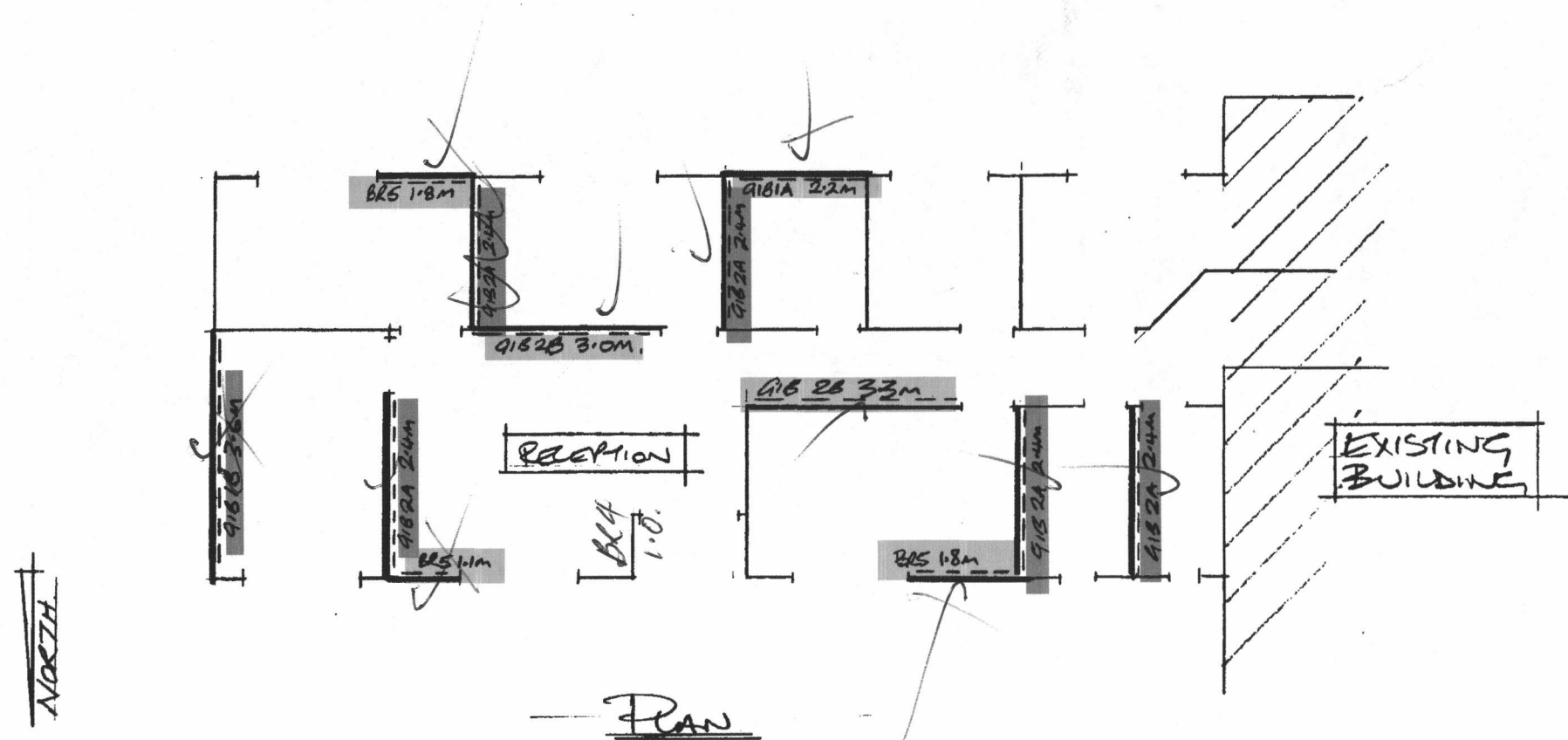


NOTE: CHECK & VERIFY ALL BUILDING FLOOR PLAN DIMENSIONS BEFORE COMMENCING.



ALL BRACING ELEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH NZS 3604:1999 AND MANUFACTURERS SPECIFICATIONS

APPROVED
BY BUILDING
P. Wilkinson
Officer

APPROVED 23/02/01

MM DEVELOPMENTS
Civil & Structural Engineers
17 Seaview Road, Paraparaumu Beach
P.O. Box 91, PARAPARAUMU
Phone 04 902 5115; Fax 04 902 5116

VANTAGE NETWORK LTD
64 AMOHIA STREET
PARAPARAUMU.

WALL BRACING SCHEDULE

SCALE	1/100
DRAWN	ML
DESIGNED	ML
DATE	13/1/01
Q.A.	

PROJECT NO:
P20145
DRAWING FILE

SHEET
1
REVISION



HELEN D. LAZARIDES
ARCHITECTURE
AND INTERIOR DESIGN
100 BOX 111 MARLBOROUGH
PHONE (04) 386 3388
FAX (04) 318 8831
E-MAIL: helen@helen.co.nz

PROPOSED ALTERATIONS & ADDITIONS
84 AMOHIA STREET SH1 PARAPARAUMU
DECEMBER 2000
JOB NO. 1309

ELEVATIONS 1:100

NOTE: CHECK ALL DIMENSIONS ON SITE

23/02/01

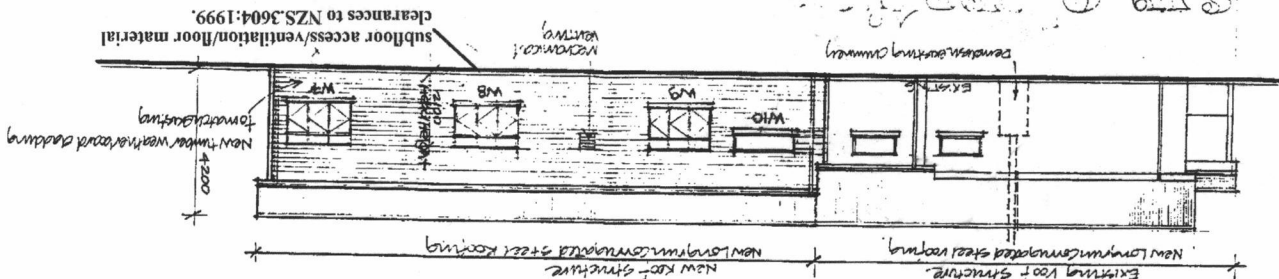
APPROVED

Officer

P. Wilkinson

APPROVED
BY BUILDING

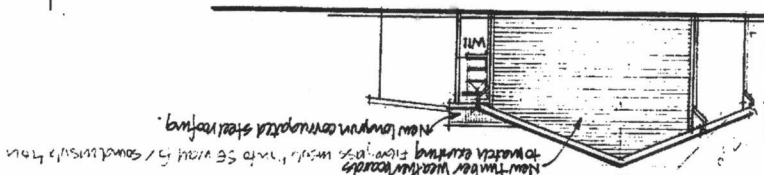
GLAZING CONFORM NZS 4223	PARTS 1, 2, 3.	FIT SUITABLE FLASHINGS, ETC.	JOINERY NZS 4211	HIGH WIND 1100Pa DWP	VERY HIGH WIND 1569Pa DWP
--------------------------	----------------	------------------------------	------------------	----------------------	---------------------------



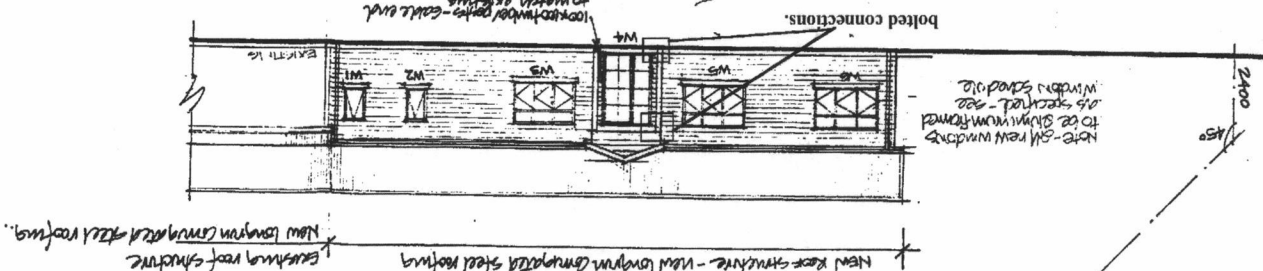
Roofing material to be installed
to manufacturers requirements,
in particular, fixing and min
pitch reference also Table 1 of
E2 NZ Building Code).

S.E. elevation

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



N.E. elevation



All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

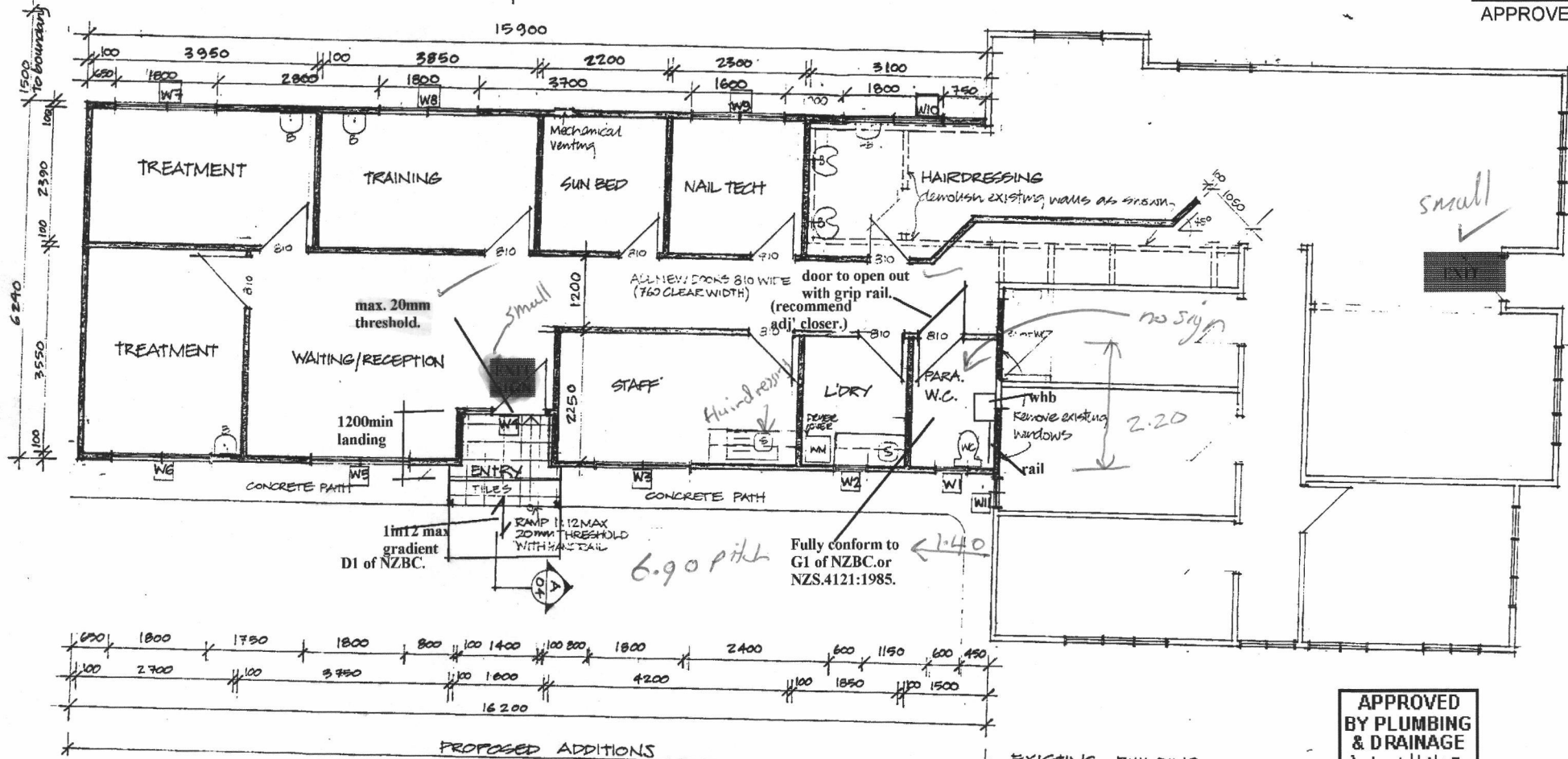
All Exit and Disabled Logo signage to fully conform to F8. of NZBC.

**APPROVED
BY BUILDING**

P. Wilkinson.

Officer

APPROVED 23/02/01



Floor plan 1:50

1. Install a tempering valve on the hot water supply to the hand basins. Max 55deg C

2. A testable type backflow prevention device is required on the water supply to the hair wash basins.

**APPROVED
BY PLUMBING
& DRAINAGE**
John Hickey
Officer

NOTE: CHECK ALL DIMENSIONS ON SITE

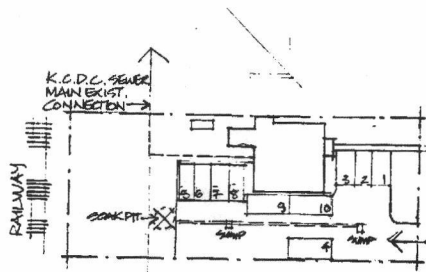
PROPOSED ALTERATIONS & ADDITIONS
84 AMOHIA STREET SH1 PARAPARAUMU
DECEMBER 2000

FLOOR PLAN 1:50

JOB NO. 1399

HELEN D. LAZARIDES
LARCH COLLEGE NZIA
ARCHITECTURE
AND INTERIOR DESIGN
P.O. BOX 313 PARAPARAUMU
PHONE (041) 298 3398
FAX (041) 298 8821
MOBILE (021) 642 484
E-mail: helen@helen.co.nz





Ground level below subfloor to be lowered to meet subfloor crawlspace/ventilation/floor material clearances of NZS.3604:1999.

