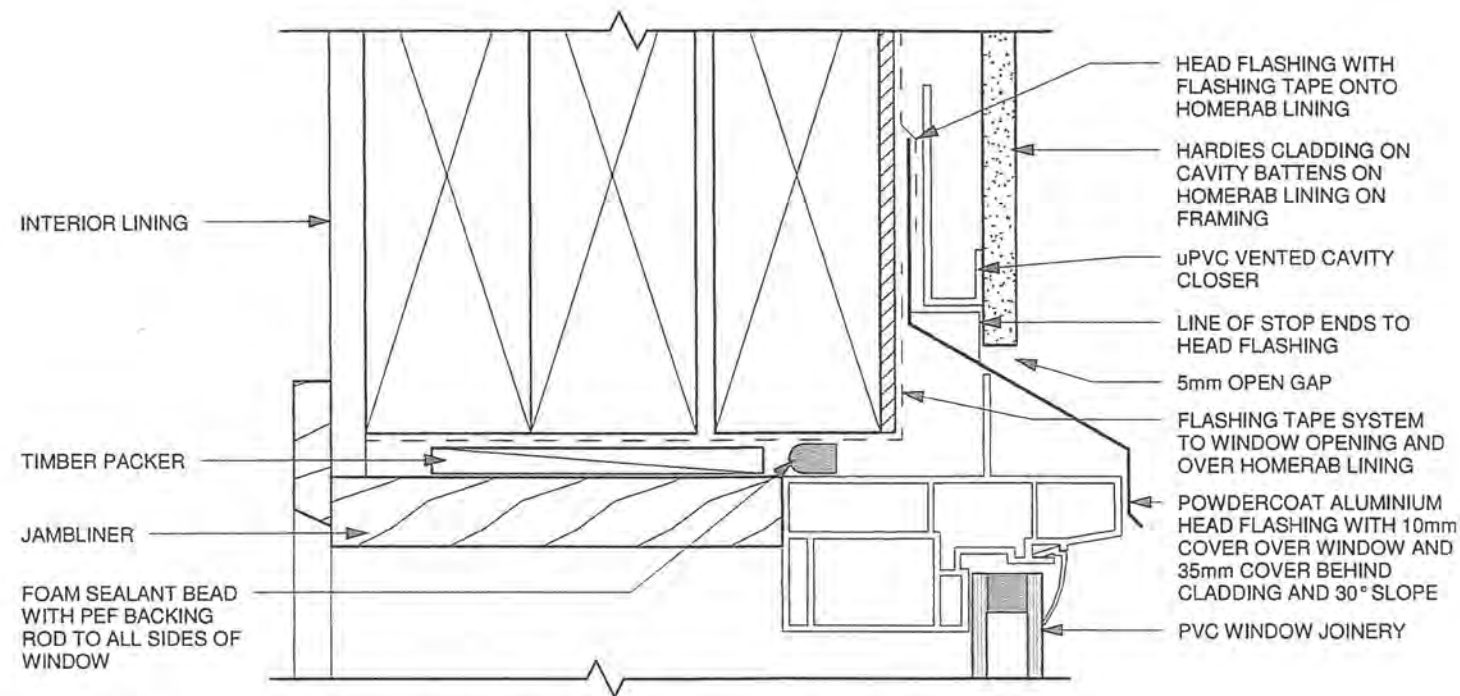


3 AMBIONSE WINDOW JAMB
1:2

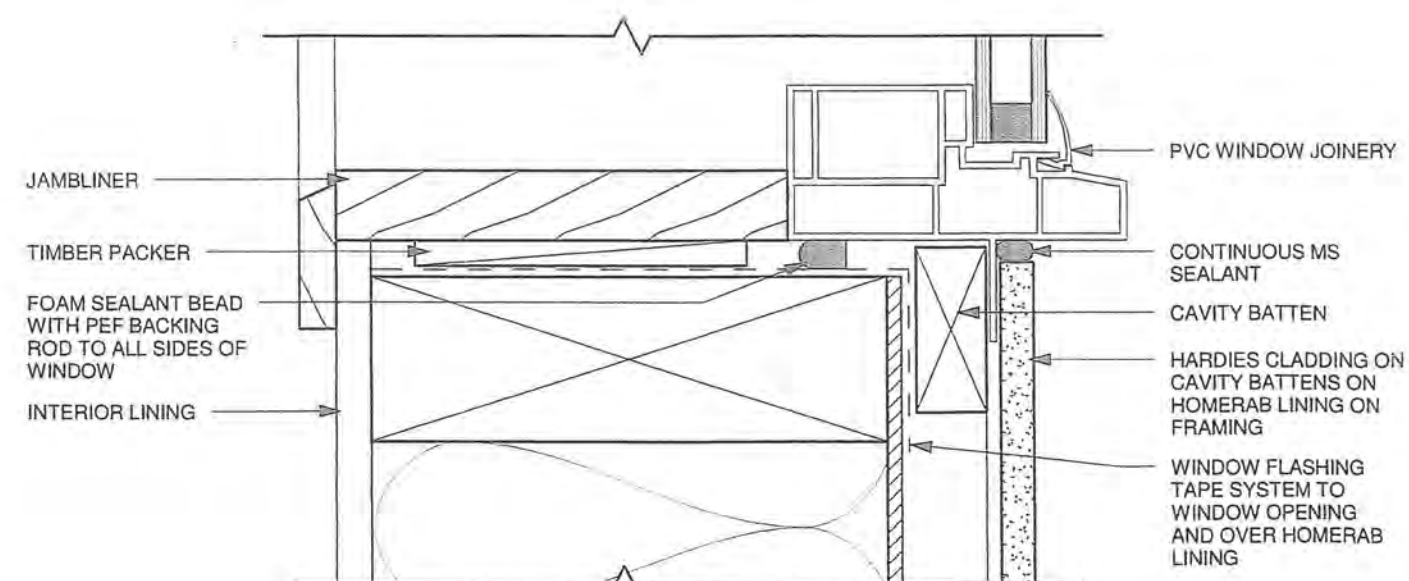
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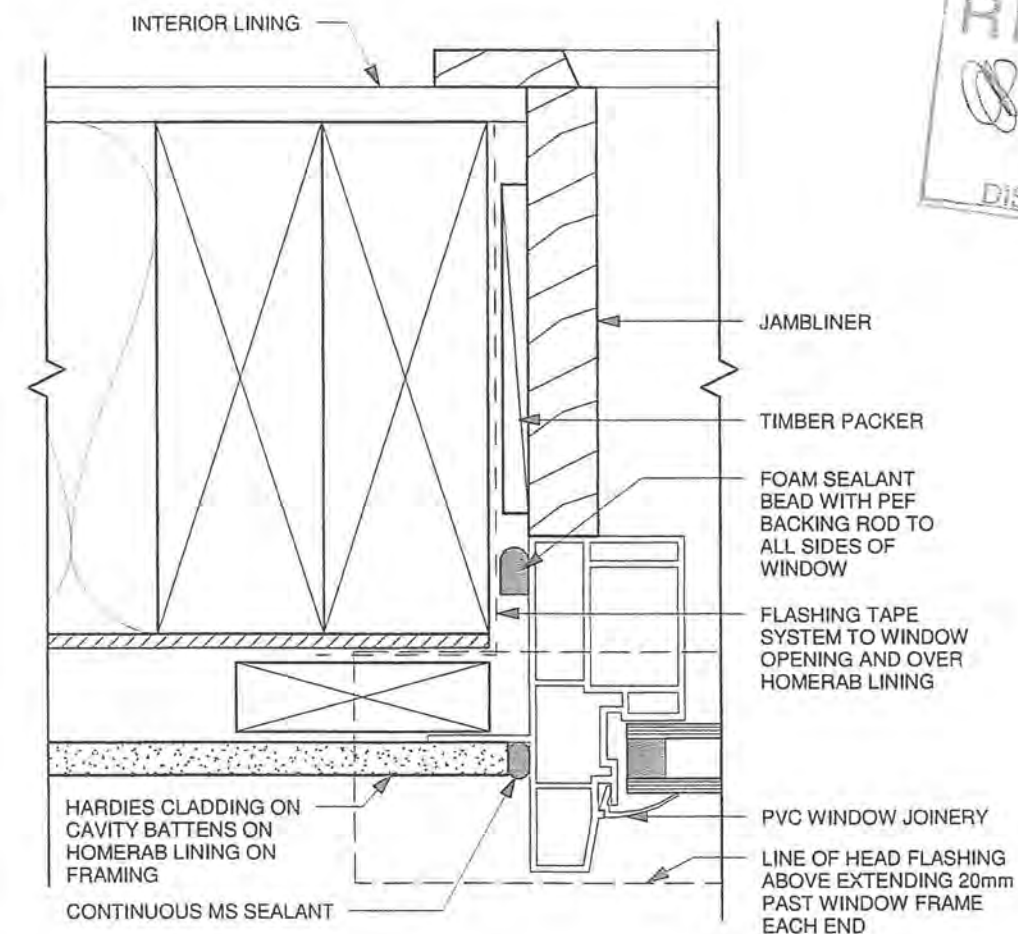
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1 HARDIES WINDOW HEAD
1:2



2 HARDIES WINDOW SILL
1:2



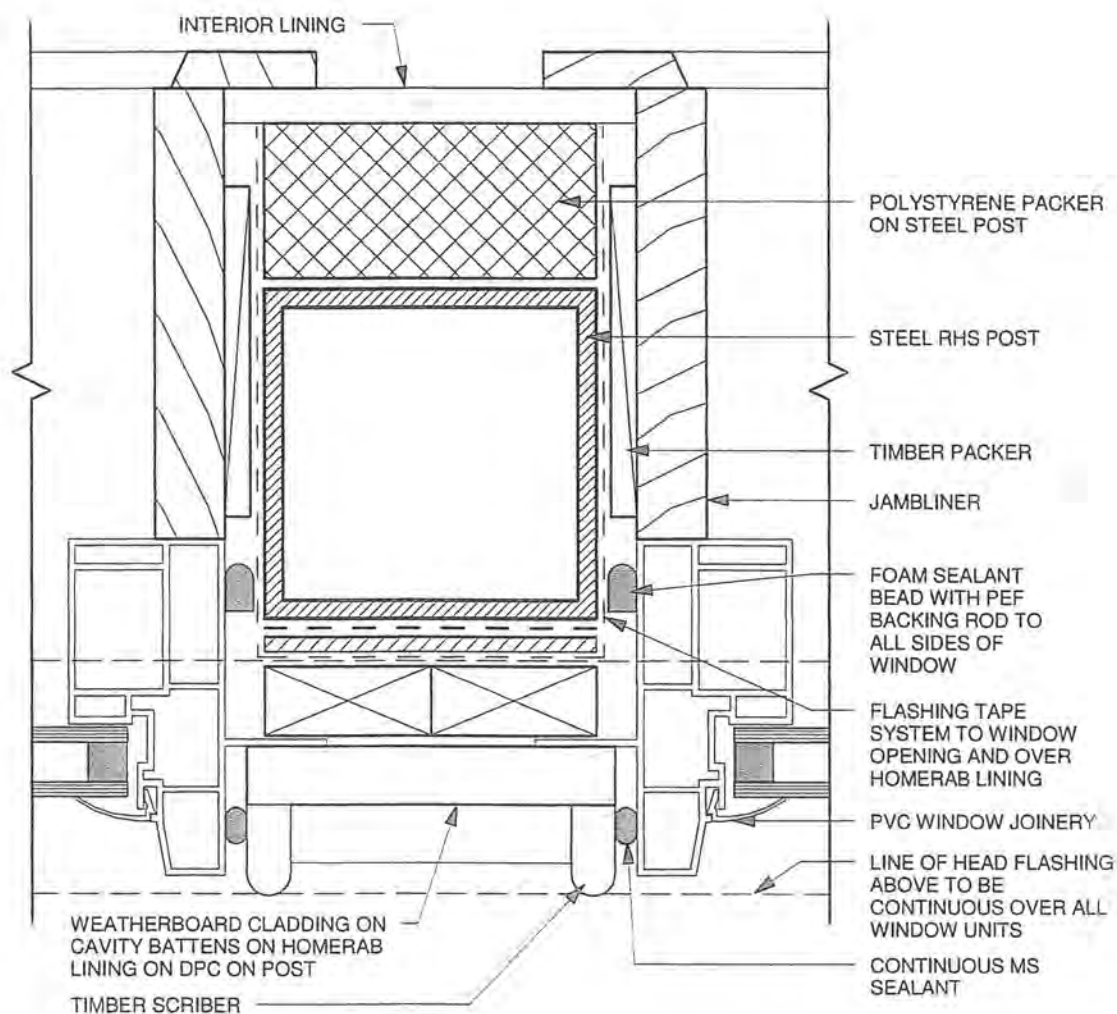
3 HARDIES WINDOW JAMB
1:2

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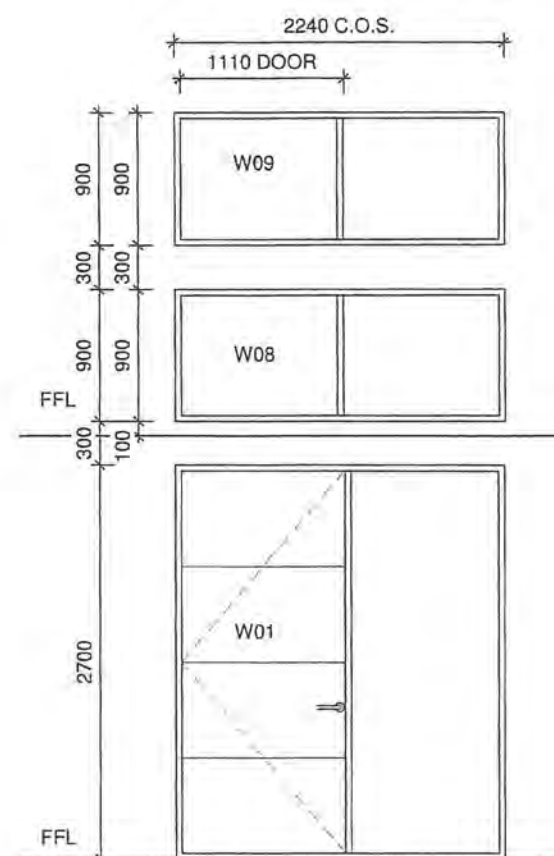


1 DOUBLE WINDOW JAMB
1:2

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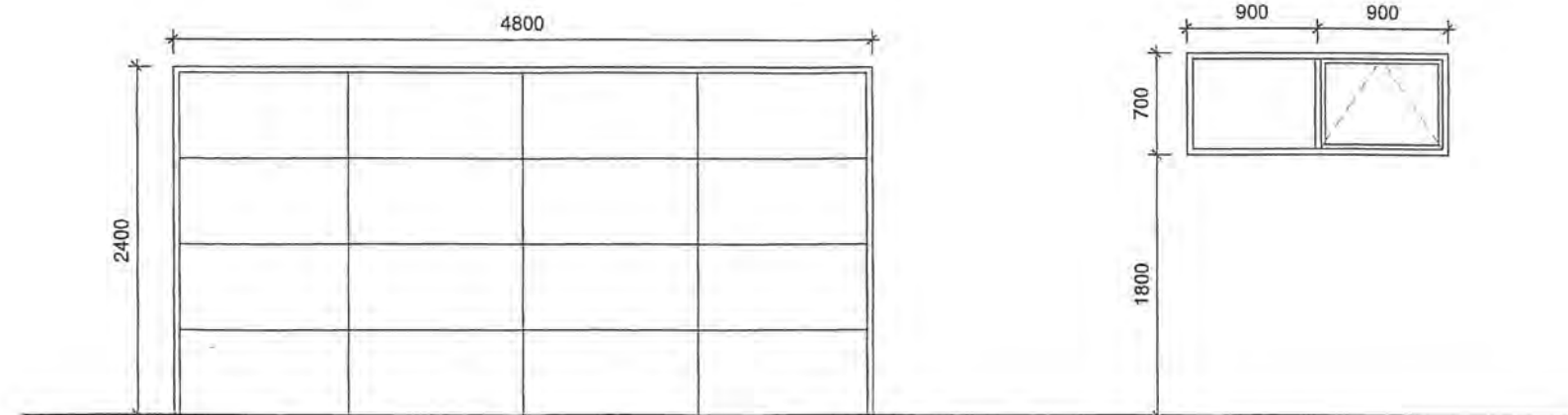


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SOLID PANEL ENTRY DOOR WITH SAFETY GLASS SIDELIGHT
FIXED PANES ABOVE

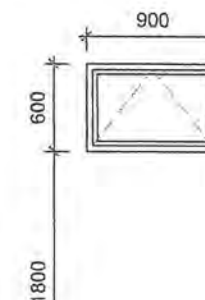
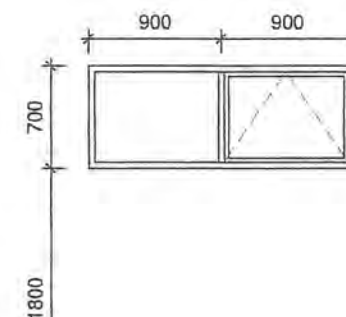
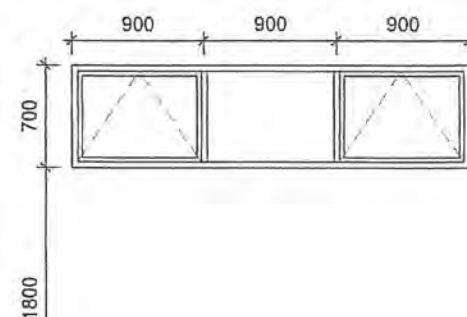
W01, 08, 09



FLAT PANEL AUTO SECTIONAL GARAGE DOOR

W02

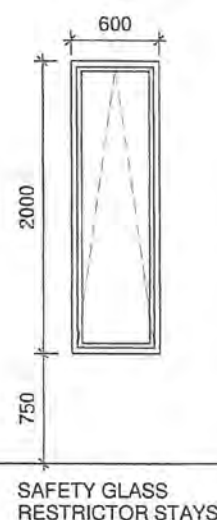
W03



W04, 05

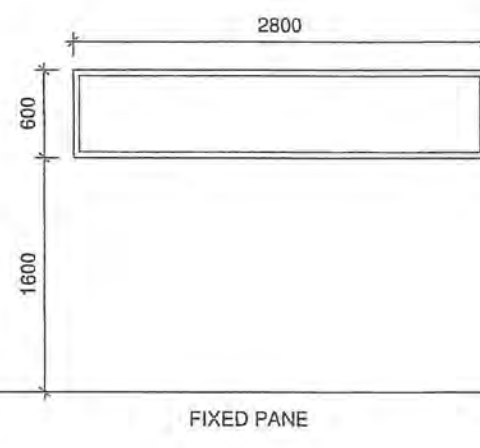
W06

W07

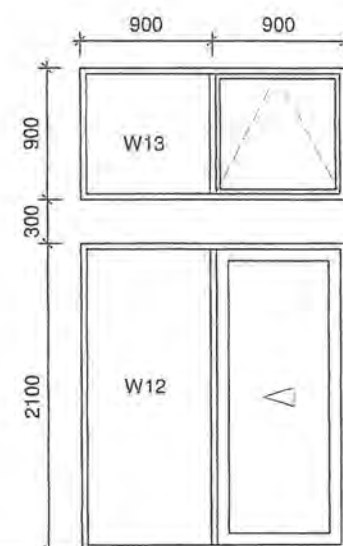


SAFETY GLASS
RESTRICTOR STAYS

W10

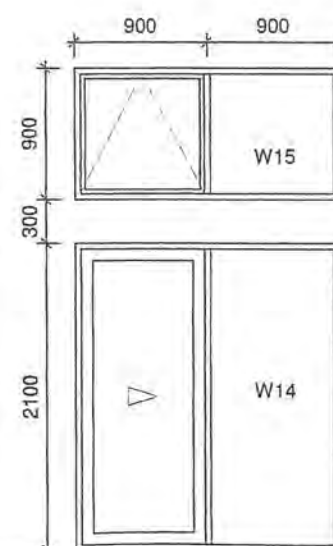


W11



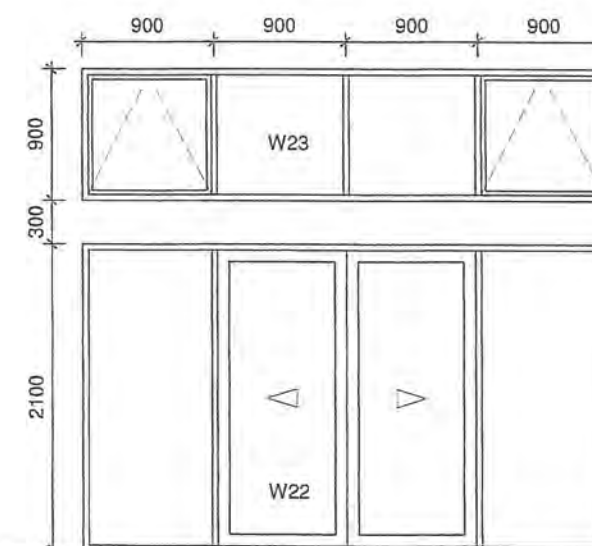
SLIDING DOOR UNIT AND
SEPARATE TOP LIGHT ABOVE
SAFETY GLASS TO SLIDING DOOR
OPENING TOP LIGHT TO BE
ELECTRICAL OR WINDER OPENING

W12, 13



SLIDING DOOR UNIT AND
SEPARATE TOP LIGHT ABOVE
SAFETY GLASS TO SLIDING DOOR
OPENING TOP LIGHT TO BE
ELECTRICAL OR WINDER OPENING

W14, 15



SLIDING DOOR UNIT AND
SEPARATE TOP LIGHT ABOVE
SAFETY GLASS TO SLIDING DOOR
OPENING TOP LIGHTS TO BE
ELECTRICAL OR WINDER OPENING

W22, 23

EXTERIOR JOINERY SCHEDULE

1:50

- WINDOW AND DOOR JOINERY:**
- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
 - SHOWN AS VIEWED FROM EXTERIOR
 - ALL WINDOWS TO BE UPVC DOUBLE GLAZED WITH LOW 'E' COATING AND ARGON INFILL
 - GLAZING TO NZS 4223 (PART 3 IN PARTICULAR) AND MANUFACTURER TO CONFIRM WINDOWS REQUIRED TO BE SAFETY GLASS
 - WINDOW JOINER TO CHECK OPENING SIZES ON SITE BEFORE MANUFACTURE
 - WINDOW MANUFACTURER TO SUPPLY ALL FLASHINGS AND WANS WIS COMPONENTS
 - REFER ALSO TO WINDOW DETAILS
 - ALL WINDOWS HAVE ARCHITRAVES
 - ALL OPENING SASHES TO HAVE COLOUR MATCHED DOUBLE TONGUE CATCHES
 - ALL JAMB LINERS TO BE 19mm FINGERJOINTED PINE, PAINT FINISH
 - INSTALL WINDOW FLASHING TAPE SYSTEM TO ALL WINDOW & DOOR OPENINGS IN EXTERIOR WALLS
 - ALLOW FOR 390w x 190h (TO BE CONFIRMED) VIEWING PANEL FOR ELECTRICAL METER PANEL



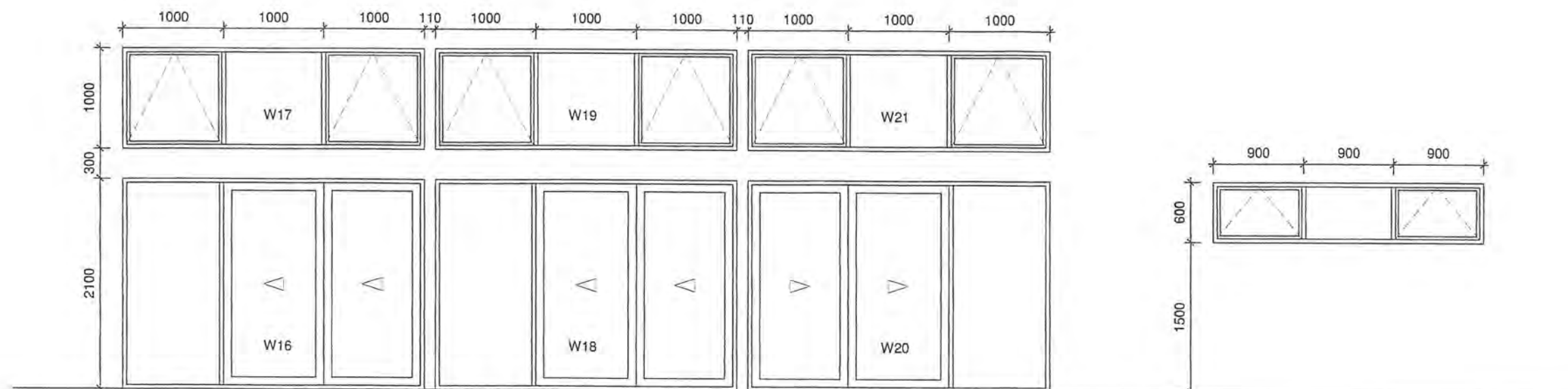
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Proposed House		
Leonie & Chris Beggs		
8 Ngarara Road, Waikanae		
Lot 9 DP 13765		
A.D		
architecture		
Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz		
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EXTERIOR JOINERY
SCHEDULE

BUILDING CONSENT

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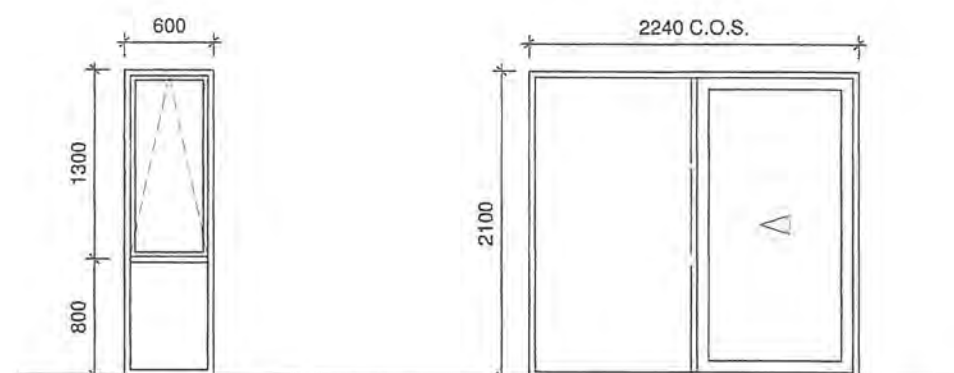
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SLIDING DOOR UNITS AND SEPARATE TOP LIGHTS ABOVE
SAFETY GLASS TO SLIDING DOORS

W16, 17, 18, 19, 20, 21

W24



SLIDING DOOR UNIT
SAFETY GLASS

W25

W26

WINDOW AND DOOR JOINERY:

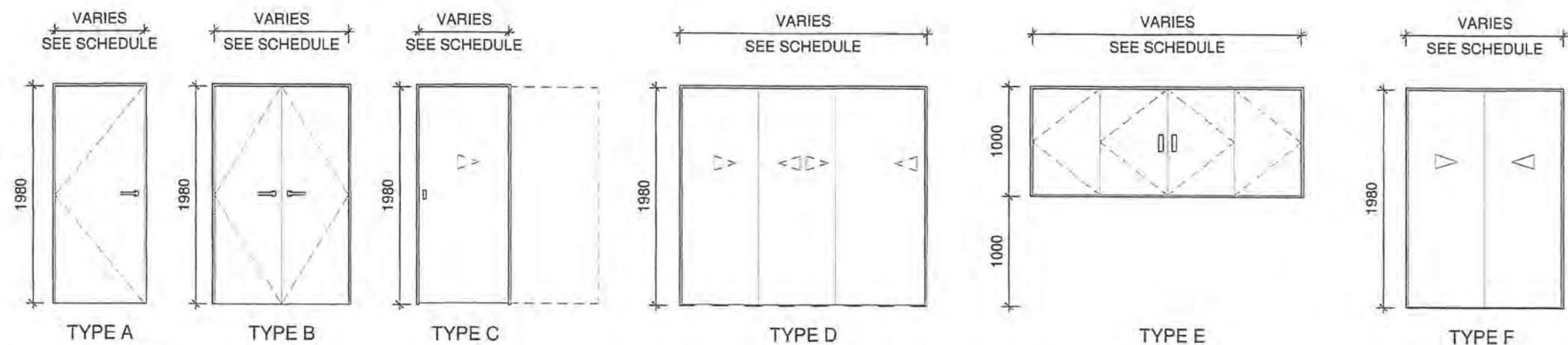
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EXTERIOR JOINERY SCHEDULE			
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EXTERIOR JOINERY SCHEDULE

1:50



INTERIOR DOOR NOTES

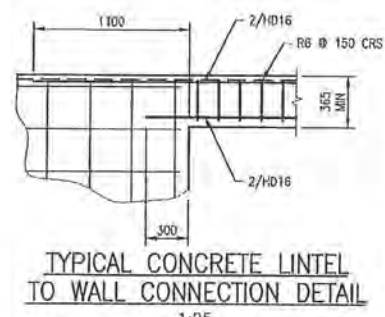
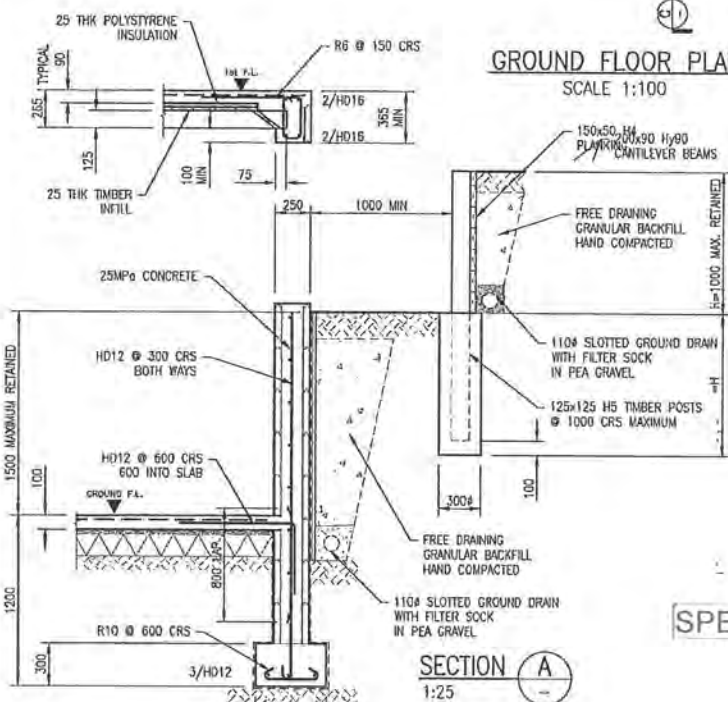
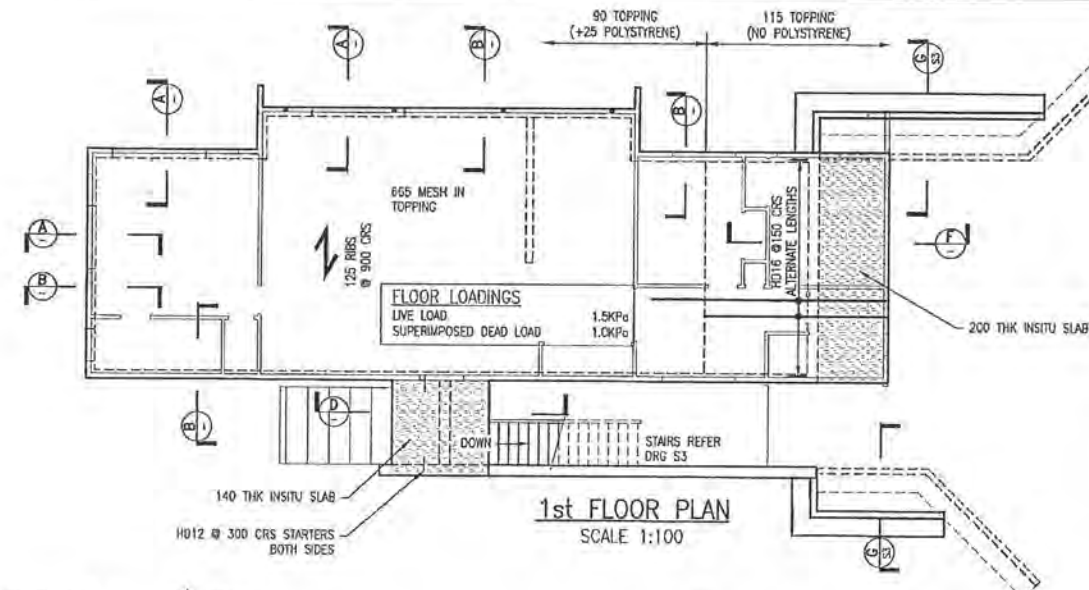
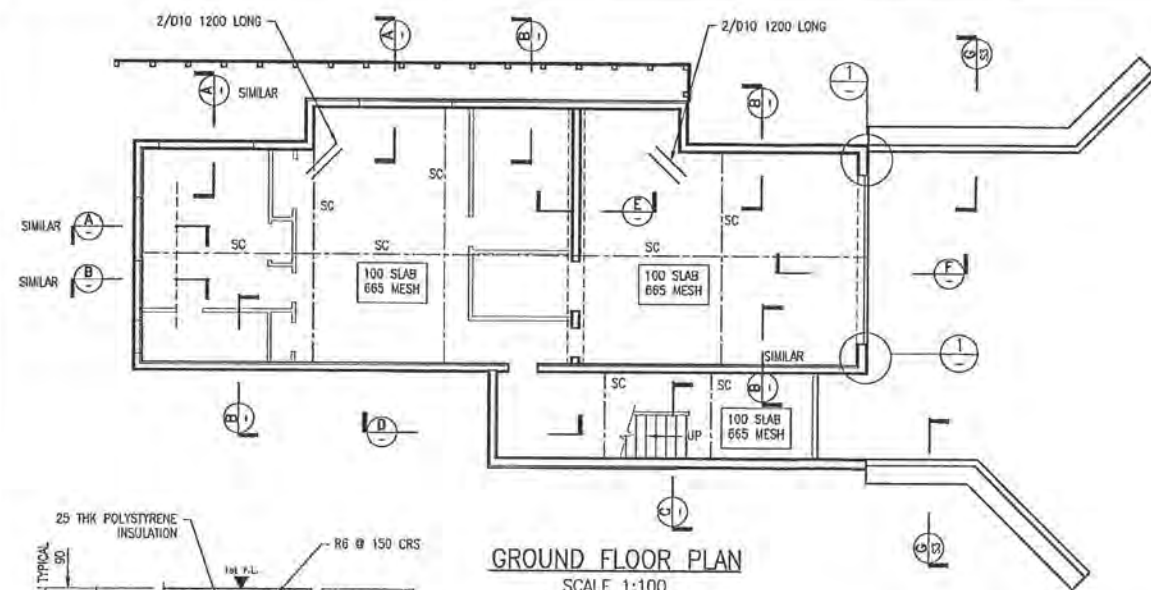
- INTERIOR DOORS TO BE PLYCO MANHATTEN (CONFIRM WITH OWNER)
- REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION
- INSTALL AIR SEALS TO ALL SIDES OF DOOR D02



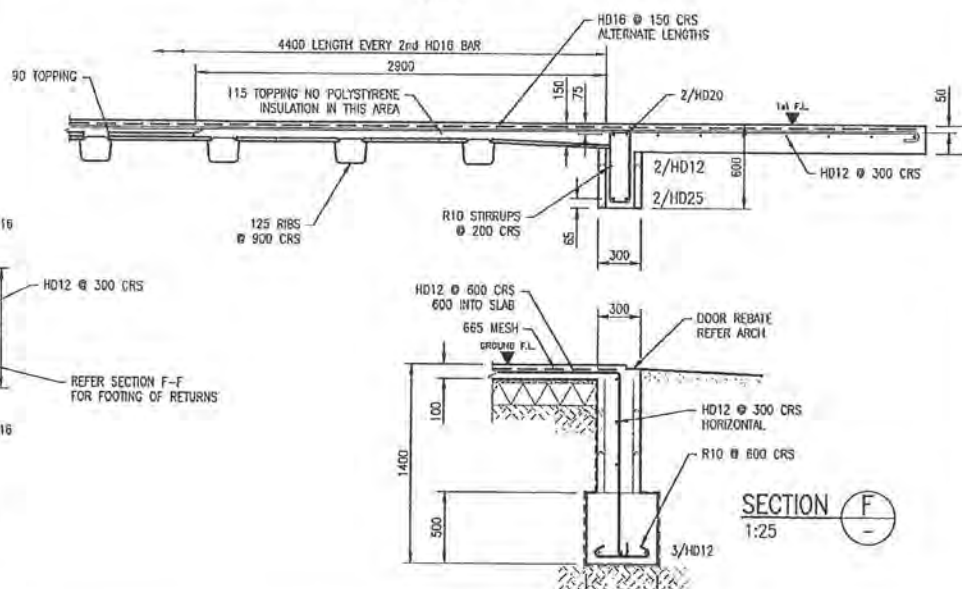
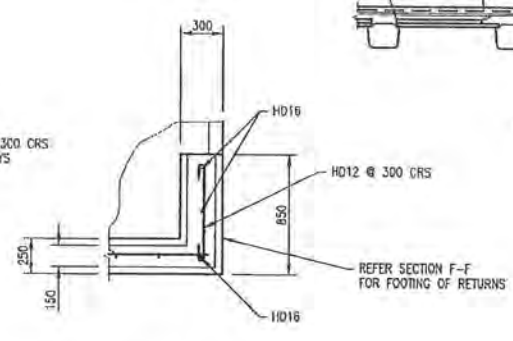
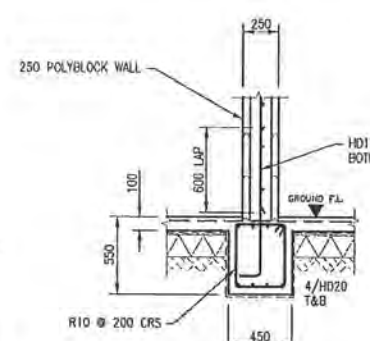
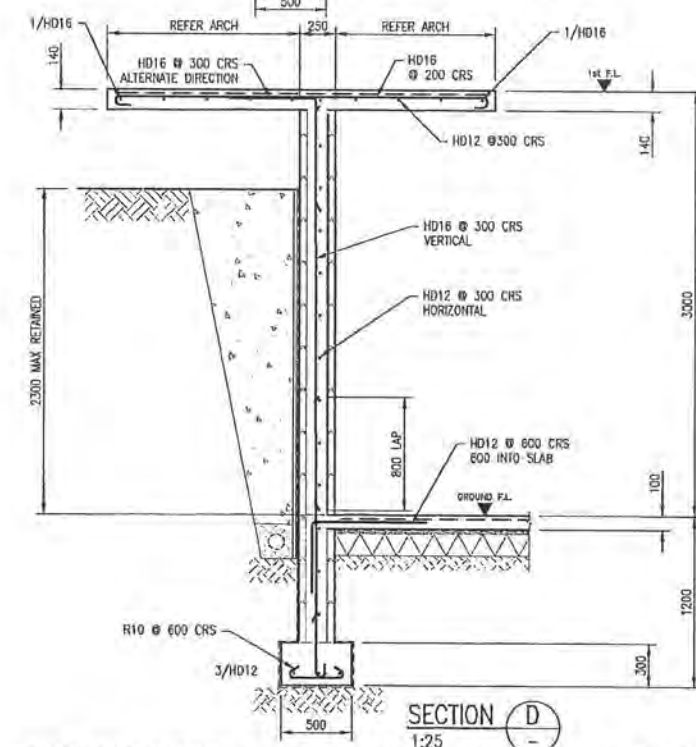
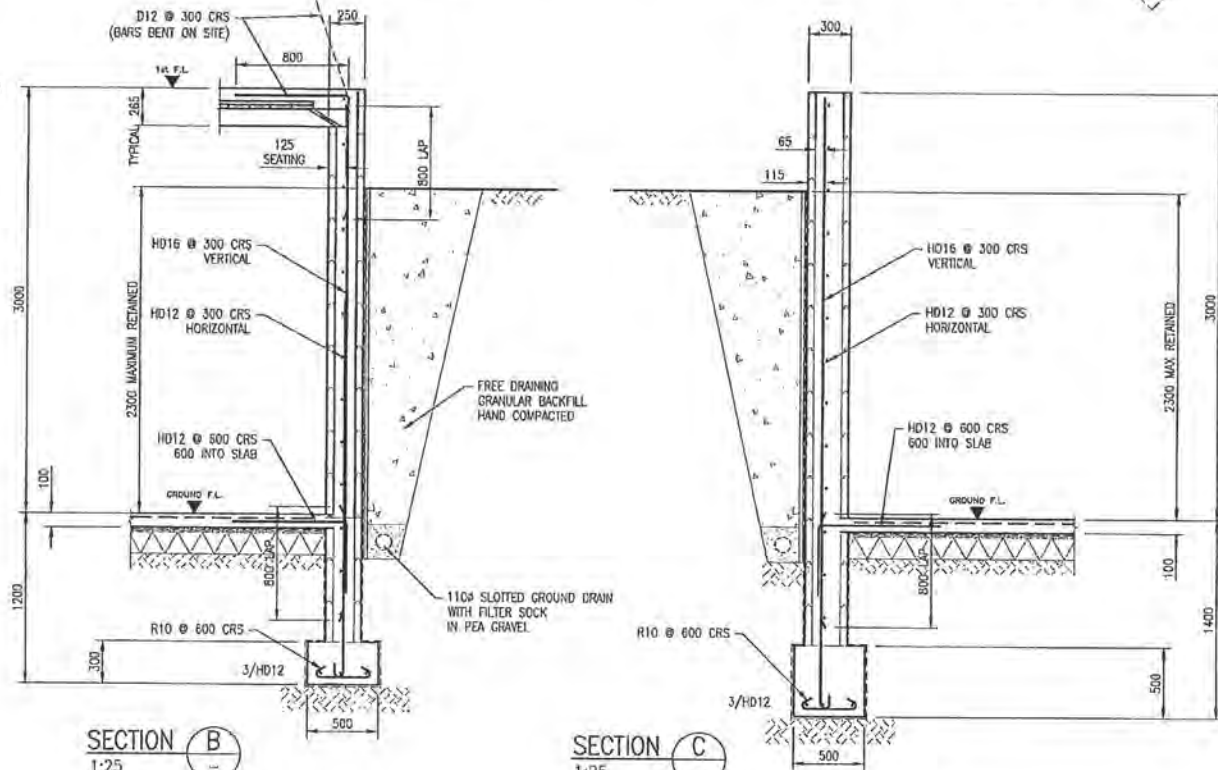
Interior Door Schedule				
Mark	Type	Size	Operation	Materials
D01	A	810x1980	Hinged Swinging	Solid Core Panel
D02	A	810x1980	Hinged Swinging	Solid Core Panel
D03	B	2/710 x 1980	Hinged Swinging	Hollow Core Panel
D04	A	810 x 1980	Hinged Swinging	Hollow Core Panel
D05	B	2/710 x 1980	Hinged Swinging	Hollow Core Panel
D06	A	810 x 1980	Hinged Swinging	Hollow Core Panel
D07	A	810 x 1980	Hinged Swinging	Hollow Core Panel
D08	B	2/510 x 1980	Hinged Swinging	Hollow Core Panel
D09	A	760 x 1980	Hinged Swinging	Hollow Core Panel
D10	A	960 x 1980	Hinged Swinging	Solid Core Panel
D11	A	810 x 1980	Hinged Swinging	Hollow Core Panel
D12	A	710 x 1980	Hinged Swinging	Hollow Core Panel
D13	A	760 x 1980	Hinged Swinging	Hollow Core Panel
D14	D	2580 x 1980	3 Panel Sliding	Homeplus WR Sliders
D15	C	1500 x 1980	Cavity Sliding	Solid Core Panel
D16	E	4/610w x 980h	Bifold 4 Panels	Hollow Core Panel
D17	A	810 x 1980	Hinged Swinging	Hollow Core Panel
D18	F	1380 x 1980	2 Panel Sliding	Homeplus WR Sliders
D19	A	510 x 1980	Hinged Swinging	Hollow Core Panel
D20	A	760 x 1980	Hinged Swinging	Hollow Core Panel
D21	A	810 x 1980	Hinged Swinging	Hollow Core Panel
D22	F	1380 x 1980	2 Panel Sliding	Homeplus WR Sliders

INTERIOR OPENING SCHEDULE

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INTERIOR OPENING SCHEDULE			
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SPECIFIC DESIGN



ISSUE	AMENDMENT	BY	DATE
A	ORIGINAL DRAWING		

- NOTES:
1. REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE AND FOR DETAILS OF ALL SERVICES TO BE CAST IN SLAB.
 2. DO NOT SCALE OFF THIS DRAWING.
 3. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS 3109:1997.
 4. ALL MASONRY WORK SHALL COMPLY WITH THE REQUIREMENTS OF NZS 4210:2004.
 5. CONCRETE SHALL BE:
 - SLABS & FOOTINGS N25 (25MPa)
 - POLYBLOCK FILL N25 (25MPa)
 - MASONRY BLOCK FILL N17.5 (17.5MPa)
 6. MAXIMUM SLUMP TO BE 100mm UNLESS NOTED OTHERWISE.
 7. CONCRETE FINISHES SHALL BE:
 - SLABS - U3
 - EXPOSED FOOTING - F4
 8. ALL REINFORCEMENT SHALL COMPLY WITH AS/NZS 4671:2001 (HD BARS SHALL NOT BE REBENT).
 9. ENGINEER TO INSPECT PRIOR TO POURING CONCRETE. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY VISIT.