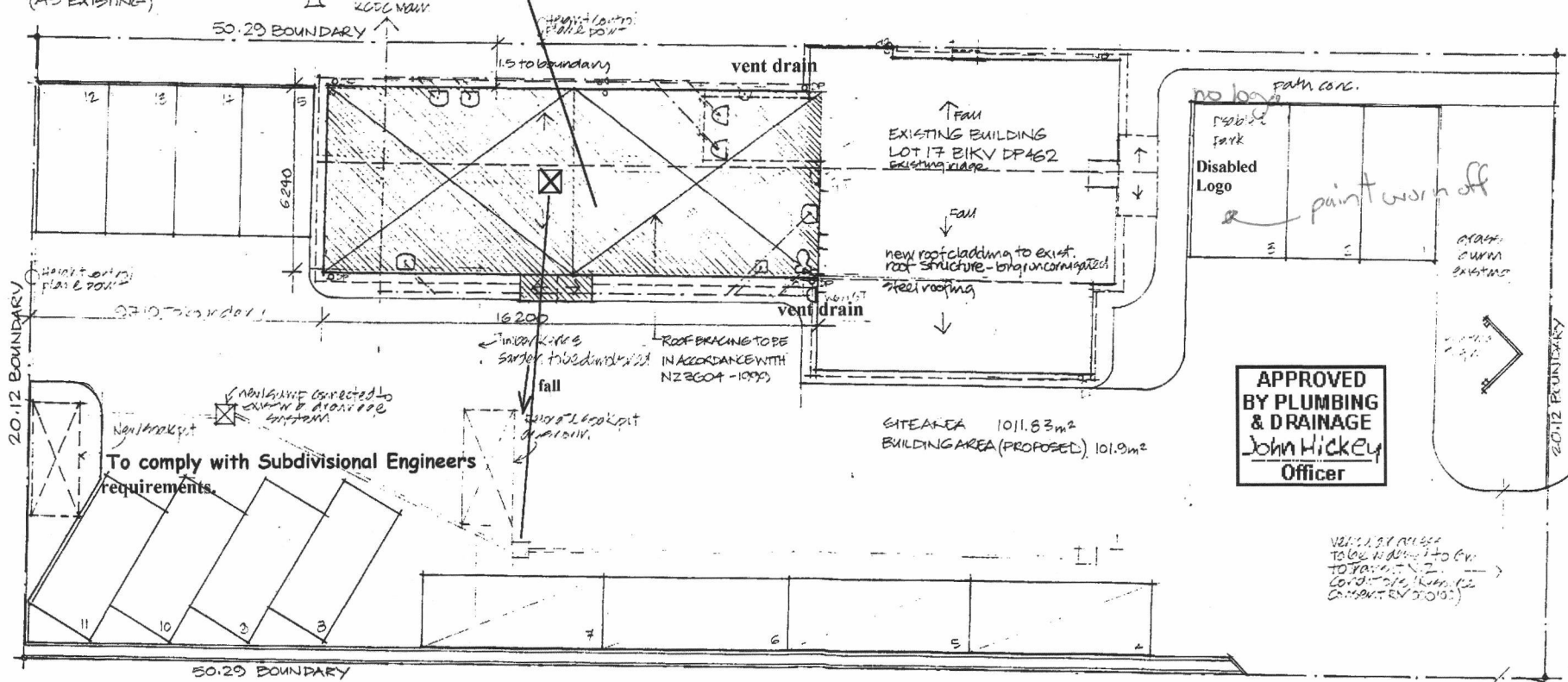
Fix polythene to ground well secured and taped around all penetrating piles.

Connect gravity feed sump from subfloor space into existing stormwater system. (A pump and float switch is required if a gravity fed drain cannot be achieved.)

can't see

location plan 1:500

(AS EXISTING)



site plan 1:100

NOTE: CHECK ALL DIMENSIONS ON SITE
LOCATION PLAN, SITE & ROOF PLAN, DRAINAGE & PARKING PLAN.

CAUTION

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

APPROVED
BY PLANNING

Mike Mawby
Officer

APPROVED
BY BUILDING

P. Wilkinson.
Officer

APPROVED
23/02/01

APPROVED
BY PLUMBING
& DRAINAGE

John Hickey
Officer

AMOHIA STREET S.H.1.

HELEN D. LAZARIDES
ARCHITECTURE
AND INTERIOR DESIGN

PROPOSED ALTERATIONS & ADDITIONS
84 AMOHIA STREET SH1 PARAPARAUMU
NOVEMBER 2000
JOB NO. 1309

NOTE ALL WORK TO BE IN ACCORDANCE
WITH NZ: 3604-1999

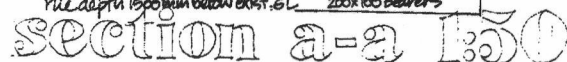
HELEN D. LAZARIDES
ARCHITECTURE
AND INTERIOR DESIGN
P.O. BOX 513 PARAPARAUMU
PHONE (041) 298 3598
FAX (041) 298 8821
MOBILE (021) 242 1884
E-MAIL: helen@helen.co.nz



APPROVED
23/02/01



**rafters/purlins to Tables
10.2(c) & 10.9 resp'.**
Standard framing to NZS 3604
stud tables.
Fixings in accordance with nailing
schedule.



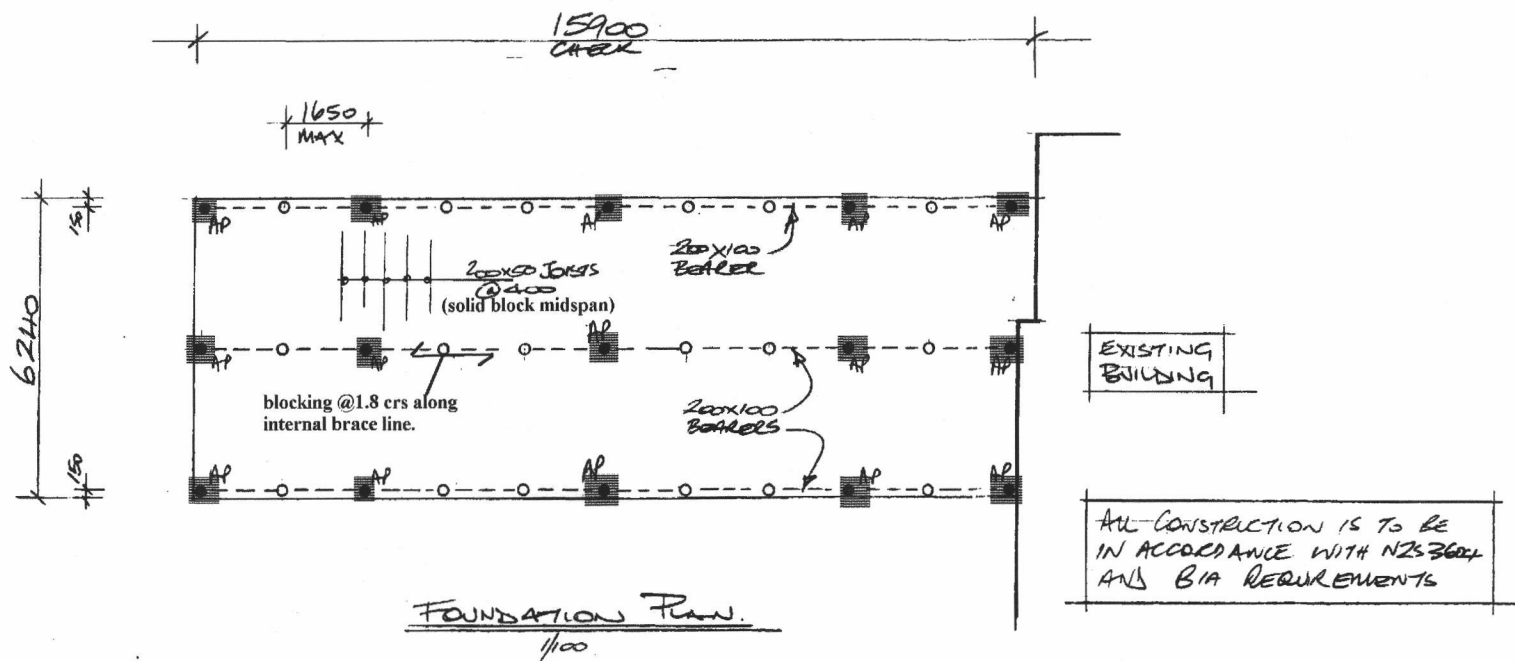
NOTE: CHECK ALL DIMENSIONS ON SITE 04

veritage networks ltd.
9-1annonia st. shil pram.

PROPOSED ALTERATIONS & ADDITIONS SECTION A-A
~~84~~ AMOHIA ST. SH1 PARAPARAMU DETAILS 1, 2, 3.
 DECEMBER 2000 JOB NO. 1399

HELEN D. LAZARIDES
ARCHITECTURE
AND INTERIOR DESIGN
P.O. BOX 513 PARAPARAUMU
PHONE (04) 298 3598
FAX (04) 298 8821
MOBILE (023) 542 684
E-mail helen@hda.com.au





APPROVED
BY BUILDING
P. Wilkinson.
Officer

APPROVED 23/02/01

MMDEVELOPMENTS
Civil & Structural Engineers
PO Box 91
Paraparaumu

Tel: 04-2971136

CONTRACT
VANTAGE NETWORK LTD
84 AMOHIA STREET
PARAPARAUMU

PROJECT
FOUNDATIONS FOR
ADDITIONS

PROJECT NUMBER

P 20145A

A- 13/1/01 - DIMENSIONS REVERSED

1. CONCRETE PILES

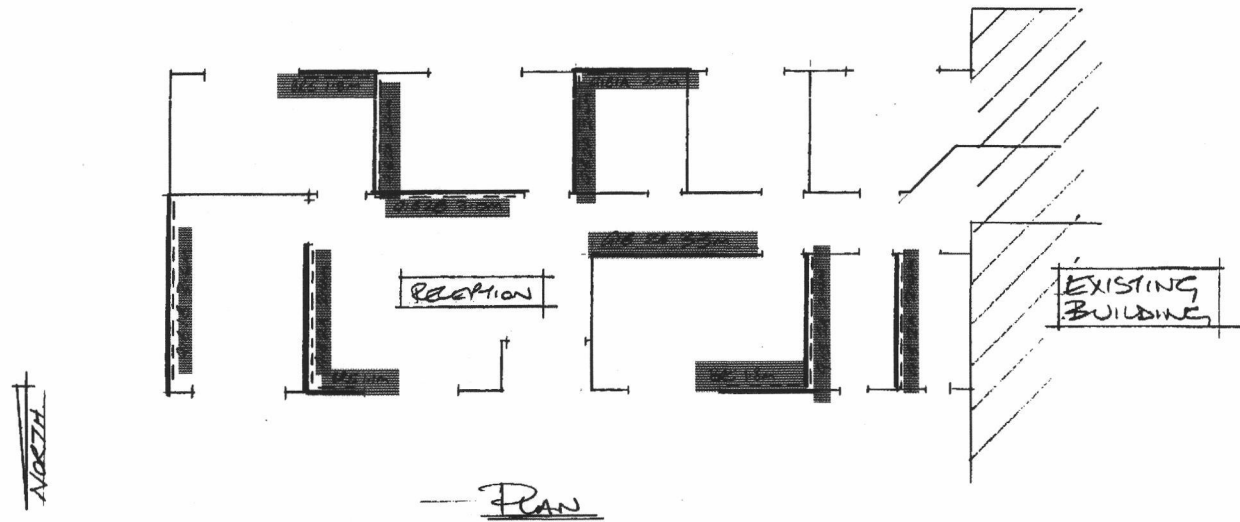
- 1.1 PILE DEPTH: 1500 mm BELOW EXISTING GROUND
- 1.2 PILE DIAMETER: ANCHOR PILES (AP) 400 ϕ
ORDINARY PILES 350 ϕ
- 1.3. SUB FLOOR BRACING: MINIMUM NUMBER OF ANCHOR
PILES (AP) 15 AS SHOWN ABOVE
- 1.4. CONCRETE STRENGTH: 17.5 MPa
- 1.5 GENERAL: HOLES ARE TO BE KEPT FREE OF WATER
125x125 SECTION PILES ARE TO EXTEND
FULL DEPTH (LESS 100mm PILING) OF PILES.