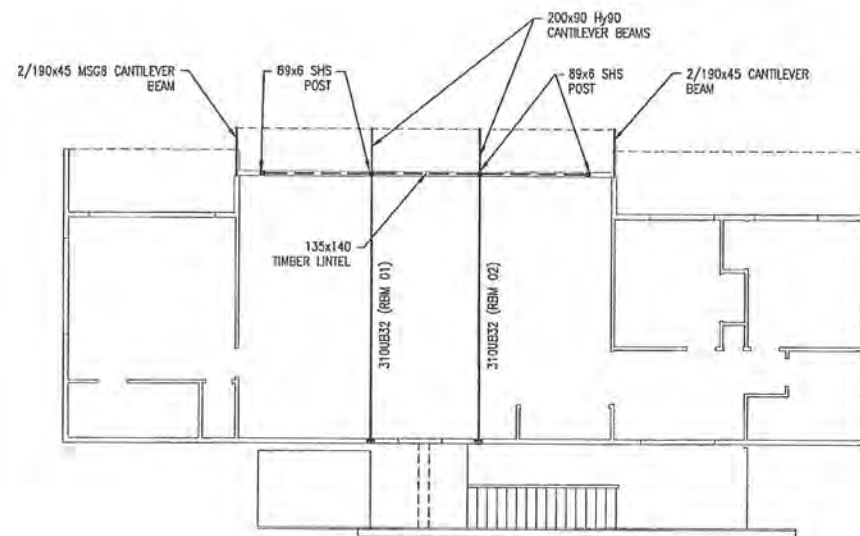
ISP
ISP CONSULTING ENGINEERS LTD
Level 1, ISP Centre
14 Laings Road
P.O. Box 30535
Lower Hutt 5016
Tel: (04) 558 8004
Fax: (04) 558 8037
www.isp.co.nz
Paraparaumu Office
Phone: (04) 902 6750
P.O. Box 537
Paraparaumu 5254

CLIENT
L & C BEGGS

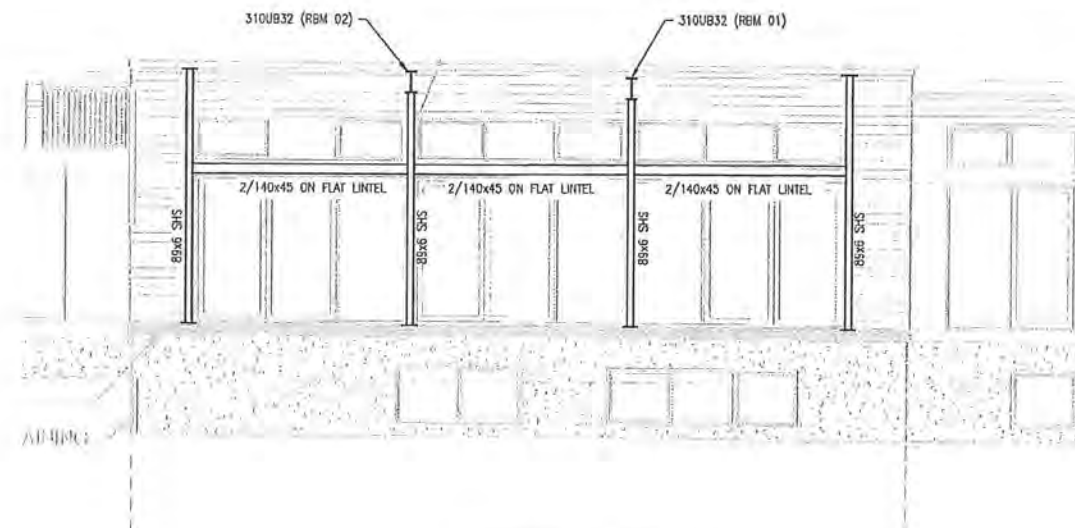
PROJECT
**8 NGARARA RD
WAIKANAE
LOT 9 DP 13765**

DRAWING
**GROUND & 1st FLOOR PLANS
WALLS & FLOOR DETAILS**

DESIGNED: HW		A1 DRAWING SCALES	
DRAWN: CH		A1 - AS SHOWN	
CHECKED:		A3 - 50%	
APPROVED:			
DATE: 11/12/09		DWG No.	REV
JOB No: 23448		S1	A

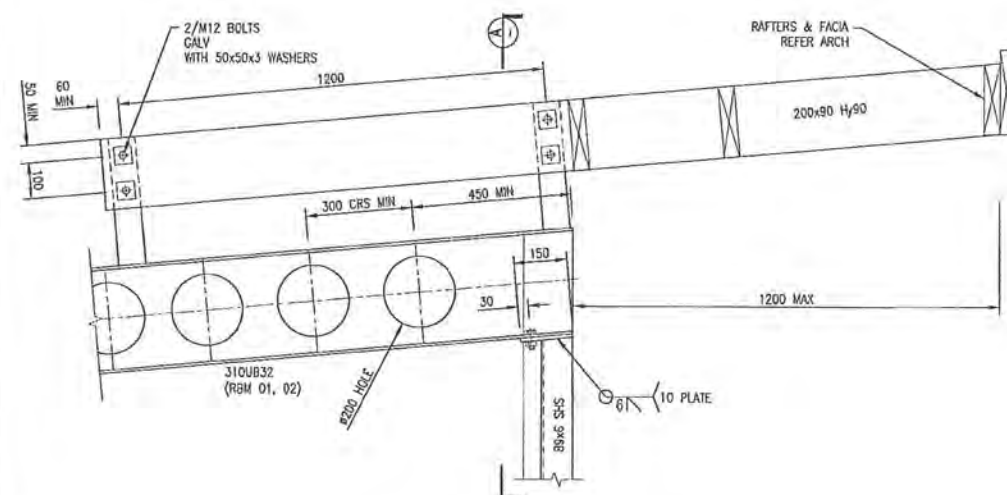


ROOF BEAM LAYOUT PLAN
SCALE 1:100

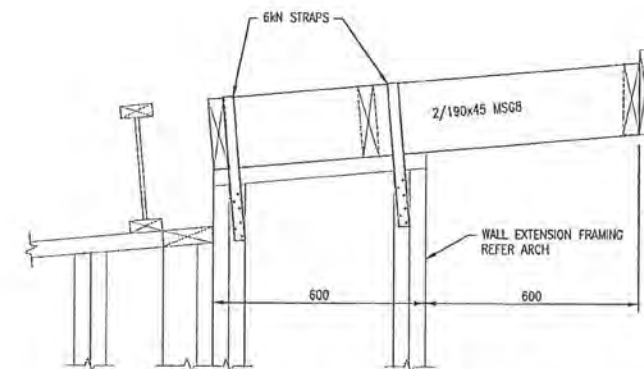
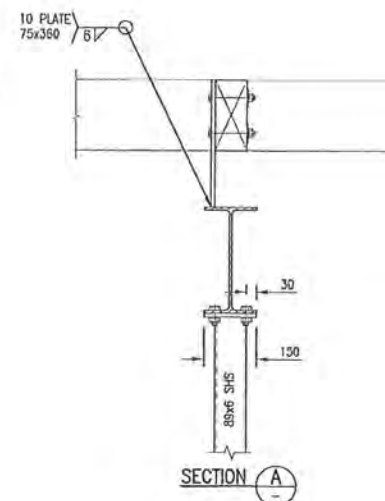


NORTH WALL ELEVATION
STEEL FRAMING & LINTEL
SCALE 1:50

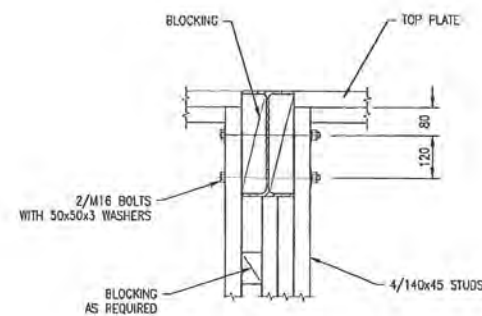
SPECIFIC DESIGN



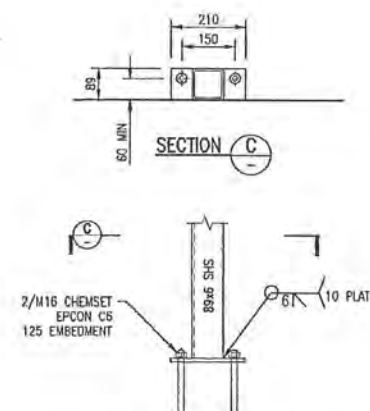
ROOF BEAM 01 & 02 TO POST
CONNECTION DETAILS
SCALE 1:10



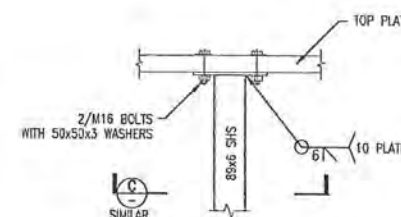
CANTILEVERED ROOF BEAM WALL EXTENSION
CONNECTION DETAILS
SCALE 1:10



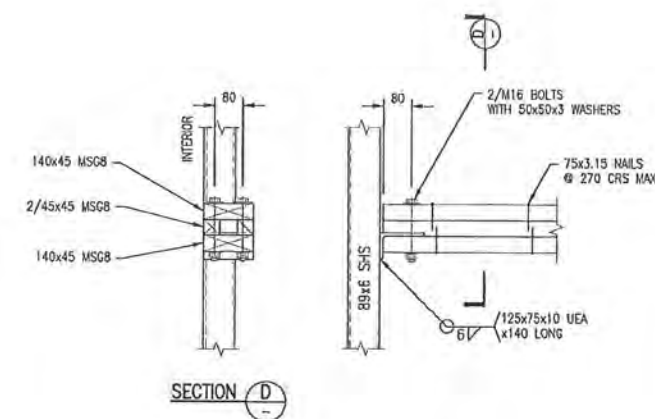
ROOF BEAMS 01 & 02 TO WALL
CONNECTION DETAILS
SCALE 1:10



STEEL POST TO FLOOR
CONNECTION DETAILS
SCALE 1:10



STEEL POST TO TOP PLATE
CONNECTION DETAILS
SCALE 1:10



STEEL POST TO TIMBER LINTEL
CONNECTION DETAILS
SCALE 1:10

ISSUE	AMENDMENT	BY	DATE
A	ORIGINAL DRAWING		

NOTES:

1. REFER ARCHITECT'S DRAWINGS FOR DIMENSIONS, UNLESS NOTED OTHERWISE.
2. DO NOT SCALE OFF THIS DRAWING.
3. DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO STEEL FABRICATION.
4. ALL WELDS TO BE 6 FILLET WELDS ALL ROUND UNLESS NOTED OTHERWISE.
5. ALL BOLTS TO BE GRADE 8.8 UNLESS NOTED OTHERWISE.
6. STEEL GRADES:
 - PLATES 250MPa
 - HOT ROLLED SECTIONS 300MPa
 - HOLLOW SECTIONS 350MPa
7. ALL WELD ELECTRODES ARE E48XX OR W50X.
8. ALL BOLTED TIMBER CONNECTIONS TO HAVE 50x50x3 WASHERS.
9. ALL INTERNAL STRUCTURAL STEEL TO BE PAINTED IN ACCORDANCE WITH SYSTEM DESIGNATION AS/NZS 2312/AS/NZS 2312 BEFORE DELIVERY TO SITE. ANY AREAS DAMAGED TO BE MADE GOOD UPON INSTALLATION.
10. ENGINEER TO INSPECT ALL STEEL CONNECTIONS PRIOR TO CLOSING IN. ENGINEER REQUIRES 24 HOURS NOTICE BEFORE ANY VISIT.

ISP
Level 1, ISP Centre
14 Lalings Road
P.O. Box 30535
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Tel: (04) 566 8004
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Paraparaumu Office
Phone: (04) 902 5750
P.O. Box 537
Paraparaumu 5254

CLIENT

L & C BEGGS

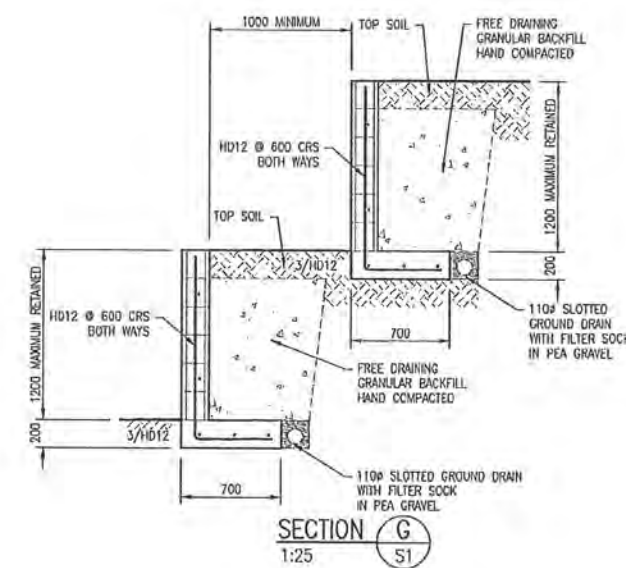
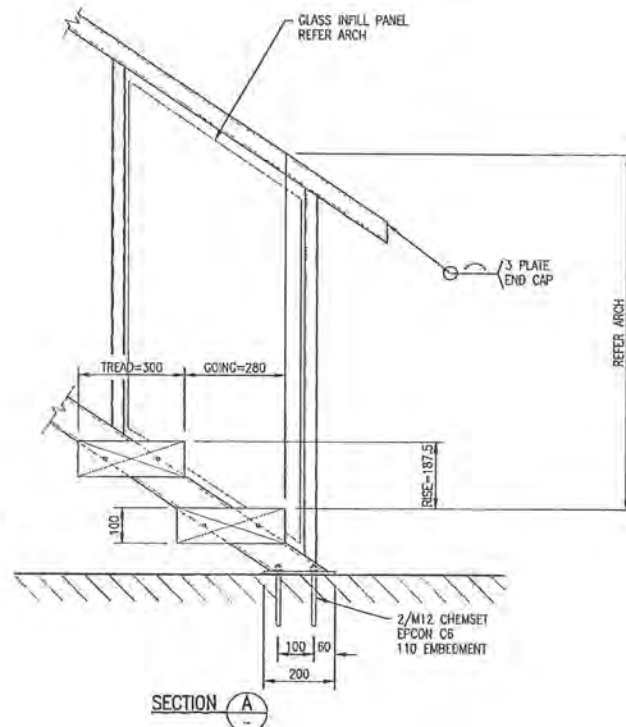
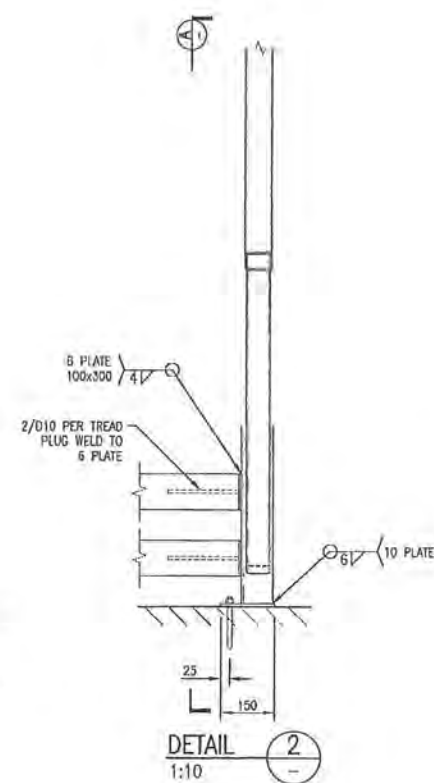
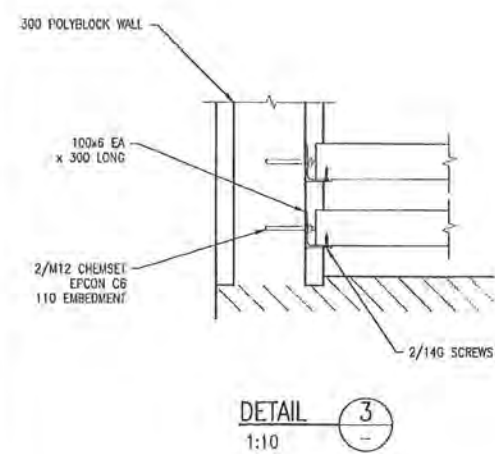
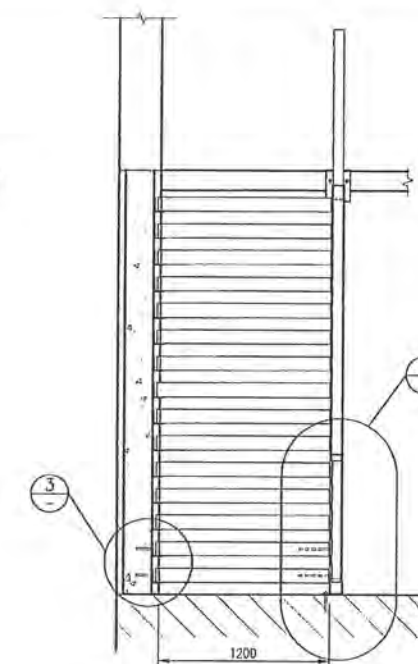
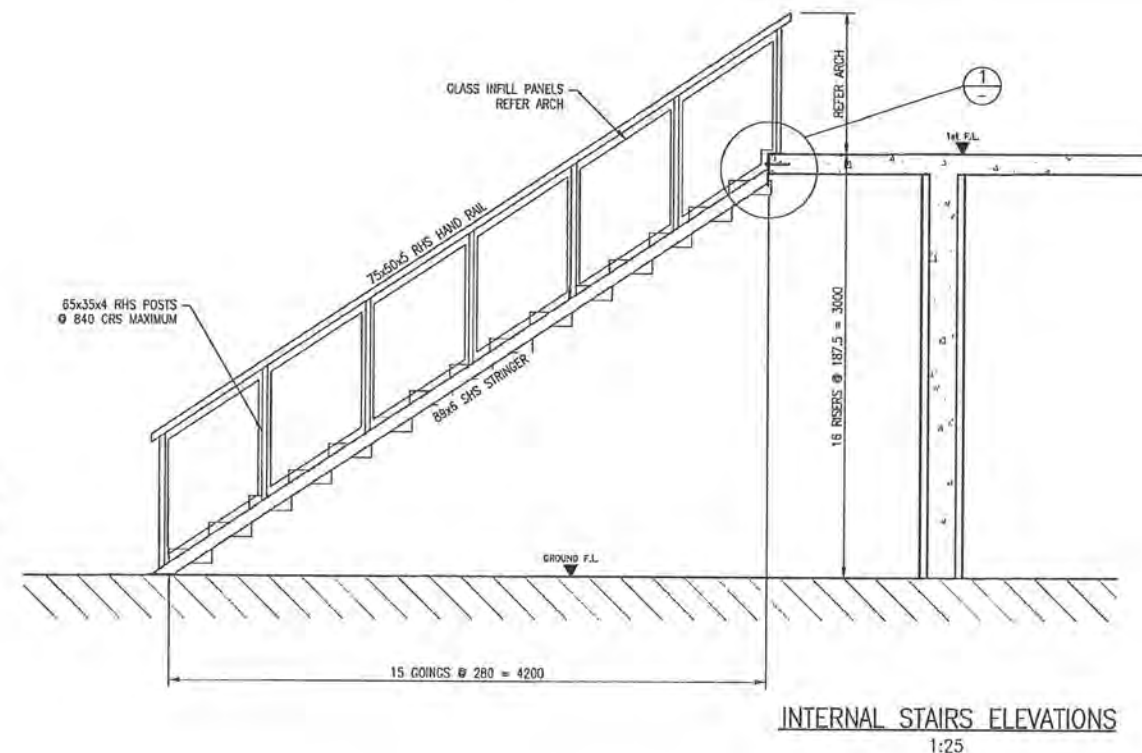
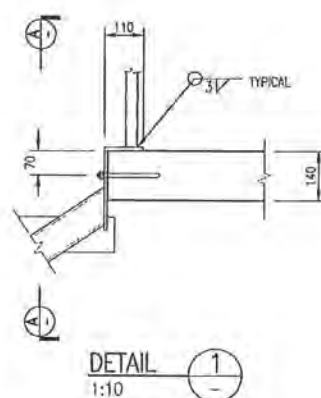
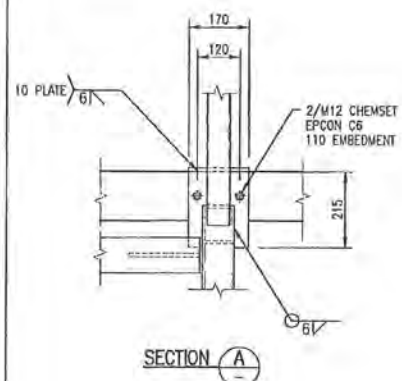
PROJECT
8 NGARARA RD
WAIKANA
LOT 9 DP 13765