2. DRIVEN TANAPILES

- 2.1. DRIVEN TANAPILES ARE TO BE GROUND TREATED WITH
A MINIMUM DIAMETER OF 175 mm
- 2.2 PILE DRIVING IS TO BE CARRIED OUT BY AN APPROVED
CONTRACTOR. THE MAXIMUM PILE SET IS TO
BE 25mm PER BLOW MEASURED OVER 500mm
- 2.3. SUB FLOOR BRACING IS BY WAY OF 12EN PILE/BEAMER JOIST
CONNECTORS. THE MINIMUM NUMBER REQUIRED
IS 33 AND THEY ARE TO BE EVENLY DISTRIBUTED
BENEATH THE BUILDING.

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

NOTE: CHECK & VERIFY ALL BUILDING FLOOR PLAN DIMENSIONS BEFORE COMMENCING.



ALL BRACING ELEMENTS ARE TO
BE INSTALLED IN ACCORDANCE
WITH NZS 3604:1999 AND
MANUFACTURERS SPECIFICATIONS

APPROVED
BY BUILDING
P. Wilkinson.
Officer

APPROVED 23/02/01

MM DEVELOPMENTS
Civil & Structural Engineers
17 Seaview Road, Paraparaumu Beach
P.O. Box 91, PARAPARAUMU
Phone 04 902 5115; Fax 04 902 5116

VANTAGE NETWORK LTD
64 AMOHIA STREET
PARAPARAUMU.

WALL BRACING SCHEDULE

SCALE	1/100
DRAWN	ML
DESIGNED	ML
DATE	13/1/01
Q.A.	

PROJECT NO:
P20145
DRAWING FILE

SHEET
1
REVISION

MMDEVELOPMENTS
PO Box 91
PARAPARAUMU

M.B.McEntegart
MIPENZ Reg.Eng

Tel: 04 9025115
025 419 230

WALL BRACING SCHEDULE

Name: Vantage Networks Ltd
Address: 84 Amohia Street
Paraparaumu

Location of storey Single

WIND ZONE High

Building height 4.00 m
Roof height 1.50 m
Stud height 2.80 m

NZS 3604 ACROSS 54 BU/m
ALONG 64 BU/m

EQ ZONE A

Roof weight Light
Average pitch 20 deg
Cladding Weatherboards

NZS 3604 BOTHWAYS 6.70 BU/m²

REQUIRED BRACING

ACROSS Building length 15.90 m
Bracing Units 859 BU

ALONG Building width 6.24 m
Bracing Units 337 BU

EQ Building area 99.22 m²
Bracing Units 665 BU

ACROSS

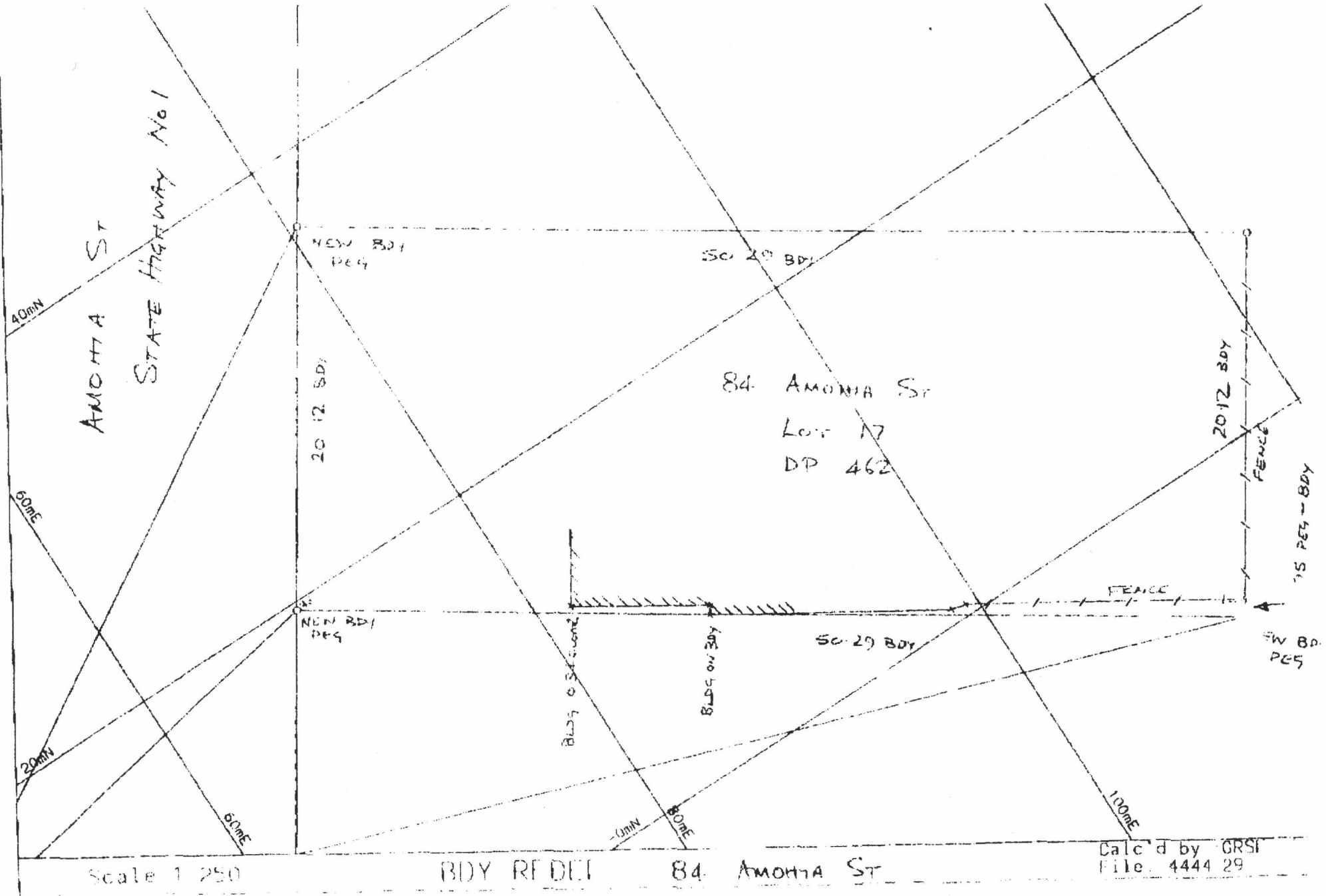
NO	TYPE	LENGTH	EQ RATING	TOTAL	WIND RATING	TOTAL
1	GIB1B	3.6	50	154	75	231
2	GIB2A	2.4	60	123	75	154
3	GIB2A	2.4	60	123	75	154
4	GIB2A	2.4	60	123	75	154
5	GIB2A	2.4	60	123	75	154
6	GIB2A	2.4	60	123	75	154

BRACING TOTALS 771 1003
BRACING REQUIRED 665 859

ALONG

NO	TYPE	LENGTH	EQ RATING	TOTAL	WIND RATING	TOTAL
7	BR5	1.8	85	131	115	177
8	GIB1A	2.2	50	94	55	104
9	GIB2B	3.0	70	180	80	206
10	GIB2B	3.3	70	198	80	226
11	BR5	1.1	85	80	115	108
12	BR5	1.8	85	131	115	177

BRACING TOTALS	815	999
BRACING REQUIRED	665	337



MM DEVELOPMENTS

Civil & Structural Engineers

SITE INVESTIGATION

VANTAGE NETWORKS LTD
84 AMOHIA STREET
PARAPARAUMU

Mr R Williams

October 17, 2000

1. DOCUMENTS.

Refer to plan P20145 and test sheets.

The plan shows the approximate locations of the tests. The test sheets record the results of the Scala penetrometer tests to the depths shown.

2. PROPOSAL.

To construct a single storey building on the property. The building is to be constructed in accordance with NZS 3604 and is likely to consist of light tile roofing, timber framing supported on timber floor and pile foundations.

3. TESTING.

Testing consisted of three random Scala Penetrometer tests, the approximate locations of the tests are shown on the accompanying plan.

4. RESULTS.

The property is located alongside State Highway 1 and is prone to flooding in periods of very high rainfall.

The ground conditions of the low lying areas surrounding this property are predominantly soft silt deposits over dense clays. Though the penetrometer readings indicate satisfactory ground conditions at 400mm depth for the building, the readings taken for the carpark extension are more indicative of the soils in the area. The results of P2 indicate alternate layers of weak and dense soils, this is normally associated filled ground that has not been compacted satisfactorily.

At depths of 1100mm the penetrometer results are consistent across the three test sites, indicating natural ground with bearing capacities in excess of

100kPa.

The test results are tabulated and summarised below under:-

Test - the test number on the result sheet
Depth - the depth in millimetres at which 12 blows per 300mm were recorded
Soil - type of soil encountered

<u>Test</u>	<u>Depth</u>	<u>Soil</u>
1	400	silt over sands
2	300	silt over sands
3	1000	silt over sands

5. CONCLUSION

The site does not conform with the requirements of NZS 3604:1990 Code of Practice for Light Timber Framed Buildings.

From NZS 3604:1990 penetrometer test results of twelve blows per 300mm to a depth equal to the width of the footing below foundation level and eight blows per 300mm at greater depths, are considered indicative of soils of adequate bearing strength for light timber framed buildings not requiring specific design foundations.

6. RECOMMENDATIONS

As the ground conditions do not meet the requirements of NZS 3604, it is recommended that the foundations be designed by a suitably qualified engineer.

The depth to solid ground is consistent at 1.1 metres below existing ground, it is therefore recommended that the piles be extended to this depth. The piles may be either driven tanapoles or concrete encased senton piles.

The subfloor construction and bracing should be in accordance with NZS 3604:1999

CONCRETE ENCASED PILES.

Where concrete encased senton piles are used, the senton pile must extend to within 100mm of the base of the concrete encasement. Encasement diameter is to be in accordance with NZS 3604:1999

Concrete strength is to be 17.5MPa and a vibrator is to be used during concreting. The pile holes are to be kept free of loose sand and water during concreting.

As the property is relatively low lying and there

maybe problems should the ground water table be high during the construction period.

DRIVEN TANAPOLES

Where driven tanapoles be used to support the dwelling, the maximum piles set should be 25mm per blow measured over 500mm.

Pile driving should be carried out by an approved contractor with monitoring carried out by an engineer.

The scala penetrometer results indicate the piles are likely to vary in depth from 2.0 metres to 2.7 metres.

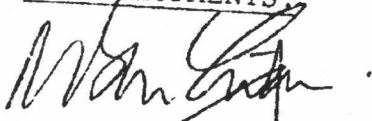
DISCLAIMER

This report has been prepared solely for the benefit of our client, Vantage Networks Ltd, and the Kapiti Coast District Council as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior preview and agreement in writing, be at such parties sole risk.

The disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law.

Should you require any further information, please contact the writer.

Yours faithfully,
MMDEVELOPMENTS.



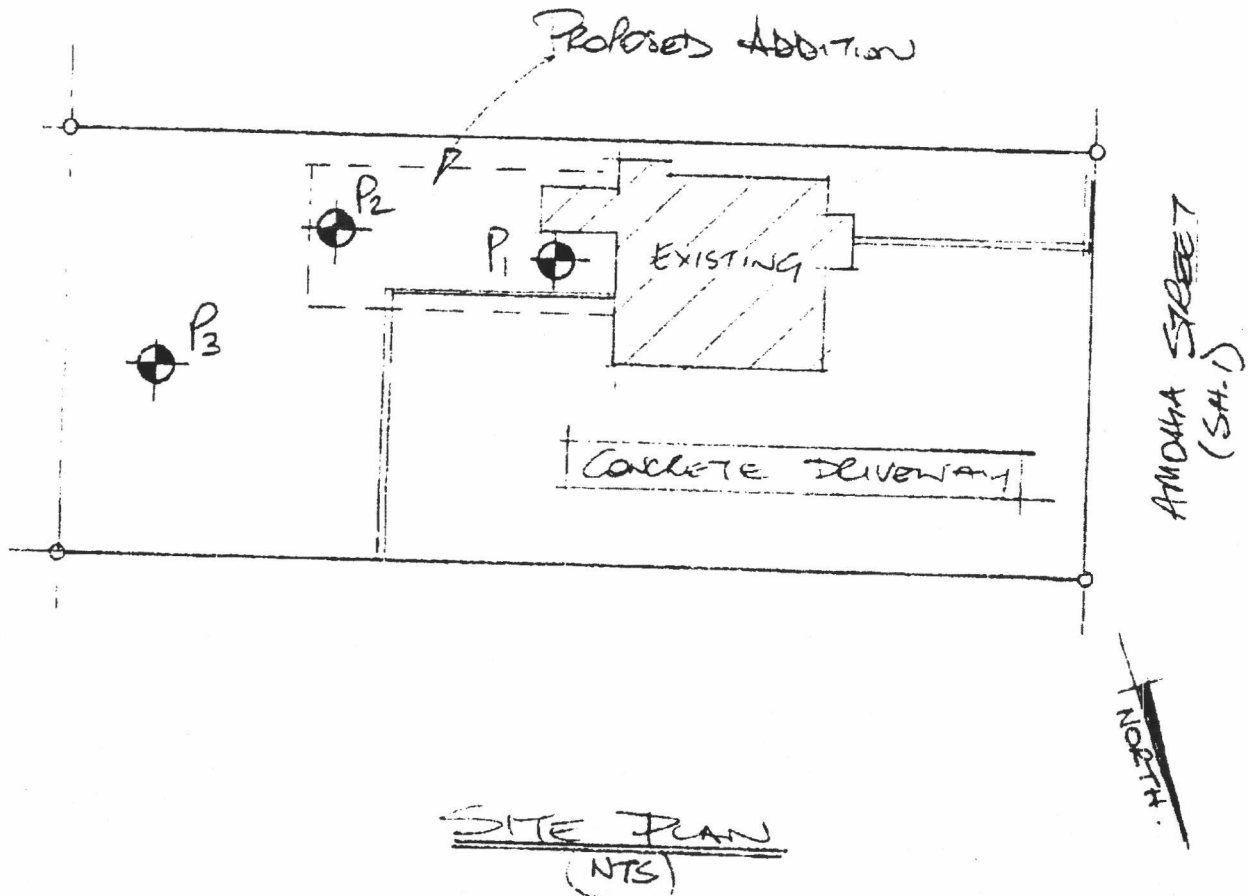
M.B. McEntegart.
MIPENZ. Reg. Eng.

MMDEVELOPMENTS
PO Box 91
Paraparaumu

M.B. McEntegart
MIPENZ Reg. Eng.
TEL 2971136
025 419 230

CALCULATION SHEET

20145 VANTAGE NETWORK LTD, 84 AMOHIA ST, PARAPARAUMU



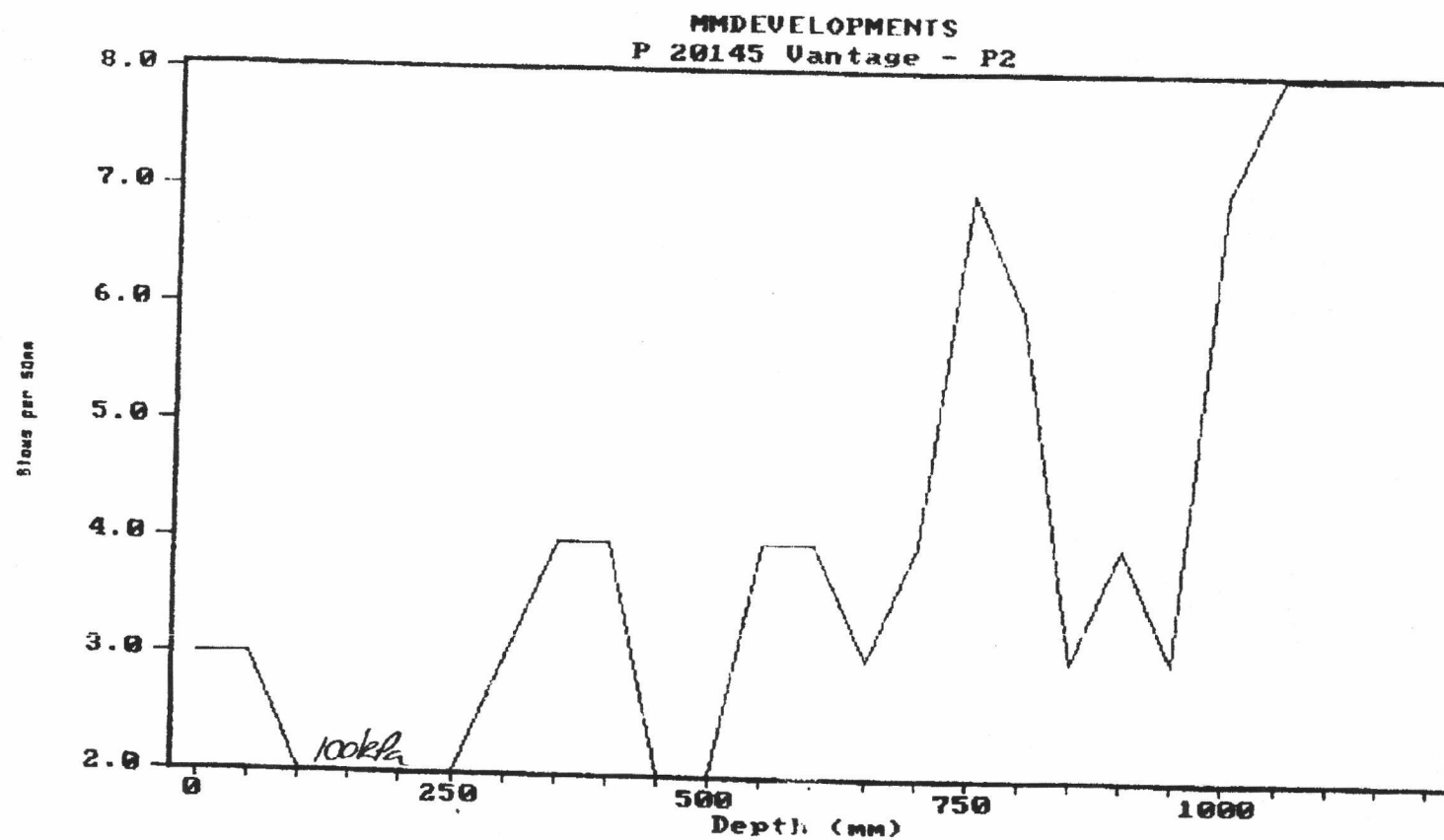
MMDEVELOPMENTS
PO Box 91
Paraparaumu

M.B.McEntegart
MIPENZ Reg Eng

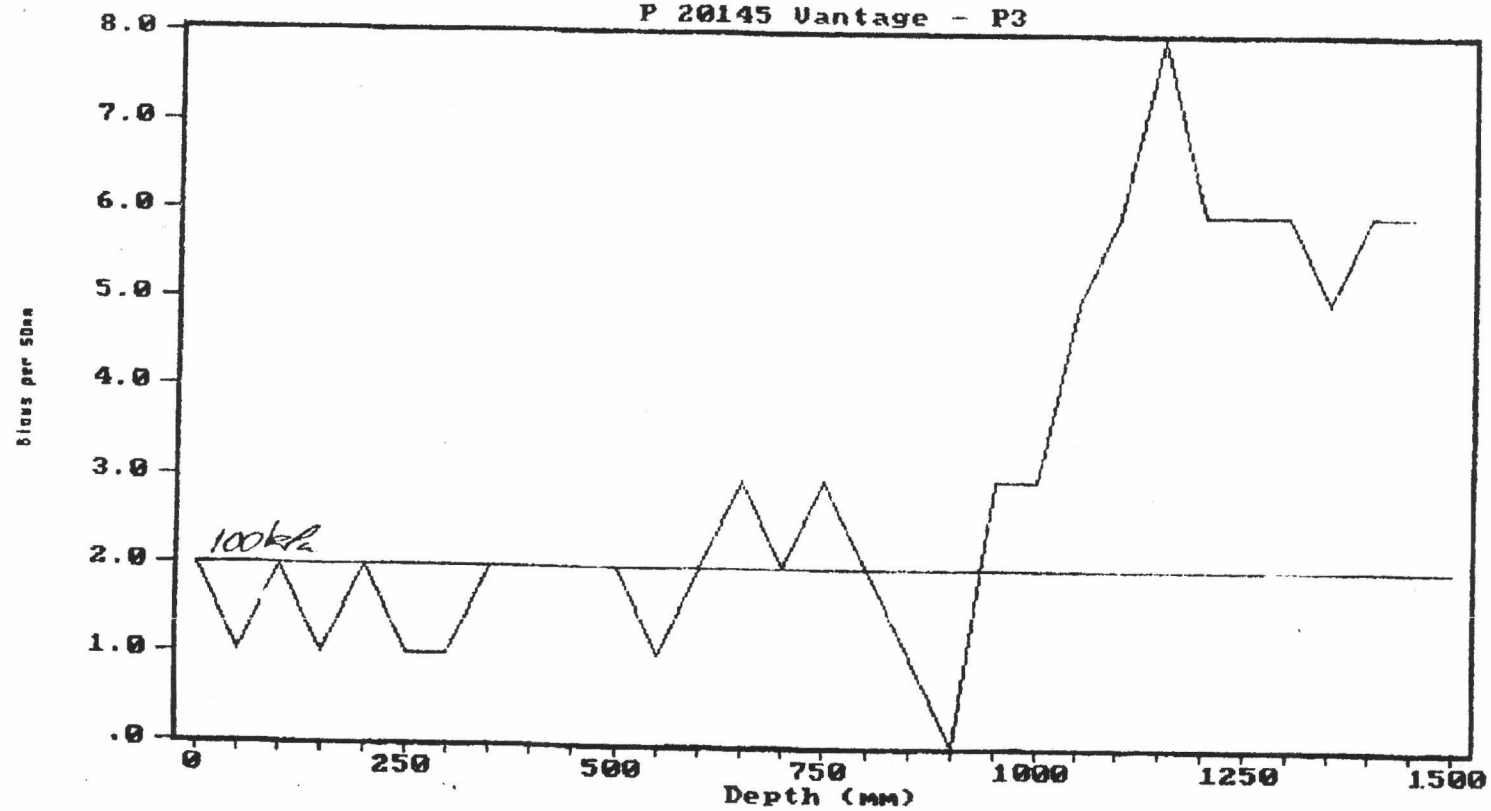
SCALA PENETROMETER RESULTS

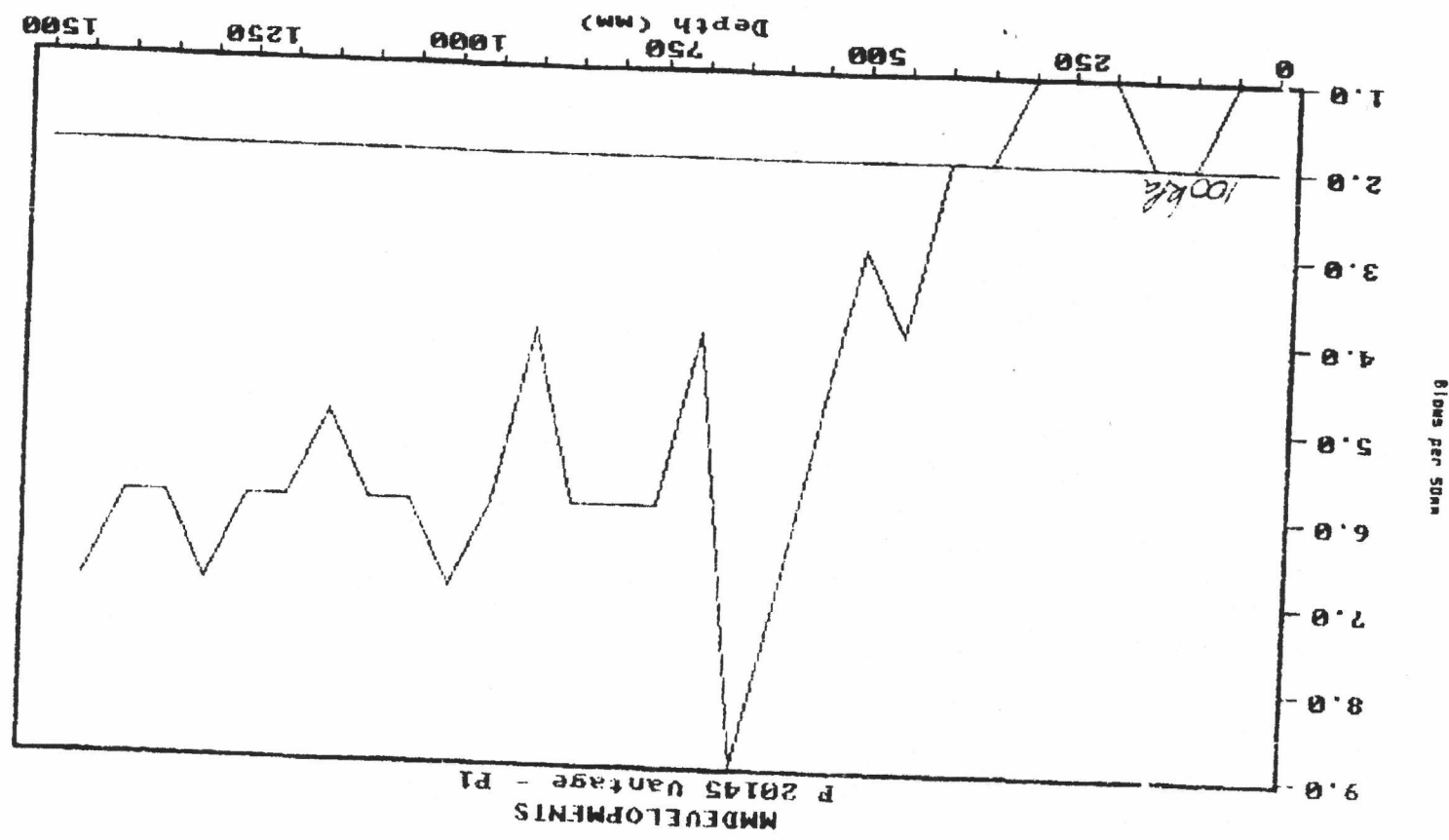
P 20145: VANTAGE NETWORKS, 84 AMOHIA STREET, PARAPARAUMU
BLOWS PER 50MM