DRAWING

ROOF BEAM LAYOUT
ELEVATION
& CONNECTION DETAILS

DESIGNED: HMF	A1 DRAWING SCALES
DRAWN: GH	A1 - AS SHOWN
CHECKED:	A3 - 50%
APPROVED:	
DATE: 11/12/09	DWG No. REV
JOB No: 23448	S2 A

SPECIFIC DESIGN



ISSUE	AMENDMENT	BY	DATE
A	ORIGINAL DRAWING		

NOTES:
REFER DRS S1 & S2 FOR NOTES

LSP
ISP CONSULTING ENGINEERS LTD
Level 1, ISP Centre
14 Laings Road
P.O. Box 30535
Lower Hutt, 5010
Tel: (04) 566 8004
Fax: (04) 566 8037
www.isp.co.nz
Paraparaumu Office
Phone: (04) 902 5750
P.O. Box 637
Paraparaumu 5254

CLIENT
L & C BEGGS

PROJECT
**8 NGARARA RD
WAIKANAE
LOT 9 DP 13765**

DRAWING
**INTERNAL STAIRS
ELEVATIONS & DETAILS
MASONRY RETAINING WALLS**

DESIGNED: HWF	A1 DRAWING SCALES
DRAWN: GH	A1 - AS SHOWN
CHECKED:	A3 - 50%
APPROVED:	
DATE: 11/12/09	DWG No. REV
JOB No: 23448	S3 A

Company
Placemakers Manufacturing

Customer
Placemakers Paraparaumu

Customer Address

Site
NORTHFACE CONSTRUCTION

Site Address
8 NGARARA AVE, WAIKANAE

Lot Type
Std

Soil Height
2700

Level
Ground Floor

Job
43708

Scale
1 : 75

Date
24/02/2010



W01
2/190x45
W09 & W08 ABOVE
F01

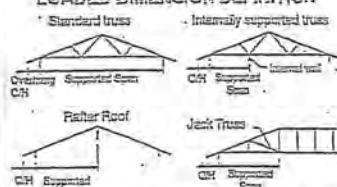
LUMBERLOK® WALL FIXING CHART 01/10

STUD TO TOP PLATE FIXING SCHEDULE (ALTERNATIVE TO NZS 3604:1999 TABLE 8.16)

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.25kPa. Refer to table 8.15, NZS3604:1999 for rafter schedule to resist horizontal loads.
- These fixings assume the correct choice of rafters/trusses to top plate connections have been made. Refer to the LUMBERLOK® Truss Fixing Chart.
- Gable end wall top plate/stud connections require only 2x50x3.33 nails driven vertically into stud through top plate.
- All fixings assume top plate thickness of 45mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.

LOADED DIMENSION DEFINITION



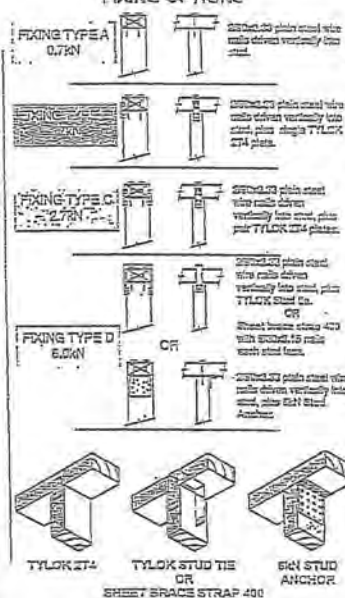
$$\text{LOADED DIMENSION} = \frac{\text{SUPPORTED SPAN} + \text{OVERHANG}}{2}$$

SELECTION CHART FOR FIXING LOADS - TOP PLATE TO STUD

Loaded Dimension (mm)	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	VH	L	M	H	VH
1.5	A	A	A	A	A	A	A	A
2.0	A	A	A	A	A	A	A	A
2.5	A	A	A	A	A	A	A	A
3.0	A	A	A	A	A	A	A	A
3.5	A	A	A	A	A	A	A	A
4.0	A	A	A	A	A	A	A	A
4.5	A	A	A	A	A	A	A	A
5.0	A	A	A	A	A	A	A	A
5.5	A	A	A	A	A	A	A	A
6.0	A	A	A	A	A	A	A	A

- All studs at 900 mm.
- For studs at 400 mm decrease loaded dimension by 33%.
- All trusses at 900 mm.
- For trusses at 1200 mm increase loaded dimension by 33%.

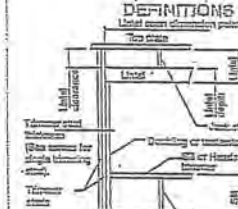
FIXING OPTIONS



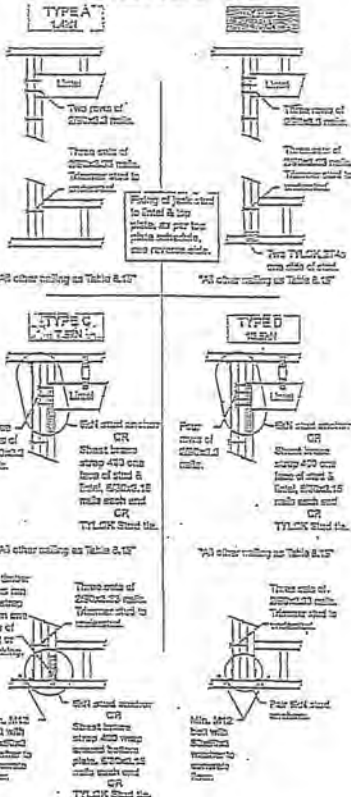
LUMBERLOK® WALL FIXING CHART 01/10

LINTEL FIXING SCHEDULE (ALTERNATIVE TO NZS 3604:1999 TABLE 8.14 & FIGURE 8.12)

DEFINITIONS



LINTEL FIXING TYPES



SELECTION CHART FOR LINTEL FIXING

Loaded Dimension (mm)	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	VH	L	M	H	VH
1.5	A	A	A	A	A	A	A	A
2.0	A	A	A	A	A	A	A	A
2.5	A	A	A	A	A	A	A	A
3.0	A	A	A	A	A	A	A	A
3.5	A	A	A	A	A	A	A	A
4.0	A	A	A	A	A	A	A	A
4.5	A	A	A	A	A	A	A	A
5.0	A	A	A	A	A	A	A	A
5.5	A	A	A	A	A	A	A	A
6.0	A	A	A	A	A	A	A	A

- Notes:
- 1. Lintel spanning Gable trusses for ALL load cases use Fixing type C where secondary studs are 1200 mm.
- 2. Fixing type D where secondary studs are 900 mm.
- 3. All studs outside this schedule require specific design.



Company	Placemakers Manufacturing
Customer	Placemakers Paraparaumu
Customer Address	
Sub	
Sub Address	NORTHFACE CONSTRUCTION
Sub Address	8 NGARARA AVE, WAIKANA E
Sub Type	
Sub Height	
Varies	
Level	First Floor
Job	43708
Scale	1 : 75
Date	24/02/2010

LUMBERLOK® WALL FIXING CHART

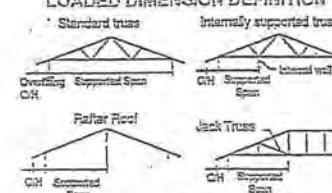
STUD TO TOP PLATE FIXING SCHEDULE

(ALTERNATIVE TO NZS 3604:1999 TABLE 8.18)

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20kPa. Refer to table 8.19, NZS3604:1999 for rafter/schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made. Refer to the LUMBERLOK® Truss Fixing Chart.
- Gable end wall top plate/stud connections require only 2x50x1.33 nails driven vertically into stud through top plate.
- All fixings assume top plate thickness of 48mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.

LOADED DIMENSION DEFINITION



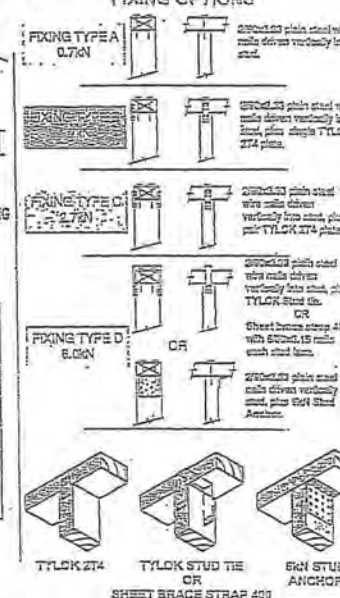
LOADED DIMENSION = SUPPORTED SPAN + OVERHANG

SELECTION CHART FOR FIXING LOADS - TOP PLATE TO STUD

Loaded Dimension	Light Roof Wind Zone				Heavy Roof Wind Zone			
	L	M	H	WH	L	M	H	WH
1.5	A	A	A	A	A	A	A	A
2.0	A	A	A	A	A	A	A	A
2.5	A	A	A	A	A	A	A	A
3.0	A	A	A	A	A	A	A	A
3.5	A	A	A	A	A	A	A	A
4.0	A	A	A	A	A	A	A	A
4.5	A	A	A	A	A	A	A	A
5.0	A	A	A	A	A	A	A	A
5.5	A	A	A	A	A	A	A	A
6.0	A	A	A	A	A	A	A	A

- All studs at 900 mm.
- For studs at 400 mm decrease loaded dimension by 33%.
- All trusses at 900 mm.
- For trusses at 1200 mm increase loaded dimension by 33%.

FIXING OPTIONS

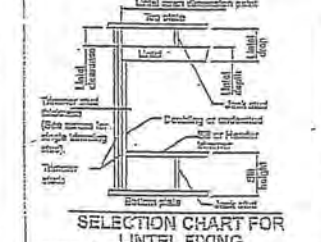


LUMBERLOK® WALL FIXING CHART

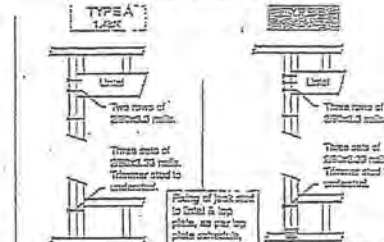
LINTEL FIXING SCHEDULE

(ALTERNATIVE TO NZS 3604:1999 TABLE 8.14 & FIGURE 8.12)

DEFINITIONS



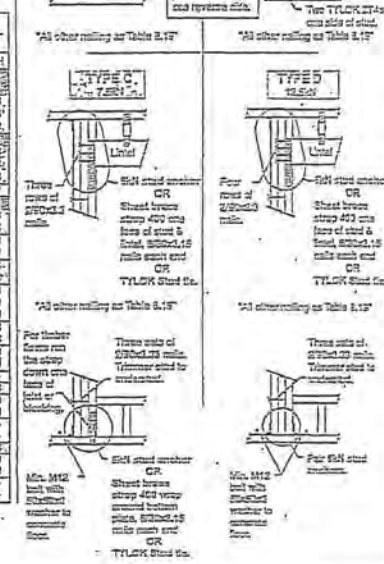
LINTEL FIXING TYPES



SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension	Light Roof Wind Zone				Heavy Roof Wind Zone			
		L	M	H	WH	L	M	H	WH
1.5	2.5	A	A	A	A	A	A	A	A
2.0	3.0	A	A	A	A	A	A	A	A
2.5	3.5	A	A	A	A	A	A	A	A
3.0	4.0	A	A	A	A	A	A	A	A
3.5	4.5	A	A	A	A	A	A	A	A
4.0	5.0	A	A	A	A	A	A	A	A
4.5	5.5	A	A	A	A	A	A	A	A
5.0	6.0	A	A	A	A	A	A	A	A
5.5	6.5	A	A	A	A	A	A	A	A
6.0	7.0	A	A	A	A	A	A	A	A

- All other walling as Table 8.12.
- All other walling as Table 8.12.
- All other walling as Table 8.12.
- All other walling as Table 8.12.



Applicator Workmanship Warranty

WARRANTY No. 181 DATE OF INSTALLATION Feb/2011
BUILDING OWNER & ADDRESS North face Construction
8 Ngarara Rd Warkarua
APPLICATOR (Name, Address, Phone No.) G.R. Phelps 50 Marine Blk
Paraparaumu Beach 027 2480429
AREA LAID m² 27 m² PRODUCT, TYPE AND USE 1m Black
roofing

Subject to the conditions appearing below, the Applicator warrants its workmanship as follows:

- a) All membrane products (the "Materials") are laid and installed in compliance with the manufacturer's instructions; and
- b) For a period [5] years, the Workmanship on the Materials by the Applicator shall maintain a waterproof barrier to the area treated.

This Warranty shall be subject to the conditions which follow:

1. This Warranty shall extend only to the workmanship undertaken by the applicator and shall in no way bind the manufacturer of the Materials laid and installed by the Applicator.
2. The Applicator's obligations under this Warranty shall be limited to the Applicator making good at their expense any defect in the workmanship which permits the entry/escape of water. The Applicator shall have no further liability or responsibility for any direct, indirect or consequential injury, loss or damage whatsoever and howsoever arising.
3. This Warranty shall not apply to any alleged defective workmanship that is:
 - a) Due directly or indirectly to any cause such as (without limiting the generality of this exclusion) governmental or environmental interference or any other cause beyond the reasonable control of the Applicator; or
 - b) Caused by the act, omission, default or representation of any party other than the Applicator, its servants or agents and in particular the work of any other tradesman and damage from persons not authorised by the Applicator to have access to or be employed in the repair, maintenance or alteration of the application during the warranty period; or
 - c) Caused by the Materials or any of them being disturbed by any party other than the Applicator after fixing.
4. This Warranty shall be invalid unless the Applicator receives the Customer's written claim within the warranty period and within fourteen (14) days after the date of discovery of any alleged defect.
5. Where it is necessary for the Applicator to repair any defective workmanship, the Customer shall remove and/or replace plant, equipment or any other objects that hinder the access by the Applicator to the Materials. The cost of any site visit requested under a warranty claim which does not reveal any problem relating to the warranted scope of work shall be paid for by the party requesting the inspection at the then current trade consultancy rates.
6. The Customer shall have made payment in full to the Applicator for the nominated works within the terms of the Applicator's contract with the Customer prior to the Customer making claim under this Warranty.
7. In the event that any Materials subject to this Warranty are ordinarily acquired for personal, domestic or household use or consumption, then this Warranty shall be read subject to the guarantees contained in the Consumer Guarantees Act 1993.
8. The Customer acknowledges that the Applicator is not employed by nor is an agent of the manufacturer of the Materials and that the manufacturer will not be liable to any person for the Workmanship, acts or defaults of the Applicator.

Applicator Name (Print) G.R. Phelps Telephone No.: _____
Address: 50 Marine Blk Paraparaumu Beach
Signature of Applicator G.R. Phelps Date: 26/Aug/2011



ENGINEERED SOLUTIONS
FOR TILING, FLOORING & WATERPROOFING

Butynol Materials Warranty

Warranty Number: NZWBM-0055294

Date of Installation: 1-Feb-2011

Building Owner:

Name: North Face Construction

Address: 8 Ngarara Road, Waikanae, Wellington

Roofing Contractor:

Name: G R Phelps Roofing

Address: 50 Marine Parade, Paraparaumu Beach, Wellington

Phone: 04 902 0859

Reference: 181

Product Type and Use: 1mm Black Butynol, Roofing

Area Laid: 27.0 Square Metre(s)

Subject to the conditions appearing below, ARDEX NEW ZEALAND LIMITED ("Ardex") warrants to North Face Construction ("the Owner") that the Butynol Membrane (the "Membrane") will retain its waterproofing properties for the following period from the date of installation of the membrane:

(20) twenty years for Butynol Membrane together with Tapes and Adhesives

This Warranty shall be subject to the conditions, which follow:

Extent of Liability

1. This Warranty shall only apply to any defect in the Membrane, which permits the entry of water due solely to the natural deterioration of the Membrane or ridges or splits not caused by structural failure of movement of or cracks in substrate or roof base or insulation over which the Membrane is applied. This Warranty does not cover workmanship which is and shall be the sole responsibility of the approved applicator who is not an agent, servant, or employee of Ardex.
2. Ardex's obligations under this Warranty shall be limited to the timely repair or replacement by Ardex of any defective Membrane which permits the entry of water. Ardex's liability to meet the costs of repair or replacement under this warranty shall reduce annually on a proportionate basis over the term of this Warranty. For example, for a claim in the first year of this Warranty, Ardex will be liable to meet all of the replacement and repair costs, whereas for a claim in year 11, Ardex will be liable to meet half of the costs and the owner will be liable to meet half of the costs.
3. Ardex shall have no further liability or responsibility other than set out in this Warranty. In particular, Ardex shall not be liable for any direct, indirect or consequential injury, loss or damage to the Owner whatsoever and howsoever arising.
4. Without limiting the generality of the preceding clause, this Warranty shall not cover and Ardex shall have no liability of the following acts, conditions, or circumstances or any damage or defects which may arise there from:
 - a. Wars, strikes, lock-outs, delays, acts of God, fire, earthquake, flood, hail, lightning, hurricane, tornado or windstorm or any other cause (whether similar or dissimilar) beyond the reasonable control of Ardex; or
 - b. The act, omission, default or representation of any party other than Ardex or its servants; or
 - c. Exposure to a chemical or solution, fire or radiation, or contamination by radioactivity from any nuclear fuel or waste; or
 - d. Settlement, distortion, failure of the walls or foundations of the building, ponding or cracking of the roof or the deck; or
 - e. Infiltration or condensation of moisture in, through, or around the walls, copings, building structure, or underlying or surrounding materials; or
 - f. Defects in design; or
 - g. Materials other than the membrane, including, but not limited to, metal work expansion or control joints, fasteners, drains, vents, vapour retarders, walkways, pitch pockets, flashing materials and rooftop units and equipment; or

ARDEX New Zealand Limited

NZWBM-0055294 Head Office - Sales Branch: 32 Lane Street, Woolston 8023, PO Box 19549, Woolston 8241, Christchurch, New Zealand
Telephone (03) 373 6900 Facsimile (03) 384 9779

Sales Branch: 16 Fitzherbert Street, Petone 5010, PO Box 38571, Wellington Mail Centre, Lower Hutt 5045, Wellington, New Zealand
Telephone (04) 568 5949 Facsimile (04) 568 6376

Sales Branch: 12 Fairfax Avenue, Penrose 1061, PO Box 12234, Penrose 1642, Auckland, New Zealand
Telephone (09) 580 0005 Facsimile (09) 579 9963

www.ardex.com

Client Copy



ENGINEERED SOLUTIONS
FOR TILING, FLOORING & WATERPROOFING

- h. Expansion or contraction of any flashing or metal work, any adjacent or abutting building, structure or improved or unimproved property, or any component thereof, including but not limited to, structural failure or damage, leakage, or drainage; or
- i. Any new installations, repairs, or other maintenance or construction on, to or through the Membrane; or
- j. Damages caused directly or indirectly by falling objects or traffic of any nature on the roof; or
- k. Improper installation of insulation or defects or failure of any material used in any roof base or insulation over which the Membrane is applied; or
- l. The failure of material or structures to conform to manufacturer's specifications as to roof slopes or other requirements; or
- m. Negligence, misuse, improper treatment or improper site preparations; or
- n. Storage, handling or installation of the Membrane otherwise than in accordance with Ardex's published use and handling procedures and installation specifications.

Claim

5. This Warranty shall be invalid unless Ardex receives the Owners written claim within the warranty period and within fourteen (14) days after the date of discovery of any alleged defect.

Access to Material and Site

6. In the event that it is necessary for Ardex to repair or replace any defective Membrane, the Owner shall provide Ardex with clear and unrestricted access to the Membrane. Nothing in this Warranty shall require Ardex to remove and/or replace plant, equipment or any other object or substance in order to gain access to the defective Membrane. The Owner shall co-operate in all respects with Ardex to accomplish the said repair or replacement. The cost of any site visit requested under a Warranty claim which does not reveal any problem relating to the Warranty shall be paid for, at Ardex's sole discretion, by the party requesting the inspection at the then current trade consultancy rates.

Consumer Guarantees Act

7. This warranty shall apply in addition to, and not in substitution for any rights which a consumer may have in terms of the Consumer Guarantees Act 1993.

No Other Warranty

8. Except as expressly set out in this Warranty, and with the exception of the relevant statutory warranties contained in the Consumer Guarantees Act 1993, no other warranty or condition shall be implied against Ardex by any statute, at common law or otherwise, and no representation, express condition, warranty or variation of this warranty shall be binding on Ardex unless it is in writing and signed for or on behalf of Ardex. This Warranty shall prevail despite any indication to the contrary by any person acting or purporting to act on Ardex's behalf and shall replace all or any other alleged rights or remedies contained in any other document or representation whether issued or made prior to or subsequent upon the granting of this Warranty by Ardex.