Soil type	P1 silt	P2 silt	P3 silt
Depth			
0	0.0	0.0	0.0
50	1.0	3.0	2.0
100	1.0	3.0	1.0
150	2.0	2.0	2.0
200	2.0	2.0	1.0
250	1.0	2.0	2.0
300	1.0	2.0	1.0
350	1.0	3.0	1.0
400	2.0	4.0	2.0
450	2.0	4.0	2.0
500	4.0	2.0	2.0
550	3.0	2.0	2.0
600	5.0	4.0	1.0
650	7.0	4.0	2.0
700	9.0	3.0	3.0
750	4.0	4.0	2.0
800	6.0	7.0	3.0
850	6.0	6.0	2.0
900	6.0	3.0	1.0
950	4.0	4.0	0.0
1000	6.0	3.0	3.0
1050	7.0	7.0	3.0
1100	6.0	8.0	5.0
1150	6.0	8.0	6.0
1200	5.0	8.0	8.0
1250	6.0		6.0
1300	6.0		6.0
1350	7.0		6.0
1400	6.0		5.0
1450	6.0		6.0
1500	7.0		6.0
1550			
1600			
1650			
1700			
1750			
1800			
1850			
1900			
1950			
2000			



MMDEVELOPMENTS
P 20145 Vantage - P3





7th May 2002

Mr and Mrs R Williams
84 Amohia Street
PARAPARAUMU

Dear Mr and Mrs Williams

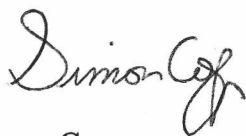
BUILDING CONSENT 010067 – 84 AMOHIA STREET, PARAPARAUMU

The following items require completion or change to comply with the above building consent documents:

1. Please provide a copy of the following to Council:
 - (a) engineers supervision report for the pile driving ✓
 - (b) electrical compliance certificate ✓
 - (c) roofing warranty ✓
2. Backflow device testing report from an IQP. *to be provided 21/5/02*
3. Seal wastepipes running into gully trap. ✓
4. Provide better subfloor ventilation, take dirt and bark and lower ground on the eastern side of the building, lower ground level southern end and increase number of ventilation grills as discussed on site. ✓
5. Repaint disabled logo in parking space. ✓
6. Install the correct signage for the disabled WC. ✓
7. Install 2 edge rails on the ramp 75x100. ✓
8. Handrail on both sides of the ramp, see attached details of requirements. ✓

When the above work is complete, please arrange for re-inspection.

Yours faithfully



Simon Copp
BUILDING CONTROL OFFICER

COPY

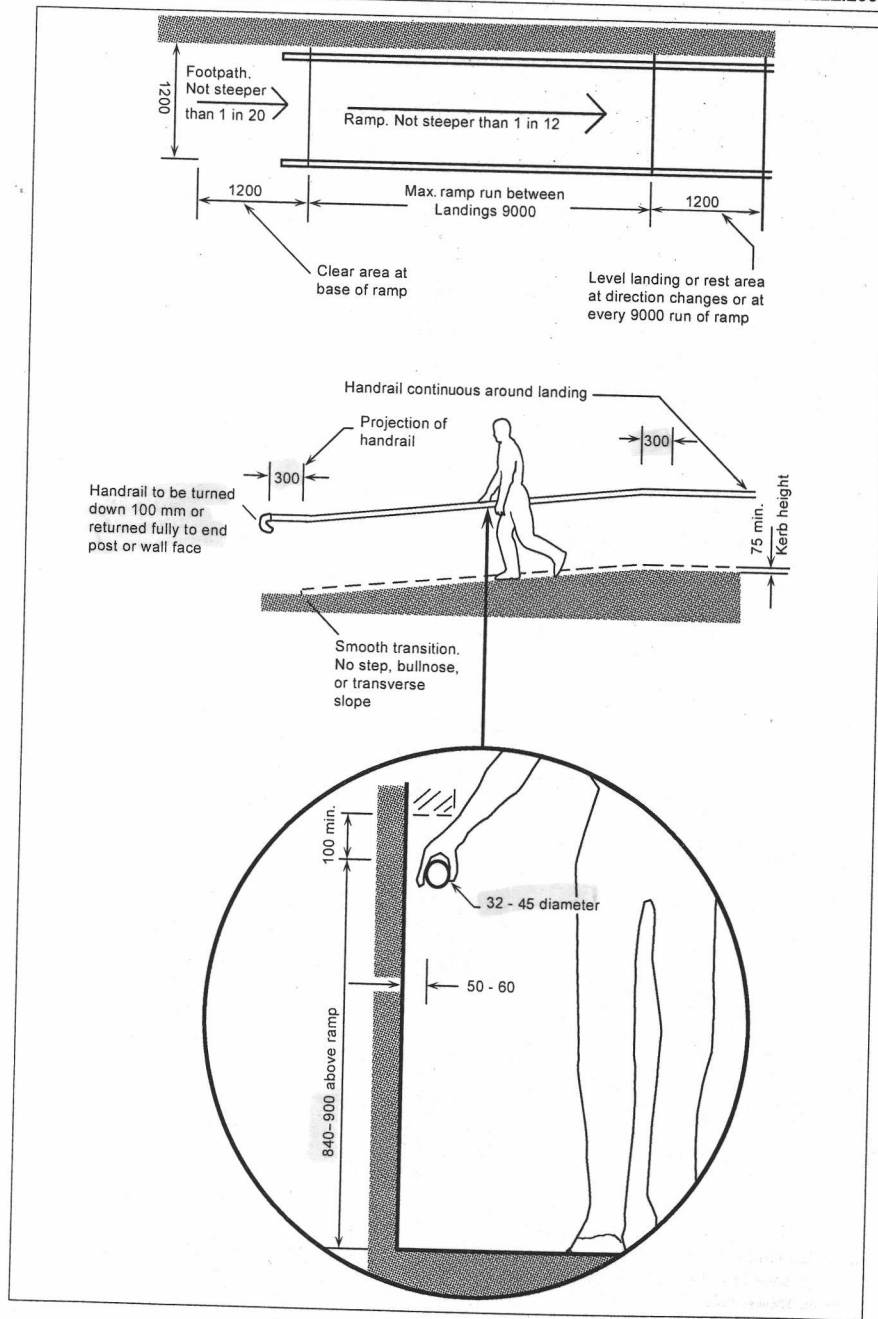


Figure 13 – Footpath and ramp handrails

6.5.4 Doorways

Landings or level rest areas that are provided in accordance with 6.5.1 shall also make allowance for the opening of doors as follows:

- Where the door opens towards the ramp, a level rest area shall be provided in accordance with figure 14;
- Where the door opens away from the ramp, a level rest area shall be provided in accordance with figure 15.

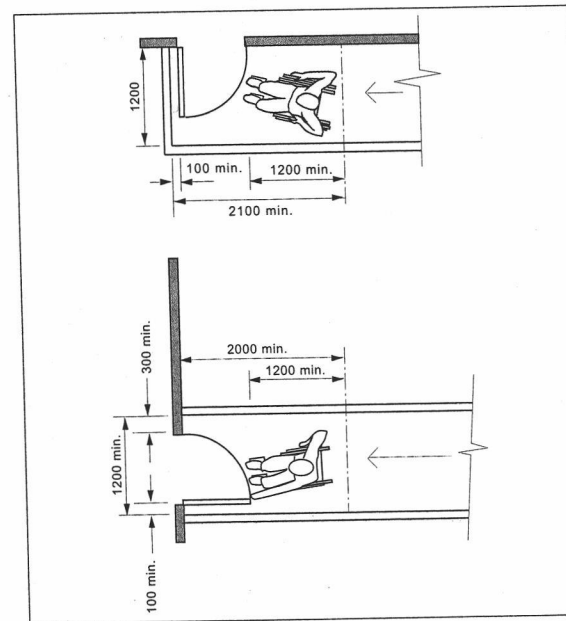


Figure 14 – Landings to outward opening doors

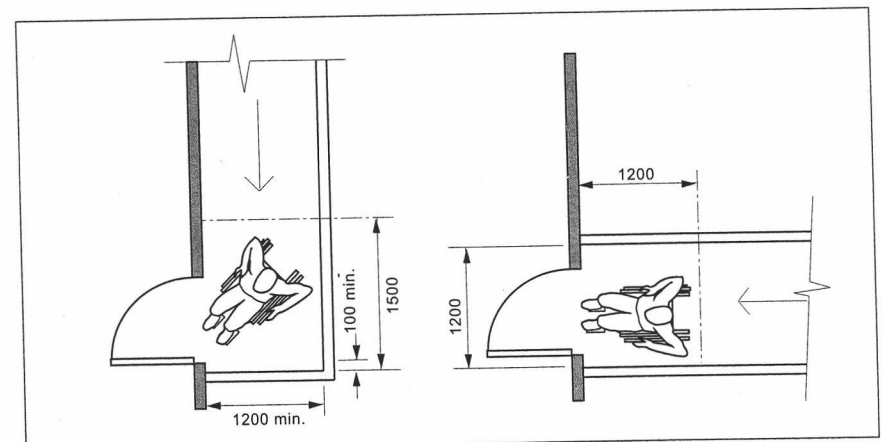


Figure 15 – Landings to inward opening doors

C6.4.2.1

Where there is space, associated landscaping can be designed to incorporate a path with a slight slope to avoid constructing a ramp to overcome a difference between the surrounding ground level and the floor level.

C6.4.2.2

Every effort should be made to construct a ramp as flat as possible. A maximum gradient of 1 in 14 should be used wherever it is achievable.

6.4.2 Design**6.4.2.1 Approachability**

The approach to a ramp shall be level and allow for adequate visibility and wheelchair turning space.

6.4.2.2 Gradient

The maximum gradient of a ramp other than a kerb or step ramp shall be 1 in 12, figure 11.

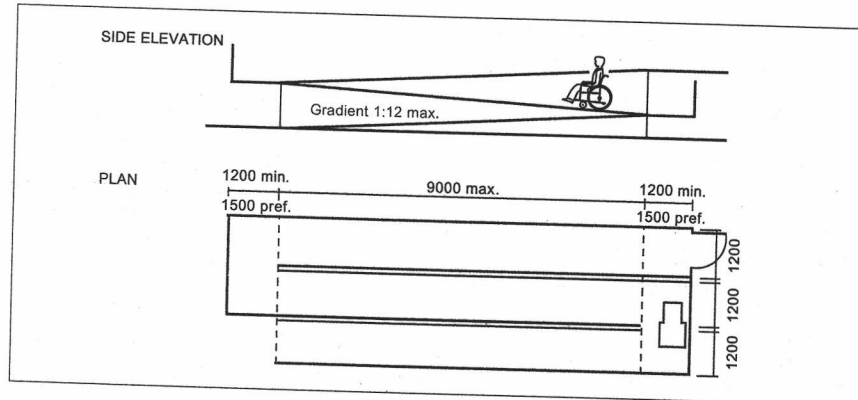
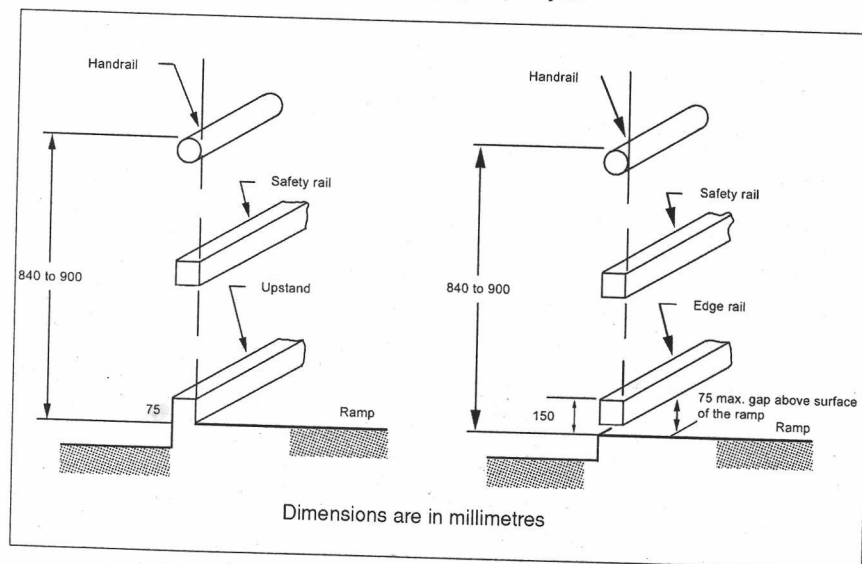


Figure 11 – Zigzag ramps: layout



Dimensions are in millimetres

Figure 12 – Safety on ramps

6.4.2.3 Gradient transition

Transitions from one gradient to another, as at the foot and head of ramps, shall be signalled by visual, textural and ideally, acoustic contrast.

6.4.2.4 Width

The tread width of a ramp shall be not less than 1200 mm.

6.4.2.5 Ramp edge safety

Ramps with a drop-off on one side shall have an effective method of control to prevent wheelchair wheels running off the ramp. Upstands or edge rails as defined below may be used (see figure 12). In addition there shall be a safety rail to prevent a person with disabilities from falling under the handrail.

6.4.2.5.1 Upstand

A ramp upstand shall be not less than 75 mm in height.

6.4.2.5.2 Edge-rail

The underside of an edge rail shall be placed no more than 75 mm above the ramp.