Validity of Warranty

9. This Warranty is valid and enforceable on the condition that Ardex have been paid in full for the materials supplied.

By: _____

Date: 27.8.11

ARDEX New Zealand Limited

NZWBM-0055294 Head Office - Sales Branch: 32 Lane Street, Woolston 8023, PO Box 19549, Woolston 8241, Christchurch, New Zealand
Telephone (03) 373 6900 Facsimile (03) 384 9779

Sales Branch: 16 Fitzherbert Street, Petone 5010, PO Box 38571, Wellington Mail Centre, Lower Hutt 5045, Wellington, New Zealand
Telephone (04) 568 5949 Facsimile (04) 568 6376

Sales Branch: 12 Fairfax Avenue, Penrose 1061, PO Box 12234, Penrose 1642, Auckland, New Zealand
Telephone (09) 580 0005 Facsimile (09) 579 9963

www.ardex.com

Client Copy



WARRANTY

DSH Ltd offers the following Warranty on all materials supplied by DSH Ltd.

DSH warrants that the following are free from defects in material or manufacturing workmanship

- Solar Collectors 10 years
- DSHH Controllers 5 Years
- Wilo Pumps 2 year
- Honeywell Controller 2 year
- EVOH Pipe 50 years

Requesting Service

Immediately upon identifying a problem please contact DSH Ltd directly or the dealer or installer from whom you purchased the system. (Important: If a problem is found before installation of the system, do not install the system until the issue is identified and rectified).

Upon notification DSH will investigate the problem. If the product is deemed defective and is covered under this warranty, DSH Ltd will either provide the labour and materials needed to repair the product at no charge or if the defect cannot be repaired the product is to be returned to the DSH head office at your cost and exchanged. DSH Ltd will supply replacement product and ship it to the original delivery address at DSH's cost.

DSH Ltd is not liable for

- Normal wear and tear
- Weathering or fading of surfaces in highly corrosive environments.
- Breakage or failure due to misuse or abuse and damage caused by failure to provide maintenance, by alteration or modification, improper installation or as a result of any cause beyond the control of DSH Ltd (e.g.: fire, flood, earthquake, or any other act of nature).
- Failure due to improper maintenance, installation or operation not in accordance with DSH's installation instructions.
- Damage or poor performance resulting from installation into a condition that exceeds product design standards and/or is not in compliance with building codes.
- Damage from settling or movement of the home.
- Product that has not been paid for.
- In ground and in concrete pipes are warranted for 50 years, the installation is warranted under the installers own warranty and replacement.

APPLICATOR'S PRODUCER STATEMENT

I/We Darren Murray
Of 18 Eabbacombe Ave STAKI (Address)

Being an Applicator

Confirm that we have applied Hydrathane (Product)

At 8 NGARARA ROAD, LUAIKANAIE

Completed 30/6/11 for NORTH FACE CONSTRUCTION

in accordance with the manufacturers written application instructions, AS3740-2004 and clauses E2, E3 and B2 of the current NZ Building Code.

I/We are satisfied that the substrate over which this system has been applied has been suitably prepared, and the materials have been correctly installed, including 50mm wide Bond Breaking Tape or Neutral-Cure Silicone, Reinforcing Tape 140mm minimum and Reinforcing Matting 970mm as required.

This work has been certified by Darren Murray

Signed

Darren Murray

Date

1/9/11

Open Building Solutions NZ Ltd Producer Statement



Invoice Address

Northface Construction

PO Box 1698
Paraparaumu Beach
Paraparaumu 5252

Site Address

8 Ngarara Road
Waikanae
Wellington 9999

Date of Issue :- 23/08/2011

Quotation no :- 12,009/2

CERTIFICATION

OPEN Building Solutions Ltd warrants that the Goods meet or exceed the requirements of the following standards as at 1 May 2009:

1. NZS4211:2008 Specifications for the performance of Windows
2. NZS4223 Glazing in Buildings, Part 1, 2 and 3.
3. WNZ SFA 3503-03:2005 Anodising Standard
4. IGUMA-EN1279 Glazing durability standard
5. Endurocolour® Powder Coating Quality Assurance Standard (PQAS) for New Zealand.
6. All OPEN Installations done according to WANZWIS

WARRANTY

In accordance with our terms and conditions of sale a warranty is provided against **failure and workmanship** for 10 years from delivery. For the complete warranty statement please refer to our warranty section on the OPEN Building Solutions website:

<http://www.openbuildingsolutions.com/builders/warranty-and-terms-of-trade/>

This warranty is subject to correct installation, proper use of the product and regular maintenance, details to be found on:

<http://www.openbuildingsolutions.com/home-owners/care-and-maintenance/>

INSTALLATION STATEMENT

In accordance with our terms and conditions of sale an installation warranty is provided where OPEN Building Solutions Ltd has installed the product. OPEN Building Solutions Ltd warrants that the Installation has been done in accordance to WANZWIS. For the complete warranty statement please refer to our warranty section on the OPEN Building Solutions Ltd website:

<http://www.openbuildingsolutions.com/builders/warranty-and-terms-of-trade/>

DURABILITY STATEMENT

The structural elements of OPEN Building Solutions Ltds joinery should have a trouble free serviceable life of not less than 15 years. Some components such as seals, Bi-fold cover strips, rollers, door locking mechanisms and window fasteners are easily accessible and considered serviceable components and subject to wear and usage. These components will have to be replaced as they wear out and is not considered a breach of the Building Code, B2 Durability requirements.

General Manager - Open Building Solutions (NZ) Ltd,

 OPEN Windows + Doors

0800 04 OPEN (6736) • Fax: 04 30 04 FAXOPEN (3296) • Private Bag 2007, New Plymouth 4342

www.openwindowsanddoors.co.nz



J23448



Building Code Clause(s).....

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: ISP Consulting Engineers Ltd
 TO: **Chris & Leone Beggs**
 (Owner/Developer)
 TO BE SUPPLIED TO: **Kapiti Coast District Council**
 (Building Consent Authority)
 IN RESPECT OF: **New Residence**
 (Description of Building Work)
 AT: **8 Ngarara Road, Waikanae**

Lot: 9 DP: 13765

(Address)

ISP Consulting Engineers Ltd has been engaged by **Chris & Leone Beggs**to provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 observation services
(Engineering Categories)

in respect of clause(s) B1, VM1 of the Building Code for the building work described in documents relating to Building Consent No # 100171. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions / Site Inspection Reports **Numbered 1-8** (copies attached) have been issued during the course of the works.On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works,I believe on reasonable grounds that ☐ All ☐ **Part only as specified of building work outside the scope of NZS3604:1999-**

- Foundations
- Poly Block & Timber Retaining Walls
- Structural Steel Beams, Posts & Connections

Of the building works have been completed in accordance with the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to Clause(s) B1, VM1 of the Building Regulations.

I, John O'Hagan am CPEng Registered No. 179947

I am a Member of IPENZ and hold the following qualifications: NZCE(Civil), BE (Hons), MIPENZ, CPEng

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

The Construction Review Firm is a member of ACENZ

SIGNED BY John O'Hagan **ON BEHALF OF** ISP Consulting Engineers Ltd.

26 AUG 2011

Signature:

Date: 20th December 2010

Signature:

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Construction Review Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$500,000*.

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

WORKMANSHIP GUARANTEE

DATE: 29/08/2011
CONTRACTOR: Texturite Coatings 2003 Ltd
STREET: Ngarara Rd
SUBURB: Waikanae
CITY: Wellington
COMPLETION: 31/03/2011
SYSTEM: INSULCLAD 60 **SYSTEM 2:** Render over poly-block

The Plastering Contractor certifies that this project has been completed with materials that meet PSL's specifications and that all work has been carried out in accordance with PSL's installation instructions.

The Plastering Contractor guarantees for a period of five years, that should any defect in the plastering system occur due to an application fault, the contractor will, at their discretion, replace, repair or make a contribution to the rectification of the defect. The system must have been properly maintained and subjected to no more than normal conditions of exposure.

The Plastering Contractor will not accept any responsibility for damage of any kind due to defective building structure, hydrostatic pressure, mechanical or physical abuse or any other abnormal cause.

The plasterwork is dependent upon the correct specification of PSL's construction details, as provided in their current trade literature. The Plastering Contractor will accept no responsibility for alternative construction details, which are specified unless they have been agreed to in writing prior to their construction on-site.

The Plastering Contractor will not honour this guarantee until all work has been fully paid.

The Plastering Contractor will not accept any responsibility for damage of any kind due to defective building structure, hydrostatic pressure, mechanical or physical abuse or any other abnormal cause.

The Plastering Contractor will not accept responsibility of any kind for consequential damage to any building component that has occurred as a result of the use of untreated framing.

This workmanship guarantee does not cover any failure due to or caused in any way by incorrect substrate layout, incorrect substrate fixing, lack of control joints or any other failure caused by failing to follow the substrate manufacturer's installation requirements.

Texturite Coatings 2003 Ltd

29/08/11

CONTRACTOR

DATE





MATERIAL COMPONENTS GUARANTEE

DATE: 29/08/2011
CONTRACTOR: Texturite Coatings 2003 Ltd
STREET: 8 Ngarara Rd
SUBURB: Waikanae
CITY: Wellington
COMPLETION: 31/03/2011
SYSTEM: INSULCLAD 60
SYSTEM 2: Render over poly-block
PAINTED: OTHER

PSL guarantees for a period of 15 years (from date of completion) that each PSL manufactured material component installed to the above project will perform and meet the relevant provisions of the New Zealand building code

PSL products are dependent upon the correct surface preparation, installation and application of all the PSL supplied components in strict accordance with all relevant NZ building code specifications and with relevant written instructions. On-Site application is beyond our control and therefore PSL cannot guarantee workmanship or the correct preparation, installation and application of the PSL manufactured components.

Conditions

All PSL manufactured material components must have been installed in accordance with PSL's written instructions, specifications and detail drawings.

The cladding system must be properly maintained and subjected to no more than normal conditions of exposure.

Limitation of Liability

PSL is not liable under this guarantee, or otherwise, for any damage or claim resulting or arising from:

- Hydrostatic pressure;
- Defective building structure or construction;
- Defective design;
- Settling or movement;
- Ingress of moisture or contaminants;
- Mechanical or physical abuse or damage, or excessive wear and tear;
- Any other abnormal cause.

PSL is not liable under this guarantee, or otherwise, for any damage or claim resulting or arising from cracking, lifting, peeling, flaking or corrosion unless such effects are caused by a failure by PSL to manufacture the material component to PSL's manufacturing specifications.

Subject to all statutory rights the building owner may have, PSL's liability under this guarantee is limited to replacing or at its discretion repairing, or making a contribution to the replacement or repair of, any PSL material components found to be defective. PSL will not be liable for any incidental or consequential loss resulting or arising from any defect in any PSL material component or otherwise resulting or arising from the use of PSL products.

The building owner shall give written notice of any claims pursuant to this warranty within twenty (20) working days of any defect coming to the notice of the owner.



PSN 4871

Serious Waterproofing Solutions

Producer Statement

Product Name: AFM-WM TANKING TUFFY SEAL

Work Completed By: MIKE CRAIG BUILDERS LTD
Name of Certified Installer

To: NORTH FACE CONSTRUCTION LTD
Owners Name

To be Supplied to: KAPITI COAST COUNCIL
Territorial Authority

In Respect of: AFM-WM TUFFY SEAL
Description of Membrane

Substrate Description: POLYSTYRENE BLOCK

Site Address: 8 NGARANA ROAD WAIKANA

Completion Date of Installation: 10-10-10

Date Warranty Remittance Sent: 6-11-10

The Protecto Wrap NZ certified installer confirms that this project has been completed with materials that meet Protecto Wrap NZ specifications and that all work has been carried out in accordance with Protecto Wrap NZ installation instructions and methods.

This Producer Statement does not cover the suitability or stability of the site or the products or systems applied other than those of the Protecto Wrap NZ certified installer.

Warranty must be registered within 30 days of above date to be valid, **no exceptions.**

Signed: [Signature] Date: 6-11-10



Distributors: Protecto Wrap NZ
PO Box 9411 • 51B Glenlyon Avenue, Greerton, Tauranga, New Zealand
Email: installations@protectowrap.co.nz

Ph: 0064 7 543 0948 • Fax: 0064 7 541 1029 • email: waterproofing@clear.net.nz • www.protectowrap.co.nz

WHITE TOP COPY to Council - GREEN COPY to builder - BLUE COPY to Protecto Wrap

Producer Statement

Warranty Plus

ROOFING & CLADDING warranty for 8 Ngarara Road

COLORSTEEL® Endura™

Material Warranty

Steel & Tube Roofing Products warrants that COLORSTEEL® Endura™ coated steel materials as detailed below, will perform as follows;

Durability	Roofing will not perforate through corrosion within 30 years. Wall cladding will not perforate through corrosion within 15 years.		
Coatings	Roofing will not flake, peel or excessively fade within 18 years. Wall cladding will not flake, peel or excessively fade within 15 years.		
Drinking Water	Products will be a suitable surface for the collection of rainwater for drinking.		
Performance	Products will perform in accordance with our published design literature current at the time of supply.		
Standards	NZS/AS 1397-93 Steel sheet and strip -Hot dipped zinc coated or aluminium/zinc coated. NZS/AS 2728-97 Prefinished/prepainted sheet metal products for interior/exterior building applications.		

Issued to	Mr & Mrs Beggs	Profile	.40 Multispan , .40 Multiklad
Address	8 Ngarara Road	Colour	Sandstone Grey
City	Waikanae	Invoice No(s)	67424407RI
Environment	Moderate Inland	Lift No(s)	P408602 , P407653

Minor white corrosion, which may appear at unwashed tension bends or cut edges, is a natural weathering phenomenon of COLORSTEEL® Endura™ and does not constitute a failure of the coating system. The life of the product may be extended beyond the warranty period by regular maintenance.

Important :This warranty is offered subject to maintenance by the occupier consisting of manual washing of unwashed areas and high risk areas every 3 months

Please see overleaf for Terms and Conditions of warranty

Signed for Steel & Tube Roofing Products, 10 August 2011

[Signature]

Installer Warranty

Installed by	Total Roofing	Install Date	March, 2011
--------------	---------------	--------------	-------------

Total Roofing warrants the product for 5 years against faulty workmanship or defects caused by poor installation. The installer does not warrant the product against mechanical damage occurring after installation.

Signed for Total Roofing

TR
TOTAL ROOFING

[Signature]



Stahlton Tech & Design Office
133 Waterloo Road, Hornby, Christchurch
PO Box 8369 Riccarton, Christchurch 8440.
Telephone 03 344 3014 Fax 03 344 3018
Web www.stahlton.co.nz

PRODUCER STATEMENT PS1 – Design

ISSUED BY: Stahlton Engineered Concrete, a division of Fulton Hogan Limited.

TO (owner): *Christchurch City Council*

TO BE SUPPLIED TO (BCA): *Christchurch City Council*

IN RESPECT OF: *1250 155 Flanking*

AT: *1250 155 Flanking*

LOT: 9 DP: 13765 SO:

CONSENT No: *1250 155 Flanking*

JOB No(s): *1250 155 Flanking*

Stahlton has been engaged by *Christchurch City Council* to supply precast concrete design services in respect of the requirements of clause(s) B1 (Structure) of the Building Regulations 1992 for the product(s):

Design Description

The design has been prepared in accordance with Verification Method: B1/VM1 of the approved documents issued by the Department of Building and Housing and the work is described on Stahlton drawings titled *1250 155 Flanking* and numbered *1250 155 Flanking*, the specification and other documents prepared by others according to which the building is proposed to be constructed.

The design has been prepared based on loads supplied by *Christchurch City Council*.

I believe on reasonable grounds that the shop drawings listed comply with the relevant provisions of the building code.

Fulton Hogan Ltd holds a current policy of Professional Indemnity Insurance not less than \$200,000.

Fulton Hogan Ltd. is not a member of ACENZ.

Name (Review Professional): *John Davidson Marshall* on behalf of Fulton Hogan Ltd.

Signature: *[Signature]*

Professional Qualifications: *1250 155 Flanking*

Membership Number: *1250 155 Flanking*

Date: *1250 155 Flanking*

ELECTRICAL WORKERS
REGISTRATION BOARD

Safety • Competency

Electrical Certificate of Compliance

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

No. **3524261**

No. of attachments

To be completed whether or not an inspection is required.**CUSTOMER INFORMATION - PLEASE PRINT CLEARLY**Name of customer **NORTHPAKE CONSTRUCTION**Phone: **04 904 0225**Address of installation **8 NQARARA RD WAIKANAE**

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☐ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

65 No. of lighting outlets

No. of ranges

Please tick (✓) as appropriate where work includes:

50 No. of socket outlets

No. of water heaters

☒ Mains☒ Main earthing system

Was any installation work carried out by the homeowner?

Yes ☒ No☒ MEN Switchboard closest to point of supply

Electric lines

Description of work carried out (If necessary attach any pages with work done) **WIRE NEW HOME****- CONNECT & TEST ALL FITTINGS, DRIVE & TEST****EARTH PEG - (BACK DOOR) - EARTH "RED" IN SLAB. &****BENCH TOP.****40A FUSE ONLY DUE TO MAINS SIZE****CERTIFICATION OF WORK** (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☒ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☒ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

26 AUG 2011

ELECTRICAL WORKER DETAILS

Name

GEORGE BELL

Company

BAYE ELECTRICAL LTD

Signature

Signature:

Registration No.

E 13228

Contact Ph No.

0275 877 008

Date

12-5-11**INSPECTION DETAILS**

Electrical work requiring inspection by a registered electrical inspector

- ☒ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

AL STANINGWERS

Signature

Registration No.

12866

Date

16/5/11

Contact Ph No.

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED**TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK**

Electrical Certificate of Compliance

No. 3379357

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

No. of attachments

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer

CHRIS BEGGS

Phone:

04 9040225

Address of installation

8 NGARARA RD WAIKENAE

Postal address of customer (if not as above)

BOX 1698 PRAIRIE BEACH

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS 3000:2007 and Regulation 59 ☒ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☒ or attached other system ☐

WORK DETAILS

No. of lighting outlets

No. of ranges

Please tick (✓) as appropriate where work includes:

No. of socket outlets

No. of water heaters

Mains

☒ Main earthing system

Was any installation work carried out by the homeowner?

Yes No

☒ MEN Switchboard closest to point of supply

Electric lines

Description of work carried out (If necessary attach any pages with work done) NEW CONVERTMETER BOX TO MEN POINT

Validity authenticated in
 accordance with EDC Policy 0.1

26 AUG 2011

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☐ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☐ contains fittings which are safe to connect to a power supply
☒ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name

D. KRONFELD

Registration No.

E12833

Company

KRONFELD ELECTRICAL

Contact Ph No.

0274430793

Signature

B. Kronfeld

Date

27/6/11

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- ☒ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

A. STALLINGWORTH

Registration No.

12866

Signature

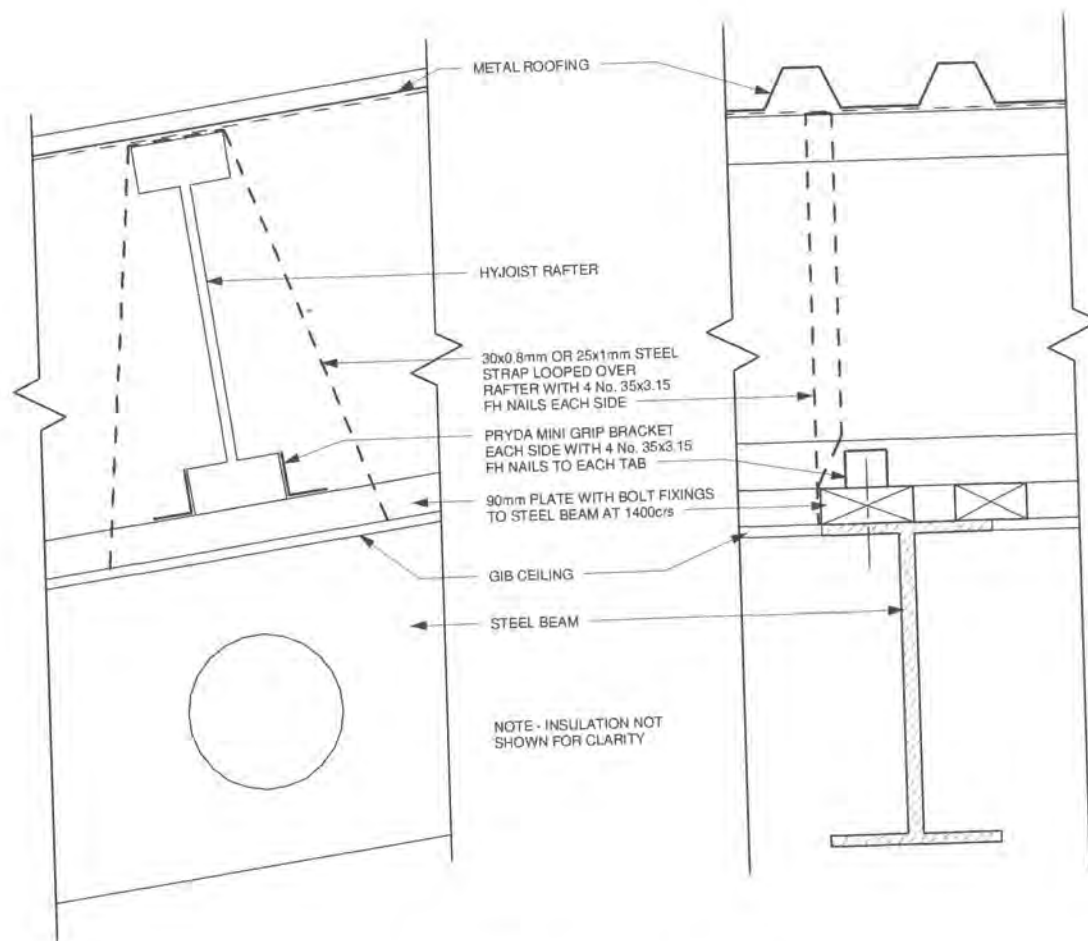
[Signature]

Date

27/6/11

Contact Ph No.

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



RAFTER HOLD DOWN DETAIL
1:5

A	17-12-10	As built details	
Rev	Date	Description	

Design Certified by
Energy Efficient Homes
Ltd
www.eehnz.com

Proposed House
Leonie & Chris Beggs
8 Ngarara Road, Waikanae
Lot 9 DP 13765

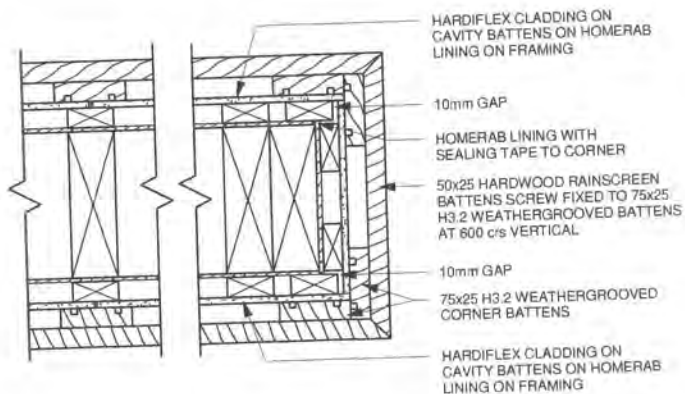
A.D
architecture
LTD
P.O. Box 5442 Fax: 04 298 5563 www.adarchitecture.co.nz
info@adarchitecture.co.nz PO Box 1585, Paraparaumu Beach

DETAILS

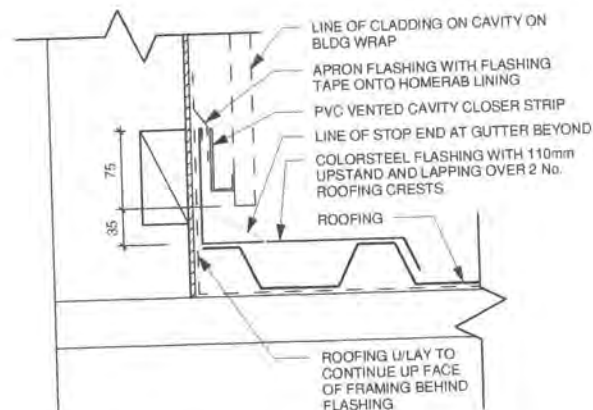
BUILDING CONSENT

DO NOT SCALE DRAWING

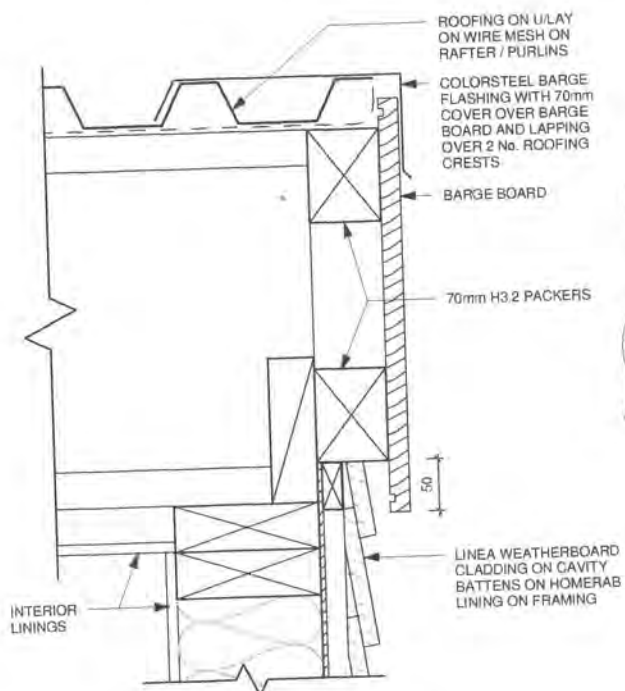
Job	Date	Rev	Sheet
09059	JAN 2010	A	(As) 36



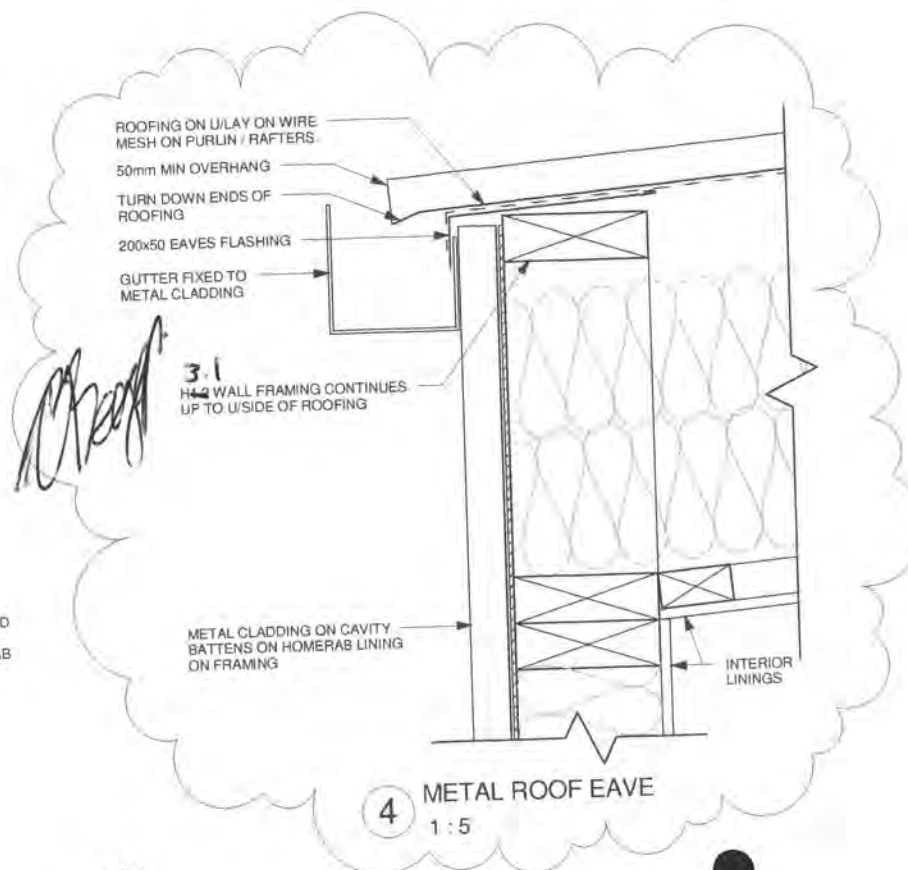
1 RAINSCREEN DETAIL
1:5



2 PARALLEL APRON FLASHING
1:5



3 METAL ROOFING BARGE
1:5



4 METAL ROOF EAVE
1:5

GENERAL NOTES
 • THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
 • CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

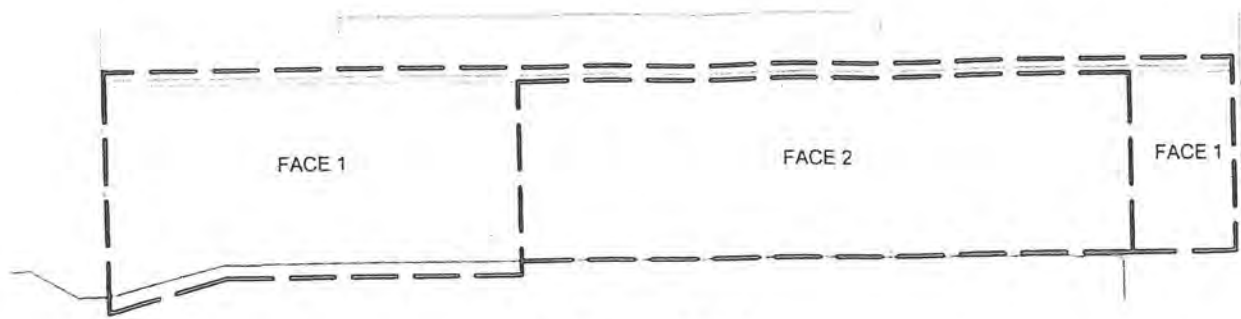
Rev	Date	Description
A	17-12-10	As built details
Design Certified by Energy Efficient Homes Ltd www.eehnz.com		
Proposed House Leonie & Chris Beggs 8 Ngarara Road, Waikanae Lot 9 DP 13765		
A.D architecture LTD P.O. Box 1585, Porangahua Road P.O. Box 1585, Porangahua Road		
DETAILS		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09059	JAN 2010	A
Sheet	(A3)	25

TO KCDC

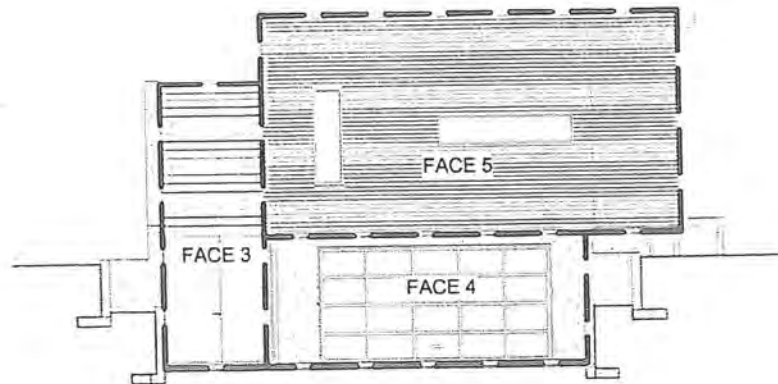
THIS IS A PHOTO THAT SHOWS 90x45 H1.2 RAFTERS
WERE STRAPPED WITH 150x50 H3.2 AS PER THE WRAP
INSP SHEET.

Chris Beggs.

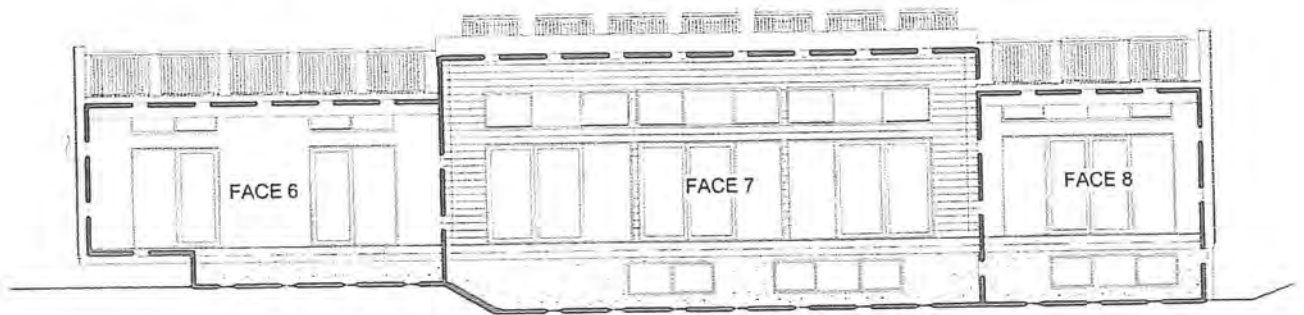




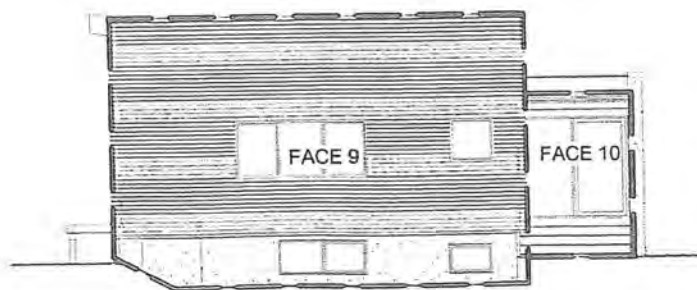
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

A.D architecture LTD Ph: 04 298 5662 Fax: 04 298 5663 Info@adarchtecture.co.nz www.adarchitecture.co.nz PO Box 1595, Paraparaumu Beach	Proposed House for Leone & Chris Beggs at 8 Ngarara Road, Waikanae Lot 9 DP 13765	RISK KEY				
		IN PROGRESS				
		Job	Scale	Date	Rev	She
		09059	1 : 150	NOV 2009		(A4)

Risk Matrix Calculation

to E2 / AS1 Building Envelope Risk Matrix

Leone & Chris Beggs
8 Ngarara Road
Lot 9
DP 13765

Wind Zone
HIGH

Face of Building	1	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	MEDIUM	1
Roof/wall intersection design	V.HIGH	5
Eaves width	V.HIGH	5
Envelope complexity	MEDIUM	1
Deck design	LOW	0
Total risk score	1	13

Face of Building	2	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	MEDIUM	1
Roof/wall intersection design	V.HIGH	5
Eaves width	V.HIGH	5
Envelope complexity	MEDIUM	1
Deck design	LOW	0
Total risk score	2	13

Face of Building	3	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	HIGH	2
Roof/wall intersection design	LOW	0
Eaves width	MEDIUM	1
Envelope complexity	LOW	0
Deck design	LOW	0
Total risk score	3	4

Face of Building	4	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	HIGH	0
Roof/wall intersection design	LOW	0
Eaves width	MEDIUM	0
Envelope complexity	LOW	0
Deck design	LOW	0
Total risk score	4	1

Face of Building	5	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	HIGH	3
Eaves width	V.HIGH	5
Envelope complexity	LOW	0
Deck design	LOW	0
Total risk score	5	9

Face of Building	6, 7, 8	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	1
Roof/wall intersection design	HIGH	0
Eaves width	V.HIGH	0
Envelope complexity	LOW	1
Deck design	LOW	2
Total risk score	6, 7, 8	5

Face of Building	9	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	1
Roof/wall intersection design	HIGH	3
Eaves width	V.HIGH	5
Envelope complexity	LOW	1
Deck design	LOW	0
Total risk score	9	11

Face of Building	10	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	HIGH	0
Eaves width	V.HIGH	2
Envelope complexity	LOW	0
Deck design	LOW	0
Total risk score	10	3

SUITABLE CLADDINGS			
FACE	SCORE	CAVITY	CLADDING
1	13	Y	Vertical profile metal / polystyrene block
2	13	N	Polystyrene block
3	4	Y	Bevelback Weatherboard
4	1	N	Polystyrene block
5	9	Y	Rainscreen over Hardiflex
6, 7, 8	5	Y	Titan panel / Bevelback weatherboard / polystyrene block
9	11	Y	Rainscreen over Hardiflex / polystyrene block
10	3	Y	Bevelback Weatherboard

Table 3: Suitable wall claddings
Paragraphs 3.1.2, 3.4.1.1, 3.4.2.1, 3.4.2.2, 3.4.3.2, 9.1.1, 9.4.1.2, 9.4.1.3, 9.6, Figure 1

Risk
Score

Suitable wall claddings⁽¹⁾

- | | Direct fixed to framing | Over nominal 20 mm drained cavity |
|----------------|--|--|
| 0 - 6 | <ul style="list-style-type: none"> a) Timber weatherboards - all types b) Fibre cement weatherboards c) Vertical profiled metal ⁽³⁾ - corrugated and symmetrical d) Fibre cement sheet ⁽⁴⁾ e) Plywood sheet f) EIFS | <ul style="list-style-type: none"> a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal ⁽³⁾ - corrugated and trapezoidal only |
| 7 - 12 | <ul style="list-style-type: none"> a) Bevel-back timber weatherboards b) Vertical timber board and batten c) Vertical profiled metal ⁽³⁾ - corrugated only | <ul style="list-style-type: none"> a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal - corrugated and trapezoidal only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) EIFS |
| 13 - 20 | <ul style="list-style-type: none"> a) Vertical profiled metal ⁽³⁾ - corrugated only | <ul style="list-style-type: none"> a) Masonry veneer ⁽²⁾ b) Stucco c) Horizontal profiled metal - corrugated and trapezoidal only d) Rusticated weatherboards e) Fibre cement weatherboards f) Fibre cement sheet g) Plywood sheet h) EIFS i) Bevel-back weatherboards |
| Over 20 | <ul style="list-style-type: none"> a) Redesign the building to achieve a lower score, or b) Specific design <ul style="list-style-type: none"> - The design may need changing to reduce the risk - The building consent authority may require more comprehensive details and documentation providing evidence of weathertightness - The building consent authority, designer or owner may require more inspections - A third party audit of the design may be required. | |

NOTES: (1) The wall claddings in this table are limited to those covered in this Acceptable Solution.
(2) Traditional masonry veneer as per SNZ HB 4236, with minimum 40 mm cavity.
(3) Refer Figure 38 for profiles.
(4) Except stucco over a fibre cement backing.

Table 1:

Definitions of risk
Paragraph 3.1.1, Figure 1[back to
Risk Matrix](#)

A: Wind zone	Low risk	Low wind zone as described by NZS 3604
	Medium risk	Medium wind zone as described by NZS 3604
	High risk	High wind zone as described by NZS 3604
	Very high risk	Very high wind zone as described by NZS 3604
B: Number of storeys	Low risk	One storey
	Medium risk	Two storeys in part
	High risk	Two storeys
	Very high risk	More than two storeys
C: Roof/wall intersection design	Low risk	Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)
	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	High risk	Roof-to-wall intersection fully exposed (e.g. parapets, enclosed balustrades or eaves at greater than 90° to vertical with soffit lining)
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys, dormers etc)
D: Eaves width ⁽¹⁾⁽²⁾	Low risk	Greater than 600 mm for single storey
	Medium risk	451 – 600 mm for single storey, or over 600 mm for two storey
	High risk	101 – 450 mm for single storey, or 451 – 600 mm for two storey, or greater than 600 mm above two storey
	Very high risk	0 – 100 mm for single storey, or 0 – 450 mm for two storey, or less than 600 mm above two storey
E: Envelope complexity	Low risk	Simple rectangular, L, T or boomerang shape, with single cladding type
	Medium risk	Moderately complex, angular or curved shapes (e.g. Y or arrowhead) with no more than two cladding types
	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
	Very high risk	As for High risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc)
F: Deck design ⁽³⁾	Low risk	None, timber slat deck or porch at ground floor level
	Medium risk	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	High risk	Enclosed deck exposed in plan or cantilevered at first floor level
	Very high risk	Enclosed deck exposed in plan or cantilevered at second floor level or above

NOTES:

(1) Eaves width measured horizontally from external face of wall cladding to outer edge of overhang, including gutters and fascias.

(2) Balustrades and parapets count as 0 mm eaves.

(3) The term deck includes balconies, as described in the Definitions.



NORTH FACE CONSTRUCTION LTD



07/09/2012

To KCDC,

This is a letter in regards to building consent no; BC100171. 8 Ngarara Rd, Waikanae. We wish to remove the louver from consent which is only a superficial structure. We will not be adding this to our house as we feel it will block too much sunlight.

Kind regards,

Leonie Beggs.

Leonie Beggs
Director.

WRIGHT TANKS LTD

0800 253 273

25th August 2011

Kapiti Coast District Council
Private Bag 601
PARAPARAUMU
Attention: **Simon Copp**

Dear Barry,

Re: **PS 1**
Northface Construction
8 Ngarara Road
Waikanae

I write to confirm that the Wright Tanks 13,500 litre Concrete Water Tank complies with the relevant provisions of the building code and is installed and constructed as per AS/NZS1546.1 and AS/NZS1547:2000 as well as TP58. Wright Tanks Limited is a member of the New Zealand Concrete Tank Manufacturers Association.

If you require any further information please contact our office on 0800 253 273.

Regards



Andrew Wright
Director
Registration Number: 23958



Andrew Hawea

From: Chris Beggs [chris@northface.co.nz]
Sent: Wednesday, 12 September 2012 5:14 p.m.
To: Andrew Hawea
Subject: BC100171 CCC

Hi Andrew/ Russell

Please find attached ISP site reports 1>7 if there is an 8th one I give ISP permission to release it to you directly

Cheers Chris

SITE INSPECTION REPORT

Date: 4 August 2010	Report No: 1	Job No: 23448
Inspected By: John O'Hagan		
Contractors Representative: Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI		
Project: 8 Ngarara Road	Area Inspected: Ground	
Weather: Showers Time: 9:00am		

ISP CONSULTING ENGINEERS LTD

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz

We have checked and probed to the underside of the proposed foundations in 2 locations. The probes indicate soft river silts/clays to between 1.2m and 1.5m below platform level; this ties in with the Scala probe results done originally.

At the founding level the cuts reveal mix graded river gravels, the probe is unable to penetrate through. There is a localised soft spot, approximately 500mm long and 500mm below the underside of the foundation on the north side. The footing as detailed will span this soft spot but we suggest that the soft material is removed down to the gravels and refilled with either compacted hardfill or site concrete.

Please advise if further soft spots are encountered so we can direct what is required.

John O'Hagan
DIRECTOR



SITE INSPECTION REPORT

Date:	12 August 2010	Report No:	2	Job No:	23448
Inspected By:	John O'Hagan				
Contractors Representative:	Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI				
Project:	8 Ngarara Road	Area Inspected:	Foundations		
Weather:	Fine				
Time:	9:00am				

We have inspected the reinforcing in the perimeter foundation for the concrete walls prior to pouring. At the time of our inspection not all of the wall starters had been placed but the steel in place was as per the structural drawings and details. We confirm that HD16 is acceptable as an alternative to the HD12 detailed under the windows.

When the remaining starters are placed, Chris to take photos and email them to ISP, and the KCDC carry out their inspection and approve, it is acceptable to pour the concrete in the perimeter footings.

John O'Hagan
DIRECTOR

ISP CONSULTING ENGINEERS LTD

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



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SITE INSPECTION REPORT

Date: 18 August 2010	Report No: 3	Job No: 23448
Inspected By: Yaqi Wang		
Contractors Representative: Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI		
Project: 8 Ngarara Road	Area Inspected: Poly Block Retaining Wall Foundation	
Weather: After a heavy shower Time: 12:30pm		

We have inspected the reinforcing in the poly block retaining wall under the ground floor level (from top of the concrete footing to bottom of the concrete slab). At the time of our inspection, the concrete slab starters had not been placed. We have agreed to have the concrete slab starters placed after pouring the poly block retaining wall under the ground floor level. We have agreed that the starters into the poly block retaining wall will be placed vertically upwards instead of vertically downwards as per structural drawings. Please note and check it in the next site inspection.

When KCDC carry out their inspection and approve, it is acceptable to pour the concrete in the poly block retaining wall under the ground floor level.