6.4.2.5.3 Safety rail

A safety rail shall be provided mid-height between the upstand or edge rail and the handrail (see figure 12).

6.4.2.6 Handrails

Ramps (excluding kerb and step ramps) shall have handrails at a height of 840 – 900 mm on both sides of the ramp and as shown in figure 13, refer to Appendix F for handrail design and 8.6.2.2 for visual contrast requirements.

6.5 Landings for ramps**6.5.1 General**

Ramps require level platforms or landings at the top and bottom, wherever there is a change in direction, wherever doors open off them and at intervals not exceeding 9000 mm (see figure 11), for ramp layout suggestions.

6.5.2 Size

Landings shall have a minimum dimension of 1200 mm.

6.5.3 Landing safety

Landings shall have handrails at a height of 840 – 900 mm on all open sides as shown in figure 12, (refer to Appendix F for handrail design).

C6.4.2.3

Auditory cues may be achieved through use of changes in material, e.g. suspended timber to concrete.

C6.4.2.5.2

The edge-rail may be of similar material and design to the hand and safety rails, or may be of other materials and designs that will stop a wheelchair when moving against it.

C6.4.2.6

Where people could fall 1000 mm or more from a ramp, a barrier at a height of 900 mm is required, refer NZBC clause F4/AS1.

C6.5.2

The example given in figure 11, of a zigzag ramp shows the option of a 1500 mm landing. This option allows the wheelchair user to rotate the wheelchair through 360°, enabling the landing to be used not only as a rest area, but also to return down the ramp.

Where possible a larger rest area, of 1500 mm in length, should be provided.

C6.5.3

Where people could fall 1000 mm or more from a landing, a barrier at a height of 900 mm is required, refer NZBC clause F4/AS1.

MM DEVELOPMENTS

Civil & Structural Engineers

May 10, 2002

Kapiti Coast District Council
Rimu Road
Paraparaumu

Attention: Building Inspector

Dear Sir,

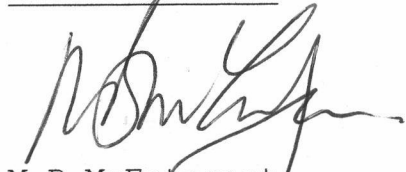
VANTAGE NETWORKS LTD
84 AMOHIA STREET
PARAPARAUMU

The piling for the additions has been observed by this practice in accordance with CM3 Construction Monitoring Service.

The concrete piles for the foundations have been installed generally in accordance with the plans P 20145A.

Should you require any further information please contact the writer.

Yours faithfully,
MMDEVELOPMENTS



M.B. McEntegart.
MIPENZ Reg. Eng

16 March 2001

Nicole & Richard Williams
84 Amohia Street
PARAPARAUMU

refer letter from V.R. Osborne
dated 23-2-01.
[Signature]

Dear Nicole & Richard

BF010067 – COMMERCIAL BEAUTY THERAPY CLINIC

Perusal of the plans submitted for the above project have raised a number of issues requiring to be addressed and/or amended to comply with the New Zealand Building Code.

These items are listed as follows:

1. The Disabled Access Ramp is non complying as the required minimum 1200 wide landing has been omitted from the line of the entry door threshold (ie at the top of the ramp).

Handrails are required also on any Accessible ramp steeper in gradient than 1 in 20 on both sides of ramp.

Refer Figure 9 and Clause 6.0.3 D1/AS1 of New Zealand Building Code.

2. The door accessing the Disabled WC space must be out opening or sliding.

As a sliding door is impracticable to the design layout the out opening hinged door is obviously the most practicable solution

An adjustable door closer is recommended to be fitted to ensure passage is kept clear of obstruction.

3. The Architects cross sections and foundation details have raised serious concerns with regards to required minimum subfloor ventilation, crawl access (minimum 450 clear of underside of joists), and the requirement that particle board flooring is a minimum of 550mm clear of subfloor ground level.

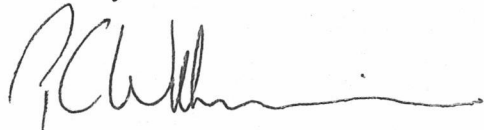
Refer NZS 3604:1999 Clause 4.3.4.2.

As you are aware the site is subject to ponding in heavy rain and whilst not being subject to Wellington Regional Council minimum floor levels being a non habitable building, the previously described issues are relevant and must be complied with.

Given that the extensions will be at the same finished floor level as the existing structure Council recommends you liase with your Architect and Engineer with consideration to the addition having a specific design concrete slab floor and foundation system. This alleviates all those issues whilst enabling floor levels to line through.

Please address the above items and supply amended drawings, details etc as necessary to enable Council to complete plan vetting for issue of your building consent.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Wilkinson', with a long horizontal flourish extending to the right.

Peter Wilkinson
BUILDING CONTROL OFFICER

Encl: Copies of references of NZBC and NZS 3604:1999 for your information

6.14 Prevention of dampness

6.14.1 Ventilation opening area required

To prevent subfloor dampness, provide subfloor ventilation openings over the whole subfloor area, unless the provisions of 6.14.3 are applied. Ventilation openings shall be not less than 3500 mm² per m² of floor area and evenly distributed around the *foundation* perimeter.

6.14.2

Acceptable methods include:

- (a) Ventilators with sufficient opening *spaced* regularly, commencing 750 mm from the corner and at intervals not exceeding 1.8 m (see figure 6.11);
- (b) Continuous 20 mm wide slots between baseboards;
- (c) A 50 mm gap between the *wall plates* and a *boundary joist* at the ends of cantilevered floor *joists* and the *wall plate* and *joist*, where the *bearer* is cantilevered;
- (d) Other regularly *spaced* openings that will provide adequate ventilation.

C6.14.3

0.125 mm thick polythene sheet lapped 75 mm at the joints and complying with the above conditions is adequate as a ground cover.

6.14.3 Ground cover

Where ventilation openings of 3500 mm² per m² can not be provided, or the subfloor airflow is obstructed by party walls, attached terraces or similar, or where for larger buildings any part of the subfloor space is more than 7.5 m from the nearest ventilation opening, a damp-proof ground cover over the whole subfloor shall be used. The following conditions shall apply:

- (a) The vapour barrier shall be a ground cover of not less than 50 MNs/g vapour flow resistance held against movement;
- (b) It is held in place with rocks or bricks or similar method; and
- (c) Ventilation openings shall have a net open area of no less than 700 mm² for every m² of floor level and be located to provide a cross-flow in the subfloor space; and
- (d) The ground is shaped to prevent water accumulation on the vapour barrier and to drain to the exterior.

C6.14.4

Clause 6.14.4 requires access height not less than 450 mm but does not require all timbers to be 450 mm or more above ground.

6.14.4

Access shall be provided to permit visual inspection of all subfloor *framing* members. A crawl space for this purpose shall be not less than 450 mm high to the underside of the floor *joists*.

6.14.5

A clear horizontal separation of not less than 450 mm shall be maintained between the outside of any wall *cladding* and the adjacent ground (see figure 6.21).

6.15 Nailing schedule

Table 6.8 specifies the nails to be used in subfloor *framing*. See 2.4.4 for other requirements for nails.

Figure 5: Accessible toilet and shower compartment
Paragraph 4.2.2, Tables 1 and 2

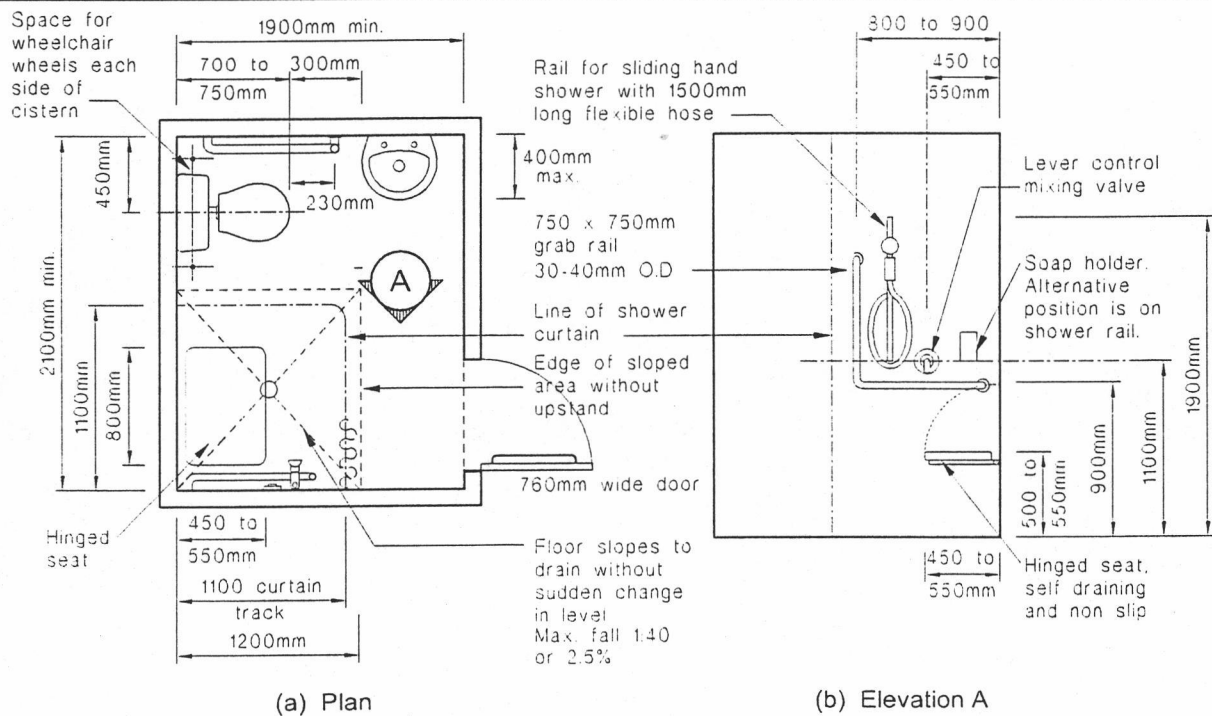
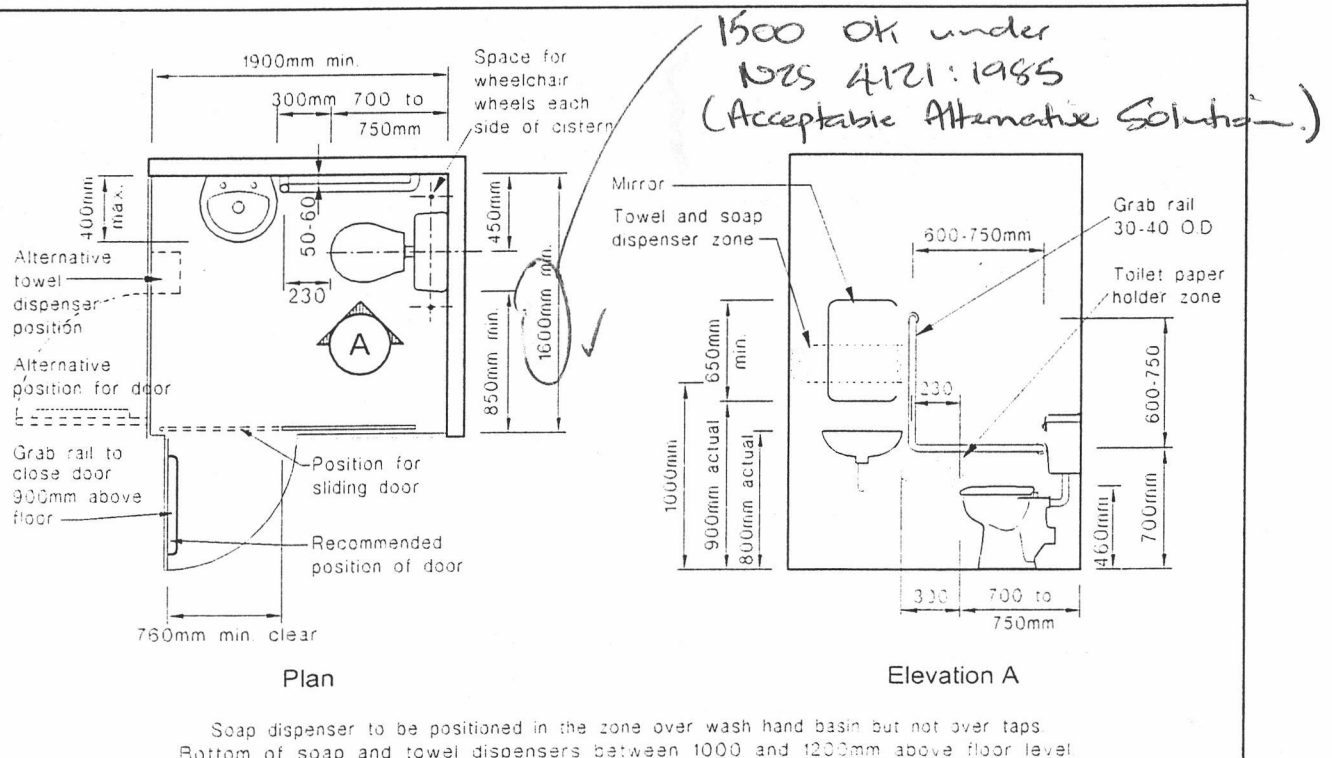


Figure 6: Accessible toilet compartment
Paragraph 4.2.2 and Table 1



6.0.2 Any *stairway* which exceeds 2.0 m in width shall:

- a) Have *handrails* on both sides and, where the width exceeds 4.0 m, shall also have an intermediate *handrail* provided at the center of the *stairway*, or
- b) If the *stairway* is essentially an outdoor architectural feature and not required to be an *accessible stairway*, have at least one handrail. Examples of such *stairways* are those leading to civic areas, or to decks on *Housing*.