ISP CONSULTING ENGINEERS LTD

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz

Yaqi Wang
STRUCTURAL ENGINEER



F33-6/00

SITE INSPECTION REPORT

Date: 18 August 2010	Report No: 3	Job No: 23448
Inspected By: Yaqi Wang		
Contractors Representative: Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI		
Project: 8 Ngarara Road	Area Inspected: Poly Block Retaining Wall Foundation	
Weather: After a heavy shower Time: 12:30pm		

We have inspected the reinforcing in the poly block retaining wall under the ground floor level (from top of the concrete footing to bottom of the concrete slab). At the time of our inspection, the concrete slab starters had not been placed. We have agreed to have the concrete slab starters placed after pouring the poly block retaining wall under the ground floor level. We have agreed that the starters into the poly block retaining wall will be placed vertically upwards instead of vertically downwards as per structural drawings. Please note and check it in the next site inspection.

When KCDC carry out their inspection and approve, it is acceptable to pour the concrete in the poly block retaining wall under the ground floor level.



Yaqi Wang
STRUCTURAL ENGINEER



Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



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SITE INSPECTION REPORT

Date:	20 August 2010	Report No:	4	Job No:	23448
Inspected By:	Hugh Falkner				
Contractors Representative:	Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI				
Project:	8 Ngarara Road	Area Inspected:	Poly Block Retaining Wall Foundation		
Weather:	Fine				
Time:	2:30pm				

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Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz

We have inspected the reinforcing in the strip at the base of the poly block walls below the ground floor level at the front and for the central wall.

At the time of our inspection, the longitudinal reinforcement was in place. The central wall had HD16 starter at 600crs and 3-HD16 starter were in place for the right side of the garage door. Three further HD16 were ready for the left side of the garage door.

The central wall was detailed as having HD16 at 300crs. We advised that it was acceptable to leave have only the HD16 starter at 600crs and that the Wall vertical reinforcement could be reduced to HD12 at 300crs.

KCDC were on site at the time of our inspection

It is acceptable to pour the remaining concrete footing for the poly block wall once the remaining starters have been placed.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED

Hugh Falkner



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F33-6/00

SITE INSPECTION REPORT

Date: 20 August 2010	Report No: 4	Job No: 23448
Inspected By: Hugh Falkner		
Contractors Representative: Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI		
Project: 8 Ngarara Road	Area Inspected: Poly Block Retaining Wall Foundation	
Weather: Fine Time: 2:30pm		

We have inspected the reinforcing in the strip at the base of the poly block walls below the ground floor level at the front and for the central wall.

At the time of our inspection, the longitudinal reinforcement was in place. The central wall had HD16 starter at 600crs and 3-HD16 starter were in place for the right side of the garage door. Three further HD16 were ready for the left side of the garage door.

The central wall was detailed as having HD16 at 300crs. We advised that it was acceptable to leave have only the HD16 starter at 600crs and that the Wall vertical reinforcement could be reduced to HD12 at 300crs.

KCDC were on site at the time of our inspection

It is acceptable to pour the remaining concrete footing for the poly block wall once the remaining starters have been placed.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED



Hugh Falkner



Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



SITE INSPECTION REPORT

Date:	1 September 2010	Report No:	5	Job No:	23448
Inspected By:	John O'Hagan				
Contractors Representative:	Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI				
Project:	8 Ngarara Road		Area Inspected:	Slab Pre Pour	
Weather:	Fine				
Time:	9:30pm				

We have inspected the reinforcing in the slab prior to pouring concrete.

We confirm the steel is in place as per the structural design and drawings.

We discussed the location of the sawcuts and agreed that a sawcut is to run across the back of the garage, on the garage side of the foundation beam and internal wall. We also agreed to have sawcuts either side of the wall between the garage and the entry. Every second mesh bar should be cut.

KCDC should also inspect and approve prior to pouring concrete.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED

John O'Hagan
DIRECTOR

ISP CONSULTING ENGINEERS LTD

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



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F33-6/00

SITE INSPECTION REPORT

Date: 1 September 2010	Report No: 5	Job No: 23448
Inspected By: John O'Hagan		
Contractors Representative: Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI		
Project: 8 Ngarara Road	Area Inspected: Slab Pre Pour	
Weather: Fine		
Time: 9:30pm		

We have inspected the reinforcing in the slab prior to pouring concrete.

— We confirm the steel is in place as per the structural design and drawings.

We discussed the location of the sawcuts and agreed that a sawcut is to run across the back of the garage, on the garage side of the foundation beam and internal wall. We also agreed to have sawcuts either side of the wall between the garage and the entry. Every second mesh bar should be cut.

KCDC should also inspect and approve prior to pouring concrete.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED

**John O'Hagan
DIRECTOR**



Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
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SITE INSPECTION REPORT

Date:	20 September 2010	Report No:	6	Job No:	23448
Inspected By:	John O'Hagan				
Contractors Representative:	Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI				
Project:	8 Ngarara Road	Area Inspected:	Lower level polyblock walls - Pre Pour		
Weather:	Fine				
Time:	9:30pm				

We have inspected the reinforcing in the lower level polyblock walls prior to pouring concrete.

We confirm the steel is in place as per the structural design and drawings. We confirm the steel is in place for the lintels of the garage door and windows.

Steel starter bars for the suspended slab still to be placed.

All lap lengths are correct and cover to steel is maintained.

KCDC should also inspect and approve prior to pouring concrete.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED

John O'Hagan
DIRECTOR

ISP CONSULTING ENGINEERS LTD

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



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F33-6/00

SITE INSPECTION REPORT

Date: 20 September 2010	Report No: 6	Job No: 23448
Inspected By: John O'Hagan		
Contractors Representative: Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI		
Project: 8 Ngarara Road	Area Inspected: Lower level polyblock walls - Pre Pour	
Weather: Fine Time: 9:30pm		

We have inspected the reinforcing in the lower level polyblock walls prior to pouring concrete.

We confirm the steel is in place as per the structural design and drawings. We confirm the steel is in place for the lintels of the garage door and windows.

Steel starter bars for the suspended slab still to be placed.

All lap lengths are correct and cover to steel is maintained.

KCDC should also inspect and approve prior to pouring concrete.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED

**John O'Hagan
DIRECTOR**



Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
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P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



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SITE INSPECTION REPORT

Date:	14 October 2010	Report No:	7	Job No:	23448
Inspected By:	John O'Hagan				
Contractors Representative:	Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI				
Project:	8 Ngarara Road	Area Inspected:	Upper Slab - Pre Pour		
Weather:	Fine				
Time:	8:15am				

We have inspected the reinforcing in the upper level suspended slab prior to pouring concrete.

We confirm the steel is in place as per the structural design and drawings. The timber blocks used for seating the mesh are to be removed prior to pouring concrete but the mesh must have the cover as specified.

We discussed the risk of reflection cracks from the water heating pipes that are to be cast in the slab. The cover over the pipes is limited to 25mm.

KCDC should also inspect and approve prior to pouring concrete.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED

John O'Hagan
DIRECTOR

ISP CONSULTING ENGINEERS LTD

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



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F33-6/00

SITE INSPECTION REPORT

Date: 14 October 2010	Report No: 7	Job No: 23448
Inspected By: John O'Hagan		
Contractors Representative: Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI		
Project: 8 Ngarara Road	Area Inspected: Upper Slab - Pre Pour	
Weather: Fine		
Time: 8:15am		

We have inspected the reinforcing in the upper level suspended slab prior to pouring concrete.

We confirm the steel is in place as per the structural design and drawings. The timber blocks used for seating the mesh are to be removed prior to pouring concrete but the mesh must have the cover as specified.

We discussed the risk of reflection cracks from the water heating pipes that are to be cast in the slab. The cover over the pipes is limited to 25mm.

KCDC should also inspect and approve prior to pouring concrete.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED

John O'Hagan
DIRECTOR



Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
Kayel Building
Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



SITE INSPECTION REPORT

Date:	20 December 2010	Report No:	8	Job No:	23448
Inspected By:	John O'Hagan				
Contractors Representative:	Chris & Leone Beggs 8 Ngarara Road Waikanae KAPITI				
Project:	8 Ngarara Road	Area Inspected:	Steel Beams and Posts		
Weather:	Rain				
Time:	8:15am				

We have inspected the steel beams and posts in place and confirm they are in and connected as per the structural design.

ISP to confirm the lintels above the window and the sill beam along the front are adequate.

Our inspection is not a pre-line inspection for bracing; this is to be done by KCDC. When KCDC inspect and approve it is acceptable to line over the steel beams and posts.

Yours sincerely,

ISP CONSULTING ENGINEERS LIMITED

John O'Hagan
DIRECTOR

ISP CONSULTING ENGINEERS LTD

Civil & Structural
Seismic Risk Analysis
Building Compliance

Lower Hutt Office
Tel: 04 566 8004
Fax: 04 566 8037
Level 1, ISP Centre
14 Laings Road
P.O. Box 30 535
Lower Hutt 5010

Paraparaumu Office
Tel: 04 902 5750
Level 1 Office 24
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Margaret Road
Raumati Beach
P.O. Box 537
Paraparaumu 5254

Email: email@isp.co.nz
Web: www.isp.co.nz



Form 436

New Dwelling
8 Ngarara Road
WAIKANAE

LIST

BC 100171

Category 2

No = Plans, specifications & documentation not complying with the
Building Code &/or Bld. Act (The reason specified alongside each prompt)

Yes = Plans, specifications & documentation complying with the
Building Code &/or Bld. Act (The reason specified alongside each prompt)

N/A = Not Applicable to this application. (The deletion of whole sections as N/A is permitted)
For alternatives comment below each section.

Note - The further information requests are identified by hand written numbers and corresponding on FIR letters / e-mails sent

Site Plan (NZS 3604 Sec 3.4, 4.5 Code of B1, B2, E1, E2 F1 & F2 Sect. 72, 75 BA04)

N/A NO YES

Comments

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

Specific Design (Verified Online PS2 B1 B2 VMI)

Comments

- ☒ ☐ ☐ PS1 Design Certificate B1 B2 VMI
- ☒ ☐ ☐ PS2 Peer Review B1 B2 VMI
- ☒ ☐ ☐ Calculations VMI
- ☒ ☐ ☐ CPeng Verified Online

Foundations Poly block + Timber retainers,
suspended concrete floor, Steel roof beams,
steel wind posts, Bracing.

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

Comments

Layout

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

Section

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

Protect wall

Eng drawings required.

RECEIVED

8 MAR 2010

KAPITI COAST
DISTRICT COUNCIL

00045

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

Comments

N/A NO YES

- ☐ ☐ ☐ Layout dimensions.....
☐ ☐ ☐ Bearers details.....B1; B2.....
☐ ☐ ☐ Joist details.....B1;B2.....
☐ ☐ ☐ Alternative.....specify reason.....

Section

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

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

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

Comments

General

N/A NO YES

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

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

Wall / Framing B1, B2, B3

Comment

General

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

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

15 Solar Panels on roof weight loading?

Comments

Trussed / by preailer or Framed roof NZS 3604

N/A NO YES

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

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

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

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

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

Comments

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

Aluband
Graphex plaster system
Note to seal ends of hardies

Bracing NZS 3604 B1, B2, B3

Comments

N/A NO YES

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

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

General

Comments

N/A NO YES

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

Glazing

- ☐ ☐ ☒ Safety glass.....F2
- ☐ ☐ ☒ Wind zone..... B1. NZS 3804.
- ☐ ☐ ☒ Alternative.....specify reason

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

Comments

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

Stairs / Landings / Handrails D1, sec 4

Comments

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

Stair type

Minor Private: Max rise 220mm/Min tread 220mm,

Secondary Private: Max rise 200mm/Min tread 250mm,

Main Private: Max rise 190mm/Min tread 280mm. (Main private includes exterior stairs)

800 high max shown.

Decks / Balconies / Barriers D1, F4 & NZS 3804, Section 6 & 7,

Comments

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

Fire (Residential) NZBC F7; C doc

Comments

N/A NO YES

- ☐ ☐ ☒ Travel distances max 24m.....G3.15.....
- ☐ ☐ ☒ Smoke detectors.....F7.....
- ☒ ☐ ☐ Wood burnersF7.....
- ☐ ☐ ☐ Garage fire wall detailsG7 (G7.10 G7.8)
- ☐ ☐ ☐ Alternative.....specify reason

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

Comments

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

Ambiguity / Contradictions

Comments

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

Alternative Solutions

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

This sheet relevant to plumbing & drainage only

Comments

General

N/A NO YES

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

Plumber's Reg no...10755

Drainlayers Reg no.....

Effluent Disposal Systems

Comments

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

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

Water Supplies

Comments

- ☐ ☐ ☒ G 12
☐ ☐ ☒ Town supply.....
☐ ☒ ☐ Private scheme.....cannot full supply
☐ ☐ ☒ Type & location.....
☐ ☐ ☐ Alternative.....specify reason.....

* 15 Solar panels shown weight loading on roof!

original to be modified Pluncharge TS ~~TS~~ original house being removed.

Sanitary Drainage

Comments

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

using same sewer lateral. original house being removed.

Stormwater Drainage

Comments

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

Sanitary Plumbing

Comments

- ☐ ☐ ☒ G13 N2/A3 3500
☐ ☐ ☒ Layout
☒ ☐ ☐ Alternative.....specify reason.....

Accessibility D1; NZS 4121

Comments

N/A NO YES

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

Fire report G1,G2, G3, G4

Comments

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

Solid waste G15

Comments

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

Hazardous Agents, Materials & substances F1 - F3

Comments

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

Work Sheet

General stamp prompts

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

Set Status
Complete checklist
Addenda
Section 72 / pending
Set inspections

[illegible][illegible][illegible]

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

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

Signature, name & date

Bldg.....

Plumbing.....

Fire.....

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

Signature, name & date

Bldg..... 12/04/2010
 (for all pages except those listed below)

Plumbing..... 24/3/2010
 (For pages 6 of 11 unless otherwise listed)

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

Addenda to Form 436

Allocation of work to approvals officer outside current competency

Building Category	Circle appropriate category	0	1	2	3

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

Allocation notes

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



INSTALLERS CHECKSHEET

P. 1

OTE: Please have this form completed by the installer and ready for our Building Inspector to collect when doing the final inspection

No. 0385 INSTALLERS NAME: (Please Print)

BC Number 100171

ALLAN DAVIES

Address: 12 PORT HAVEN, WHITBY

Ph: 0274541533

FREESTANDING FIRE OR INBUILT FIRE INSTALLED AT:

Address: 8 NGARARA RD, WAIKANAHE

For: NORTH FACE CONSTRUCTION LTD

The following requirements under NZS 7421:1990 or AS/NZ 2918:2001 have been met and the solid fuel burning domestic appliance type and model LINEA 2000

Has been installed in accordance with the manufacturer's installation instructions.

Please TICK (Where applicable) the following:

☒ The Chimney has been Cleaned

☒ The Chimney is in a sound condition

☒ The Chimney is of pumice and correct dimensions to comply with BRANZ zero clearance certificates

☒ The Chimney is ventilated to manufacturer's requirements

☒ The appliance is restrained against seismic activity (freestanding & fireplace heaters)

☒ The inbuilt heating appliance has been approved by BRANZ as complying with their zero clearance certificate

☒ The hearth is an approved type according to the manufacturer's requirements

☒ The hearth is restrained against seismic activity

☒ The fire surround at its connection to the fire place is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986)]

☒ The ash hearth is of correct dimensions according to the installation instructions

signed:

Date: 24/08/2011

KCDC Form 129 ver 1

25. Aug. 2011

Otago Library

KAPITI COAST DISTRICT COUNCIL
APPLICATION FOR A CONNECTION TO COUNCIL WATER SUPPLY

..... *Beggs* (full name)
PLEASE PRINT

.....
(postal address) hereby apply for an "ORDINARY" service to be laid from the Kapiti Coast District Council water supply to the premises owned by me at:

PROPERTY ADDRESS in full *8 Nyarawa Rd*
(if different from above)

Lot DP

Fees payable (on application)

Inspection \$
Connection \$
Total \$

Note: All dwelling units to pay full inspection fees.
The connection fee to be divided equally between
dwelling unit situated the same lot sharing a common lot.

.....
Owners signature

.....
Date

THIS PART TO BE COMPLETED BY PLUMBER

I, (full name)
of (address) being a
Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Coast District Council water supply. I agree to comply in every respect with the Kapiti Coast District Council Water Supply Bylaw.

NB: Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No)

(Date)

1. Existing Water Supply

2. Pressure: High/Low

3. E/W cylinder type

4. Approximate age of water piping

5. If premises have swimming pool, what capacity?

6. State precisely how it is proposed to make the new connection
.....
.....
.....

2nd house on Site
one to be removed
once new house is built

To be retained/dismantled
"Header Tank"/Pressure Reducing Valve
Exhaust pipe/pressure relief valve
Copper/PVC/Alkathene
Filter Plant Yes/No

OFFICE USE ONLY

BUILDING CONSENT NO	PLUMBERS PRODUCER STATEMENT TO BE PROVIDED
Date Issued	Connection Recorded

Kapiti Coast District Council



Water Demand Management Declaration of Compliance

To be submitted with all applications for a Project Information Memorandum/Building Consent for new or relocated dwellings on land zoned residential.

Address:

8 NGATAHIA ROAD
WAIKANAHE

Building Consent No (Office Use):

No of dwellings:



1 Water Demand Management solution

All dwellings the subject of this development will use one of the following water demand management solutions in accordance with the District Plan (please tick one box):

- ☒ Rainwater storage tanks with a total volume of not less than 10,000 litres, for each house in the development
- ☐ Rainwater storage tanks with a total volume of not less than 4,500 litres, for each house in the development, and a complying greywater diversion device
- ☐ The application is made with an alternative solution (note that a resource consent will be required)
- ☐ The application is made without provision for water demand management (note that a resource consent will be required).

For all applications where Water Demand Management will be provided:

2

Volume of rainwater storage tanks:

10,000 MIN POS MORE

3

I confirm the following:

- ☒ That there will be no direct connection from the reticulated water supply to any outside taps.
- ☒ That there will be a direct connection from the rainwater storage tanks to all internal toilet cisterns and any external taps
- ☒ That there will be no direct connection from the reticulated water supply to any toilet cistern.
- ☒ I understand that the toby or manifold may have to be modified at my expense.

4

For applications where a Greywater Diversion Device is to be installed

Size of disposal field:

(note that this needs to be marked on the site plan or the plumbing and drainage plan submitted to Council).

I confirm the following:

- ☐ That greywater will be collected from all laundry and bathroom drains (excluding toilets) and channelled to a greywater diversion device for use in outdoor irrigation.
- ☐ The greywater worksheet is attached and confirms that greywater diversion is suitable on the lot.
- ☐ That the device will be installed by an approved installer and that a certificate demonstrating this will be available to Council on request after installation.

Name:

C. Beaggs

Signed:

CHRIS BEAGGS

Date:

5/3/10.

Drawing List	
Number	Sheet Name
01	BUILDING 3D
02	CONSTRUCTION NOTES
03	SITE PLAN
04	NEW GROUND FLOOR PLAN
05	NEW FIRST FLOOR PLAN
06	ELEVATIONS
07	ELEVATIONS
08	DRAINAGE PLAN
09	PLUMBING SCHEMATIC
10	GROUND FLOOR FOUNDATION PLAN
11	GROUND FLOOR FRAMING PLAN
12	GROUND FLOOR ELECTRICAL PLAN
13	FIRST FLOOR FOUNDATION PLAN
14	FIRST FLOOR FRAMING PLAN
15	FIRST FLOOR ELECTRICAL PLAN
16	ROOF PLAN
17	BUILDING SECTION
18	BUILDING SECTION
19	BUILDING SECTION
20	BUILDING SECTION
21	BUILDING SECTION
22	BUILDING SECTION
23	DETAILS
24	DETAILS
25	DETAILS
26	DETAILS
27	DETAILS
28	DETAILS
29	DETAILS
30	DETAILS
31	DETAILS
32	DETAILS
33	EXTERIOR JOINERY SCHEDULE
34	EXTERIOR JOINERY SCHEDULE
35	INTERIOR OPENING SCHEDULE



Proposed House
 FOR
Leonie & Chris Beggs
 AT
 8 Ngarara Road, Waikanae
 Lot 9 DP13765

PROFESSIONAL MEMBER

A D N Z

ARCHITECTURAL DESIGNERS NZ INC

www.adnz.org.nz

A.D
architecture

LTD

Ph: 04 298 5662 Fax: 04 298 5663
 info@adarchitecture.co.nz

www.adarchitecture.co.nz
 PO Box 1585, Paraparaumu Beach



STREET VIEW



REAR VIEW

Rev	Date	Description
Design Certified by Energy Efficient Homes (SN: 091109) www.eehnz.com Ltd.		
Proposed House Leonie & Chris Beggs 8 Ngarara Road, Waikanae Lot 9 DP 13765		
A.D architecture LTD		
Ph: 04 298 5662 Fax: 04 298 5663 info@adarchitecture.co.nz www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
BUILDING 3D		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job 09059	Date JAN 2010	Rev Sheet (A3) 01

GENERAL CONSTRUCTION NOTES

- ALL WORK IS TO COMPLY WITH THE NEW ZEALAND BUILDING CODE, TERRITORIAL AUTHORITY REQUIREMENTS, NZ STANDARDS (IN PARTICULAR NZS:3604), MANUFACTURERS LITERATURE AND ENDORSED BUILDING CONSENT PLANS
- ALL REFERENCES TO CODES AND STANDARDS SHALL BE TAKEN TO MEAN THE LATEST VERSION INCLUDING AMENDMENTS
- DOCUMENTS MAY HAVE BEEN SCANNED AND DIGITALLY REPRODUCED AND MAY NOT BE TO SCALE
- BUILDER TO PROVIDE BARRIERS, SIGNAGE AND SCAFFOLDING TO COMPLY WITH NZBC F5 AND OSH REQUIREMENTS
- INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS
- SLIP RESISTANCE RATING OF TRAFFICABLE SURFACES TO COMPLY WITH NZBC D1
- THIS PROJECT CONTAINS ELEMENTS DESIGNED BY A STRUCTURAL ENGINEER. THE BUILDER IS REQUIRED TO ENSURE THE ENGINEER INSPECTS THE WORK THEY HAVE DESIGNED AND PROVIDE THE TERRITORIAL AUTHORITY WITH WRITTEN EVIDENCE OF THE INSPECTION
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR ANY VARIATIONS TO PLANS AND CONSTRUCTION DETAILS

BUILDING ENVIRONMENT NOTES

- THIS SITE IS IN A HIGH WIND ZONE. ENSURE CORRECT FIXINGS, TIE DOWNS, CONNECTORS, GLAZING ETC ARE USED

SITE GENERAL NOTES

- THE BUILDER IS RESPONSIBLE FOR CLEARLY DEFINING THE SITE BOUNDARIES. IN ORDER TO CORRECTLY SET THE BUILDING OUT, A REGISTERED SURVEYOR MAY BE REQUIRED. ESTABLISHED FENCES ARE NOT NECESSARILY ON THE SITE BOUNDARY
- THE SITE IS TO HAVE PERMEABLE SURFACES THAT ARE NOT COVERED BY BUILDINGS OR PAVING OF AT LEAST 30% OF THE SITE AREA
- THE MINIMUM CLEARANCE FROM FLOOR SLAB TO FINISHED GROUND LEVEL TO BE:
 - 150mm TO PAVED AREAS AND 225mm TO NON-PAVED AREAS

FOUNDATION GENERAL NOTES

- ALL FOUNDATIONS ARE TO SPECIFIC DESIGN BY A CONSULTING STRUCTURAL ENGINEER
- BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW FOR REQUIRED DRAINAGE FALLS TO THE SEWER MAIN
- CONCRETE FLOOR SLAB TO HAVE CONTROL JOINTS AND SHRINKAGE CONTROL JOINTS FORMED IN ACCORDANCE WITH NZS:3604 CLAUSE 7.5.8.6. PROVIDE A CONTROL JOINT AROUND THE PERIMETER OF TILED AREAS.
- PROVIDE PROTECTION TO ALL WASTE PIPES AND DRAINS THAT RUN UNDER OR THROUGH FOUNDATION GROUND BEAMS

WINDOW JOINERY & GLAZING NOTES

- ALL HABITABLE AND SERVICE ROOMS ARE REQUIRED TO HAVE OPENING WINDOWS EQUIVALENT TO A MINIMUM OF 5% OF THEIR FLOOR AREA, OR AN APPROVED ALTERNATIVE VENTILATION SYSTEM
- OPENING WINDOWS PROJECTING OVER ACCESS ROUTES AND DECKS TO BE PROTECTED TO COMPLY WITH NZBC D1, CLAUSE 1.5.4
- PROVIDE SILL SUPPORT BRACKETS TO EXTERNAL DOORS
- ALL GLAZING IS TO COMPLY WITH NZS 4223 PARTS 1,2,3
- WINDOW MANUFACTURER IS TO CONFIRM ALL WINDOWS REQUIRED TO HAVE SAFETY GLASS
- WINDOW MANUFACTURER TO SUPPLY ALL FLASHINGS AND WANS WIS COMPONENTS
- FIT RESTRICTOR STAYS TO WINDOW OPENING SASHES TO LIMIT THE OPENING TO A MAXIMUM OF 100mm WHEREVER THE SILL HEIGHT IS LESS THAN 760mm AND THE DIFFERENCE IN LEVELS IS 1.0m OR GREATER. REFER TO NZBC F4

WALL AND ROOF FRAMING GENERAL NOTES

- TIMBER TREATMENT TO COMPLY WITH NZS 3602
- PREFABRICATED WALLS MUST BE DESIGNED AND SUPPLIED BY A LICENSED PRE-NAIL MANUFACTURER. PROVIDE A COPY OF THE DESIGN AND PRODUCER STATEMENT TO THE TERRITORIAL AUTHORITY
- BOTTOM PLATES TO BE FIXED WITH APPROVED BOTTOM PLATE ANCHORS INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
- STUD / TOP PLATE FIXINGS TO BE IN ACCORDANCE WITH LUMBERLOK FIXING SCHEDULE
- LINTEL HOLD DOWNS TO BE IN ACCORDANCE WITH LUMBERLOK FIXING SCHEDULE UNLESS SPECIFIED BY PRENAIL MANUFACTURER
- ALL FIXINGS TO BE GALVANISED TO PREVENT DETERIORATION DUE TO TEMPORARY EXPOSURE
- WHERE BOLTED CONNECTIONS ARE USED, FIT WITH 50x50x3mm SQUARE OR 55x3mm ROUND WASHERS TO BOTH SIDES
- ROOF FRAMING AND FIXING REQUIREMENTS TO COMPLY WITH NZS 3604 : SECTION 10

CLADDING GENERAL NOTES

- WHERE WALLS ARE NOT LINED (E.G. GABLE ENDS AND FRAMED CHIMNEYS), A RIGID SHEATHING OR AN AIR BARRIER WRAP IS TO BE INSTALLED TO COMPLY WITH NZBC E2/AS1 CLAUSE 9.1.4 PRIOR TO FIXING CAVITY BATTENS AND CLADDING
- INSTALL APPROVED FLEXIBLE FLASHING TAPE TO MANUFACTURERS SPEC TO ALL EXTERIOR OPENINGS
- FIT FLASHINGS TO COMPLY WITH THE WINDOW AND CLADDING MANUFACTURERS SPECIFICATIONS AND DETAILS. FIT AIR SEALS TO THE INNER EDGE OF JOINERY REVEALS
- PLASTER SYSTEMS TO BE APPLIED BY LICENSED, TRAINED APPLICATORS ONLY. SUPPLY A COPY OF WARRANTY TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

ROOFING GENERAL NOTES

- ROOF FRAMING AND FIXING REQUIREMENTS TO COMPLY WITH NZS 3604: SECTION 10
- ROOF CLADDING TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATION AND THE REQUIREMENTS OF NZBC E2, SECTION 8. STEEL COATING TO BE SUITABLE FOR THE CORROSION ZONE. SITE AND PROJECT SPECIFIC CONFIRMATION OF THE SPECIFIED ROOFING IS REQUIRED. PROVIDE A COPY OF THE MANUFACTURERS WARRANTY TO THE TERRITORIAL AUTHORITY
- ENSURE ADEQUATE CROSS FLOW VENTILATION IS PROVIDED TO ROOF SPACE ABOVE THE THERMAL INSULATION TO PREVENT CONDENSATION
- BUILDER TO PROVIDE OWNER WITH SUITABLE WRITTEN DETAILS OF A REGULAR INSPECTION AND MAINTENANCE REGIME FOR ALL ROOF AND DECK MEMBRANES AND ASSOCIATED FLASHINGS
- ROOF STRUCTURES AT AN ANGLE OF 10 DEGREES OR LESS MUST HAVE TIMBER FRAMING TREATMENT OF MINIMUM H3.1

DECK GENERAL NOTES

- DECK SURFACES TO ACHIEVE A SLIP RESISTANCE RATING TO COMPLY WITH NZS 3604: CLAUSE 7.4.4

INTERIOR NOTES

- "WET AREA" SHOWERS TO BE FULLY WATERPROOFED USING AN APPROVED MEMBRANE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. INSTALLATION TO BE BY A REGISTERED SPECIALIST. SUPPLY A COPY OF THE MATERIALS WARRANTY AND INSTALLATION INSTRUCTIONS TO THE TERRITORIAL AUTHORITY
- CONSTRUCT INTERNAL STAIRS AND BALUSTRADES TO BE CAPABLE OF WITHSTANDING THE FOLLOWING LOADS IN ACCORDANCE WITH AS/NZS 1170:
 - TOP EDGE HORIZONTAL AND VERTICAL LOADS: 0.35 kN/m
 - TOP EDGE CONCENTRATED LOAD INWARDS, OUTWARDS OR DOWNWARDS: 0.6 kN
 - INFILL HORIZONTAL LOAD: 0.5 kPa
 - INFILL LOAD IN ANY DIRECTION: 0.25 kN
- GLAZED BALUSTRADE INFILL TO COMPLY WITH NZS 4223 PART 3
- BALUSTRADES, HANDRAILS AND STAIRWAYS TO COMPLY WITH NZBC SECTIONS B1, D1 AND F4

PLUMBING GENERAL NOTES

- ALL PLUMBING AND DRAINAGE TO BE IN ACCORDANCE WITH AS / NZS 3500 PART 2
- PLUMBER / DRAINLAYER TO INSTALL NEW SEWER LATERAL FROM COUNCIL STREET MAIN
- BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW FOR REQUIRED DRAINAGE FALLS TO THE SEWER MAIN
- PROVIDE PROTECTION TO ALL WASTE PIPES AND DRAINS THAT RUN UNDER OR THROUGH FOUNDATION GROUND BEAMS
- PROVIDE DRAINAGE PRODUCER STATEMENT AND AS-BUILT DRAINAGE PLAN TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED
- FIT A TEMPERING VALVE TO THE HOT WATER SERVICE
- WATER PIPES TO BE TESTED TO 1500 KPa
- 2 x 45° BENDS ARE REQUIRED AT THE BASE OF SOIL STACKS
- BRANCHES INTO VERTICAL SOIL STACKS ARE TO BE FITTED WITH 45° JUNCTIONS (NOT STRAP BOSSES)
- ENSURE THAT PLUMBING CAN RUN TO THE EXTERIOR WITHOUT DAMAGING STRUCTURAL MEMBERS
- DRAINAGE PIPES TO BE TESTED AND INSPECTED PRIOR TO BACKFILLING
- PROVIDE SEISMIC RESTRAINTS TO HOT WATER CYLINDERS
- PROVIDE GAS CERTIFICATION AFTER COMPLETION TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

ELECTRICAL GENERAL NOTES

- INSTALL SMOKE ALARMS TO COMPLY WITH NZBC F7
- RECESSED DOWN LIGHTS (IF USED) ARE TO BE CA RATED AND INSTALLED TO PREVENT TRANSFER OF MOISTURE INTO CEILING SPACE TO COMPLY WITH NZCEP 54
- PROVIDE ELECTRICAL CERTIFICATION AFTER COMPLETION TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

FIRE NOTES

- SOLID FUEL BURNING APPLIANCES TO BE INSTALLED TO THE REQUIREMENTS OF NZS 7421 AND NZS 2918, SUBJECT TO TERRITORIAL AUTHORITY APPROVAL. THE APPLIANCE MUST COMPLY WITH THE MINISTRY OF ENVIRONMENT CURRENT EMISSION STANDARDS. PROVIDE PERMANENT EXTERNAL SUPPLY OF COMBUSTION AIR AND SEISMIC RESTRAINTS TO THE APPLIANCE AND FLUE TO COMPLY WITH NZBC C/AS1 PART 9.

TIMBER SCHEDULE

COMPONENT	TREAT
BELOW GROUND / SET IN CONCRETE	H5
IN CONTACT WITH GROUND	H4
EXTERIOR TIMBER - COATED	H3.1
EXTERIOR TIMBER - EXPOSED	H3.2
BOTTOM PLATES	H3.1
STUDS, TOP PLATES, DWANGS	H1.2
SHOWER WALL FRAMING	H3.1
ROOF FRAMING & PURLINS > 10°	H1.2
ROOF FRAMING & PURLINS < 10°	H3.1
PLY ROOF & DECK SHEATHING	H3 CCA
TIMBER SLAT DECKING & FRAMING	H3.2
CLADDING BATTENS AND TRIM	H3.1
EXTERIOR TIMBER JOINERY	H3.1
• ALL TIMBER TO COMPLY WITH NZS 3602:2003 • TREAT CUT ENDS AND BORE HOLES AS REQUIRED BY NZS3602, NZS3460 AND TIMBER MANUF'S SPECS. • TIMBER SPECIES TO BE RADIATA PINE UNLESS NOTED OTHERWISE	



Rev	Date	Description
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Proposed House
Leonie & Chris Beggs
8 Ngarara Road, Waikanae
Lot 9 DP 13765

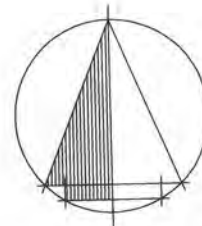
A.D
architecture
LTD
Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz
info@adarchitecture.co.nz PO Box 1585, Paraparaumu Beach

CONSTRUCTION NOTES

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09059	JAN 2010		(A3) 02



INSULATION "R" VALUES

- COMPLY WITH NZBC H1 AS1 & NZS 4218
- REFER TO SPEC FOR INSULATION TYPES
- REFER TO H1 CALCULATION SHEET

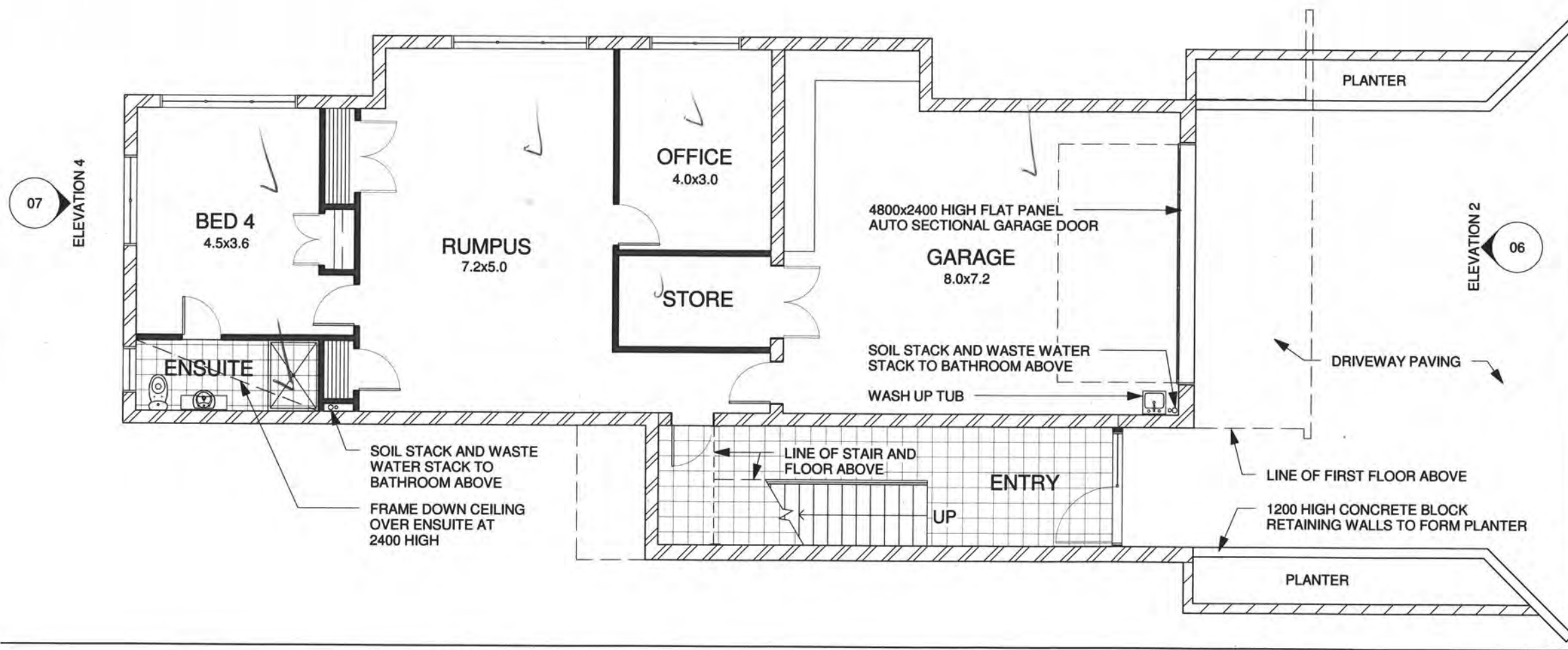
EXTERIOR WALLS = 2 No. LAYERS R1.8 BATTS
 GARAGE INTERIOR WALLS = R2.8 ULTRA BATT
 CEILINGS = 2 No. LAYERS R2.6 BATTS

CONSTRUCTION NOTES

- THIS PAGE IS TO BE READ IN CONJUNCTION WITH SHEET 02 - CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
- 13mm GIB ULTRALINE CEILINGS ON GIB RHONDO BATTENS GENERALLY THROUGHOUT (10mm GIB AQUALINE TO BATHROOMS)
- 9mm PLY CEILING WITH NEGATIVE JOINT DETAIL TO FIRST FLOOR LIVING, DINING AND KITCHEN AREAS
- CONCRETE RIBS AND TIMBER INFILL TO BE LEFT EXPOSED AS GROUND FLOOR CEILING
- 10mm GIB WALL LININGS THROUGHOUT (10mm GIB AQUALINE TO BATHROOMS)
- SQUARE STOP SCOTIA DETAIL THROUGHOUT
- 90mm BEVEL EDGE MDF SKIRTINGS TO CARPETED AND EXPOSED CONCRETE AREAS
- TILED SKIRTING / WALL TILES TO TILED FLOOR AREAS
- 40mm BEVEL EDGE MDF ARCHITRAVES TO WINDOWS AND DOORS
- IN-SLAB FLOOR HEATING SYSTEM INSTALLED TO MANUF SPEC. THROUGHOUT
- SOLAR WATER HEATING SYSTEM INSTALLED TO MANUF SPEC
- STAIRS TO BE SOLID TIMBER OPEN RISER STAIRS IN ACCORDANCE WITH NZBC D1 FOR MAIN PRIVATE STAIRS
- FLOORING TO COMPLY WITH NZBC D1 FOR SLIP RESISTANCE



BOUNDARY



BOUNDARY
 ELEVATION 1
 06

GROUND FLOOR PLAN
 1 : 100
 FLOOR AREA = 176m²

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Proposed House Leonie & Chris Beggs 8 Ngarara Road, Waikanae Lot 9 DP 13765		
A.D architecture LTD Ph: 04 298 5662 Fax: 04 298 5663 info@adarchitecture.co.nz www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
NEW GROUND FLOOR PLAN		
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09059	JAN 2010	04

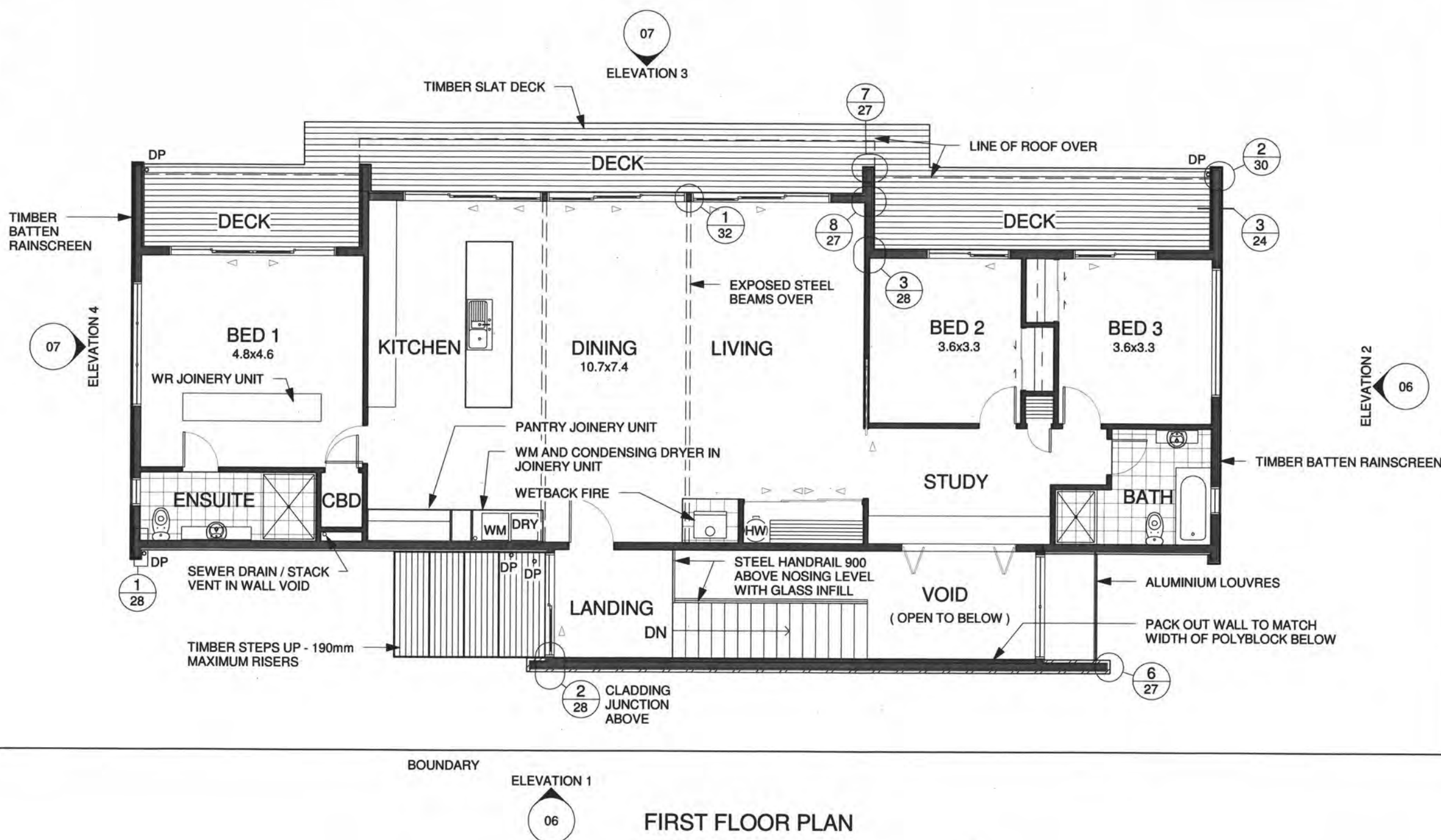
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FIRST FLOOR PLAN

1 : 100

FLOOR AREA = 173m² + 40m² DECK



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A.D
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Ph: 04 298 5662 Fax: 04 298 5663
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NEW FIRST FLOOR PLAN

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