Comment:

A central rail gives all users a rail to use for safety purposes. On stairways in public buildings, such as sports stadia, intermediate rails are also effective for crowd control. The 2.0 m width is a comfortable width for three people, two of whom can grasp a rail if anyone trips.

6.0.3 Accessible stairways and accessible ramps - *Handrails* shall be provided on both sides of *accessible stairways* and on both sides of *accessible ramps* where the ramp slope is steeper than 1 in 20. The *handrails* shall be continuous except where doors are located on landings (see Figures 9 and 25).

6.0.4 Slope of handrails - *Handrails* shall have the same slope as the *pitch line*, begin no further than the second riser from the lower end of the *stairway*, and extend the full length of the *stairway* they serve. Except that, where the *handrail* serves an *accessible stairway* or *accessible ramp*, a 300 mm (minimum) horizontal extension shall be provided at each end of the *handrail*, as shown in Figures 9 and 25.

6.0.5 The first riser shall be located a sufficient distance back from the corner where the two walls meet, to accommodate the extended *handrail*, as shown in Figure 25.

6.0.6 Height of handrails - *Handrails* shall be positioned between 900 mm and 1 m above the *pitchline* (see Figure 25).

6.0.7 Hand rail profiles - *Handrails* shall have a profile which can be readily grasped by an adult hand and shall be installed in a way that avoids the likelihood of personal injury. An acceptable *handrail* shall be shaped and located to ensure that, under normal usage, a person's hand will not contact adjacent walls, supporting brackets or fixings, or any other obstruction.

Comment:

It is important that in the event of stumbling on a stairway or ramp an adult, even with a small hand, can firmly grasp the handrail to prevent a fall. Refer to B1/VM1 for handrail structural design requirements.

6.0.8 A graspable *handrail* profile shall have:

- a) A flat or convex upper surface,
- b) Arrised or radiused edges,
- c) A minimum cross section width of 20 mm, and
- d) A "relevant width" (as illustrated in Figure 26(a)) across the top surface of no greater than 80 mm. Figure 26(a) and (b) indicates some acceptable profiles but others may also be acceptable.

6.0.9 Acceptable *handrail* profiles for *accessible stairways* and *accessible ramps* are shown in Figure 26(b).

Comment:

In most circumstances a handrail is used with a light grip to steady the user of a stairway or ramp. Ambulant people with disabilities use handrails for both leverage and support, and wheelchair users often need to firmly grip the rails to pull themselves along, particularly on ramps. In those circumstances a profile offering an adequate grip is important.

3.1.3 Accessible ramps shall have an upstand no less than 75 mm in height on any drop-off side of a ramp (see Figure 9).

3.1.4 Slip resistance - Any slip resistant surface complying with Table 2 is acceptable for the ramp surface.

Comment:

1. The slopes to which Table 2 applies are limited. See notes 1 and 2 to that table. The minimum mean slip resistance permitted by AS/NZS 3661.1 for sloping surfaces increases with the gradient of the surface. (See D1/VM1.)
2. Glazed or polished walking surfaces are normally unsuitable for common ramps (see Table 2, Notes).
3. Comments to Paragraphs 2.1.2, 2.1.3 and 2.1.4 for level access routes also apply to common ramps.

3.2 Width

The clear width of an *accessible* ramp shall be 1200 mm.

3.3 Landings

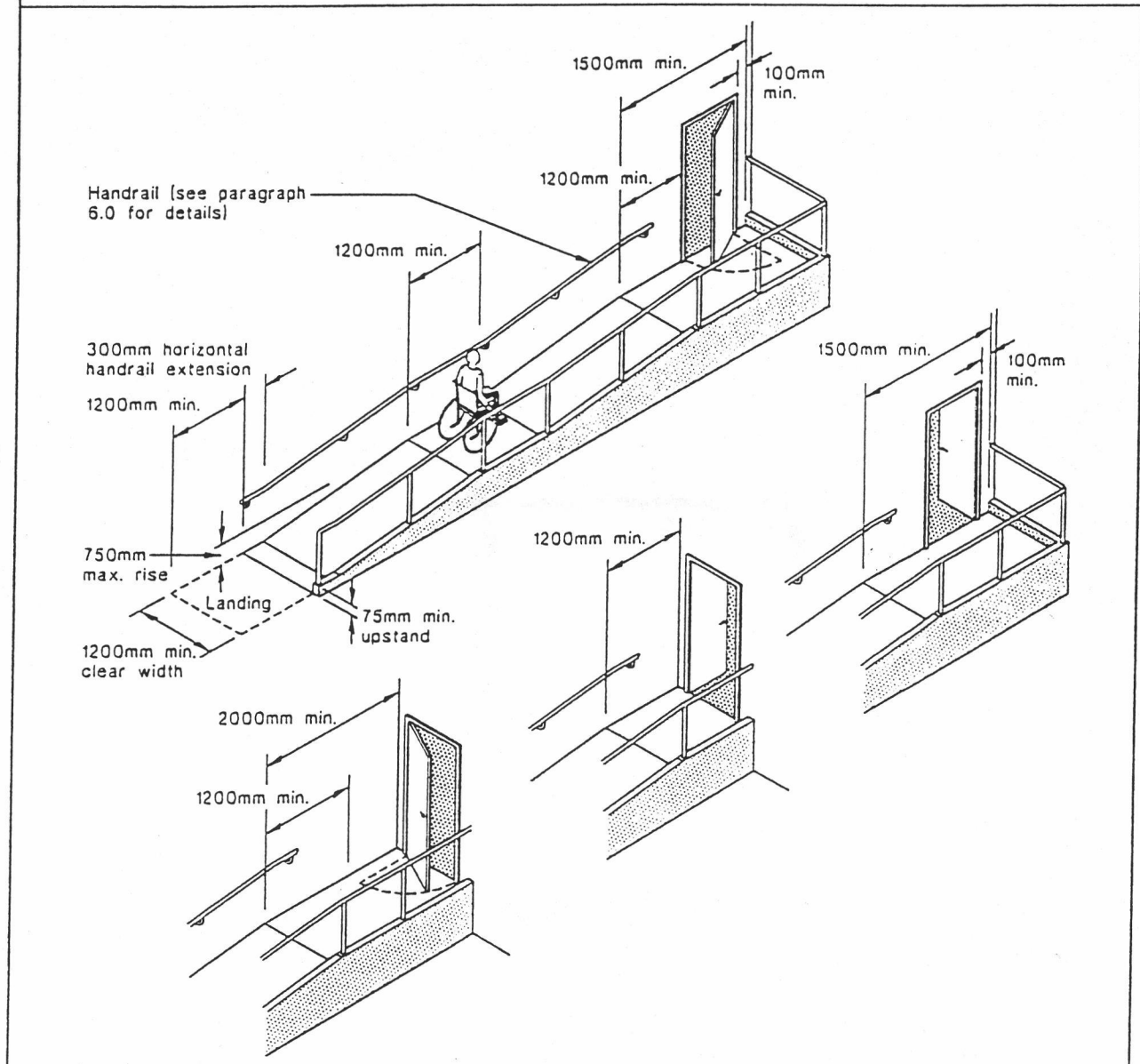
3.3.1 Landings shall be level, and be provided at the top and bottom of all ramps. For any ramp steeper than 1 in 33, intermediate landings are to be provided at the vertical intervals given in Table 5 and Figure 9.

3.3.2 Landing width shall be no less than the minimum width of the ramp it serves.

3.3.3 Landing length shall comply with Table 5 and Figure 9.

Figure 9: Accessible ramps

Paragraphs 3.1.3, 3.3.1, 3.3.3, 6.0.3, 6.0.4 and 7.0.2



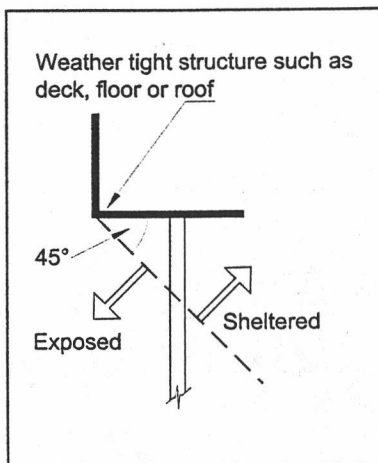


Figure 4.2 – "Sheltered" and "Exposed"
(see table 4.1)

C4.3.4.2

Perforated foil does not provide protection from ground atmosphere (refer to NZS 3602).

C4.4

Steel fixings and fastenings will corrode at an accelerated rate in areas immediately surrounding geothermal fumeroles and boreholes within zone 4. The intensity and type of activity of the hot spot and the prevailing wind also affect the rate of corrosion.

Corrosion of ferrous fasteners will cause rapid deterioration of adjacent timber.

Manufacturers should clearly label their components to indicate the weight of the galvanizing.

4.3.2

All timber and wood-based products shall be protected against damage from moisture, and against significant variations of moisture content, both before and after installation or enclosure.

4.3.3 Timber

Framing timber shall be separated from concrete or concrete masonry in accordance with 2.3.3.

4.3.4 Wood-based products

4.3.4.1

Wood-based products (e.g. particleboard, fibreboard) shall be manufactured to AS/NZS 1859. Wood-based products used for flooring in areas likely to be subject to watersplash such as in bathrooms, kitchens and laundries, shall be protected by an impervious finish or *lining* with sealed joints. NZBC E3/AS1 has a list of acceptable finishes and *linings*.

4.3.4.2

Wood-based products used for flooring shall be in accordance with AS/NZS 1859.1 Class 2 flooring. They shall be no closer to exposed ground than 550 mm and be protected from exterior exposure.

4.3.4.3

Medium density wood-based products shall not be exposed to ground atmosphere or be used externally. It shall not be used for flooring.

4.3.4.4

Plywood products manufactured to AS/NZS 2269 used for flooring in areas likely to be subject to water splash such as in bathrooms, kitchens and laundries, shall be H3 treated or protected by an impervious finish or *lining* with sealed joints. NZBC E3/AS1 has a list of acceptable finishes and *linings*. Where plywood is used in dry areas it does not need to be treated.

4.3.5 Timber decks

Preservation treatment of members of timber decks shall comply with NZS 3602. Steel fastenings and fixings shall be to 4.4.

4.4 Steel fixings and fastenings

4.4.1

Table 4.1 sets out the protection required for steel fixings and fastenings to meet durability requirements. The following conditions apply:

- (a) For subfloor fixings and fastenings, provide a well drained subfloor area free of ponding;
- (b) Components of fixings and fastenings of compatible metals shall all be of a durability at least equal to that required.

4.4.2

Galvanized steel components shall have galvanized coating masses in accordance with table 4.2. Refer also to table 4.1 which requires additional protection to be provided in some cases.

Amd 1
Dec '00

Amd 1
Dec '00



Project Information Memorandum

Section 31, Building Act 1991

Application

VANTAGE NETWORKS LTD	No.	010067
84 AMOHIA STREET	Issue date	26/02/01
PARAPARAUMU	Application date	26/01/01
	Overseer	BOB OLIVER

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ALTERATION TO COMMERCIAL BUILDING
Intended Life	Indefinite, but not less than 50 years
Intended Use	BEAUTY CLINIC
Estimated Value	\$100,000
Location	84 AMOHIA ST, PARAPARAUMU
Legal Description	LOT 17 BLK V DP 462 CT 283/119
Valuation No.	1525209900

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

This project information memorandum includes:

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

Signed for and on behalf of the Council:

Name:

Date:

26.2.01

PROJECT INFORMATION MEMORANDUM

Planning Requirements

Applicant : VANTAGE NETWORKS LTD

Mailing Address : 84 AMOHIA STREET
PARAPARAUMU

Site Address : 84 AMOHIA ST, PARAPARAUMU

Legal Description : LOT 17 BLK V DP 462 CT 283/119

Project : ALTERATION TO COMMERCIAL
BUILDING

Proposed Use : BEAUTY CLINIC

Zone :

Use permitted : Discretionary activity

Resource Consent granted : Yes : RM 000100

Designations on property : None listed

Easements : None listed

Site subject to inundation : Not known to be

Coastal building line restriction : N/A

Relocatable zone : N/A

Minimum floor level (50 year event) : N/A

Recommended minimum :

Floor level (100 year event) : N/A

Yard and height requirements : Comply

Tree/building preservation : None listed

Other comments :

All work to be carried out in accordance with the resource Consent RM No.000100

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

SPECIAL FEATURES OF THE LAND

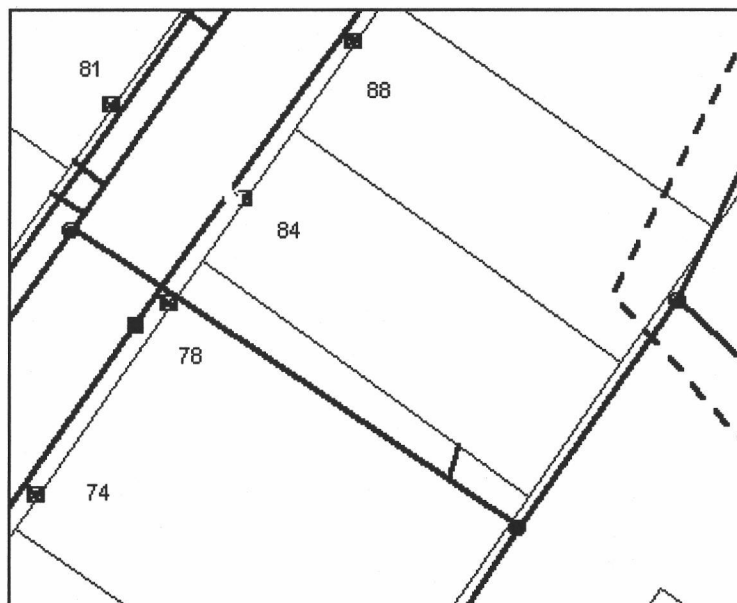
Potential erosion :	/
Potential avulsion :	/
Potential subsidence :	/
Potential slippage :	/
Potential alluvion :	/
Potential inundation :	/
Presence of hazardous contaminants :	/

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

/

PLUMBING AND DRAINAGE

Sewer available / connected :	Connected
Water available / connected :	Connected
Site plan of existing services (if any) :	See attached
Location of sewer lateral :	See attached
Location and size of water toby :	See attached
Location of easments (if any) :	No easements
Location of public drains (if any) :	See attached plan
Stormwater disposal to :	Soak pit



7 March 2001

Nicole Williams
84 Amohia Street
PARAPARAUMU

Dear Nicole

RM 000100: SIGNAGE CHANGES AT 84 AMOHIA STREET, PARAPARAUMU

Thank you for your application for a variation to the Vantage Networks Ltd consent to allow for proposed changes to the About Face sign.

I have now examined the consent and determined that the wording of Condition 4 allows for changes to the existing sign by way of the written consent of the Resource Consents Manager, and does not necessarily require a variation of the consent itself.

Condition 4 states:

1. *The signage shall be limited to the one existing (two sided) sign near the road frontage. The sign and the wording on the sign shall not be altered without the written consent of the Resource Consents Manager.*

An exception is that a more detailed sign advertising the services offered, the contact number and hours of operation may be erected closer to the dwelling provided it is not visible from Amohia Street.

The applicant shall, within one month of the date of this consent, provide to the Resource Consents Manager a scale plan showing the sign and its message accurately dimensioned, and a site plan showing its precise location in relation to boundaries, to be held on file for monitoring purposes.

In accordance with the amended application proposal, the existing sign on the side of the building shall be removed. The sign shall be removed within one month of the date of this consent.

Your original proposal for changes and additions to the sign were discussed with the Resource Consents Manager, as were the alternative wordings that attempt to keep the sign as simple and uncluttered as possible.

Resource Consents staff remain concerned over the potential to distract passing motorists, and do wish to keep the sign as simple and undistracting as possible. We are also aware of the range of specialists operating in About Face and their desire for those services to be clearly set out in a sign that is visible from the road.

After careful consideration, the Resource Consents Manager decision is:

- The sign may be changed to alter the wording on the sign and add additional panels at the bottom of the existing sign as shown on the colour printout accompanying your application (copy attached), but the sign may not be otherwise enlarged.
- The bottom panel/listing may specify any one of the wordings "APPEARANCE MEDICINE", "ELECTROLOGIST" or "DOCTOR" for the time being.
- The Resource Consents Manager reserves the right to review the exact wording on the sign in the event that he is satisfied that the sign is causing distraction to motorists on the State Highway with the potential for causing a traffic safety hazard.

I note for future reference that the wording of your consent condition allows you to seek further minor changes to the roadside sign by way of a letter to the Resource Consents Manager.

Please call me if you have any further queries.

Yours faithfully



Mike Jacobson
RESOURCE CONSENTS PLANNER

APPROVED



ACTING RESOURCE CONSENTS MANAGER



CHRISTOPHER P SHAW
RESOURCE CONSENT MANAGER

Mike.
with keeping of the
signal size obvious
Thank you, please
phone me

Nicole
9042729
home.

ABOUT BEAUTY

and Healthcare Centre

NAIL TECHNICIAN

NUTRITIONIST

HAIR STYLIST

APPEARANCE MEDICINE

Billie 7/3/01

Electrologist.
or
DOCTOR
not prefer this
option
as he is a
appearance
specialist.
Thanks.

13 November 2000

Nicole Williams
Vantage Networks Ltd
84 Amohia Street
PARAPARAUMU

COUNCIL COPY

Dear Ms Williams

RM000100: LAND USE CONSENT FOR A BEAUTY THERAPY BUSINESS AT 84 AMOHIA STREET, PARAPARAUMU FOR VANTAGE NETWORKS LTD

We are pleased to enclose your Resource Consent for the above planning application.

As you will see from the Resource Consent there are a number of conditions that need to be complied with.

If you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging a written objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

The deposit for an objection is \$370 (including GST) plus an extra \$90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that this consent will expire unless you give effect to the consent within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

You are also advised that you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

Thank you for dealing with the Kapiti Coast District Council.

If you have any concerns or enquiries about the conditions please do not hesitate to contact the writer on ext 831.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mike Jacobson', with a long, sweeping underline that extends to the left.

Mike Jacobson
RESOURCE CONSENTS PLANNER

for

Chris Shaw
RESOURCE CONSENTS MANAGER

RESOURCE CONSENT NUMBER: RM000100

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Land use Resource Consent to:

VANTAGE NETWORKS LTD

to replace consent RM 980362 with a new consent (RM000100) to extend the existing "About Face" building and to expand the commercial activity of operating a beauty therapy business to a business with no more than 3 beauty therapy professionals and 1 receptionist working at any one time, at 84 Amohia Street, Paraparaumu, as shown on the amended plans and described in the documents which accompanied the resource consent application (RM000100), subject to the attached conditions:

1. The Consent Holder shall ensure that the activity and development is in accordance with the information provided in the letter dated 13 October 2000, in the plans provided on 13 October 2000 titled "Proposed Alterations & Additions to Beauty Clinic, 84 Amohia Street, Site Plan, RC3", and in the documents submitted earlier in relation to application RM000100 (so far as that earlier information remains relevant to the amended application).
2. The number of staff/workers on site at any one time shall be limited to no more than three professionals and one receptionist. The 16 carparks shall be provided as shown on the amended plan titled "Proposed Alterations & Additions to Beauty Clinic, 84 Amohia Street, RC3".
3. The hours of operation shall be 7am to 10pm daily.
4. The signage shall be limited to the one existing (two sided) sign near the road frontage. The sign and the wording on the sign shall not be altered without the written consent of the Resource Consents Manager.

An exception is that a smaller and more detailed sign advertising the services offered, the contact number and hours of operation may be erected closer to the dwelling provided it is not visible from Amohia Street.

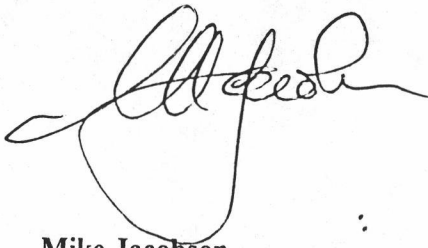
The applicant shall, within one month of the date of this consent, provide to the Resource Consents Manager a scale plan showing the sign and its message accurately dimensioned, and a site plan showing its precise location in relation to boundaries, to be held on file for monitoring purposes.

In accordance with the amended application proposal, the existing sign on the side of the building shall be removed. The sign shall be removed within one month of the date of this consent.

5. The Developer's Representative is to list and indicate how each condition has been met to the satisfaction of Manager, Consents and Compliance.
6. Plans for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.
7. The payment of Council engineering fees of \$211.50 (GST inclusive) but refer to notes 1 to 7 of the engineering fees adopted by Council as from 1 July 1998.
8. A heavy duty concrete vehicle crossing shall be provided to serve the development. Refer to Fig C.4.4 of the Code for Subdivision and development. The combined entry/exit vehicle crossing shall be not less than 6 metres wide excluding the side tapers.
9. Stormwater disposal shall be to the satisfaction of the Subdivisional Engineer. Surface water run-off shall be disposed of to the kerb and channel in Amohia Street or soakpit chambers shall be specifically designed to cater for the Q₁₀ design storm for the catchment discharging to them. These chambers shall provide for future maintenance and access by standard manhole lids and frames (cast iron). Geotextile fabric shall be used where necessary. If the soil conditions do not cater for practicable on-site disposal, a pump chamber complete with pump, valves and surface box shall be provided to dispose of surface water run-off to Amohia Street if gravity discharge is not available. All work shall be to the satisfaction of the Subdivisional Engineer.
10. Earthworks shall be kept to a minimum to ensure the least disturbance to the landform.
11. Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
12. Telecom NZ may require the connection bollard to be shifted to the boundary on the southern side.
13. Water supply to the development shall be metered, complete with surface box and fittings.
14. The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.
15. The parking layout shall be as shown on the plan titled "Proposed Alterations & Additions to Beauty Clinic, 84 Amohia Street, Site Plan, RC3" with amendments as required for the parallel and nose-in parking to meet the size and manoeuvring requirements for a 90 percentile car. The carparking area shall be formed metalled and sealed and the carparks marked out permanently and maintained. Alternative types of paving may be approved.

16. In accordance with Section 128 of the Resource Management Act 1991, the Council may review all of the conditions of this consent every two years in order to deal with any adverse effects on traffic safety or the amenity values of the residential and commercial neighbourhood that arise from traffic activities and parking.
17. All costs arising from any of the above conditions shall be at the expense of the Developer.

ISSUED: 13 November 2000

A handwritten signature in black ink, appearing to read 'Mike Jacobson', written over a large, faint circular stamp or watermark.

**Mike Jacobson
RESOURCE CONSENTS PLANNER**

for

**Christopher P Shaw
RESOURCE CONSENTS MANAGER**

V R Osborne
84 Te Moana Road
WAIKANAE

phone/fax 0-4-293 4031
mobile 025-429 403

23 February 2001

The General Manager
Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

**RE: BK010067 — COMMERCIAL BEAUTY THERAPY CLINIC
84 AMOHIA STREET, PARAPARAUMU**

The following items are to amend the submitted plans to comply with the New Zealand Building Code.

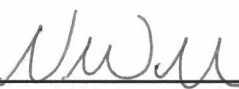
- 1 Disabled access ramp to comply with NZBC clause 6.03, D1/AS1.
(Refer Figure 8)
- 2 Disabled WC to comply with acceptable solution G1/AS1.
(Refer Figure 6)
- 3 Subfloor crawl access and ventilation to comply with NZS3604, 1999, clause 4.3.4.2 by digging out existing ground level and connecting a new sump under the building to the existing carpark storm water system.

For Builder



V R Osborne

For Owner



Nicole and Richard Williams

V R Osborne
84 Te Moana Road
WAIKANA

phone/fax 0-4-293 4031
mobile 025-429 403

23 February 2001

The General Manager
Kapiti Coast District Council
Private Bag 601
PARAPARAUMU

**RE: BK010067 — COMMERCIAL BEAUTY THERAPY CLINIC
84 AMOHIA STREET, PARAPARAUMU**

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- 1 Disabled access ramp to comply with NZBC clause 6.03, D1/AS1.
(Refer Figure 8)
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(Refer Figure 6)
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For Builder



V R Osborne

For Owner



Nicole and Richard Williams

there's a future here

KAPITICOAST

DISTRICT COUNCIL
SITE CHECK SHEET

NAME: Williams

ADDRESS: 84 Amohia St - Fran LOT: DP:

PROJECT: Com. Alts CONSENT NO: 981169

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

COMPONENT TO BE INSPECTED	INSPECTION REQUIRED (TICK)	INSPECTION		COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
		CHECK	RECHECK				
FOUNDATIONS							
Siting							
Footling - Piles	<u>if rep'd.?</u> ✓						
Steel							
Min Floor Level Cert							
CONCRETE FLOOR							
Building							
P & D Wastes, etc							
SUB FLOOR							
Connections							
Braces							
Blocking							
Insulation							
BLOCKFILL 1							
BLOCKFILL 2							
PRE-LINE							
Wall Framing	✓	✓		100x50 framing Moisture high			
Moisture	✓	✓		30% Ceiling already lined over			29.10.98
Bracing	✓			New timber covered screen.			WLB
Fixings	✓			1. Check Moisture			
Lintels	✓						
Roof Framing				Moisture check on wall framing ok			WLB 9.11.98
Trusses				front Room + Ceiling Battens 300x50 30%			
Bracing		✓		Moisture down in Rafter 2 only Rafter 1 higher than 24 1/2 diam. - ok			WLB 23.11.98
Fixings							
P & D 1500 KPA test		✓		NEW POLYBUTYLENE PIPE TESTED YES NO			WLB 27.10.98
POSTLINE	✓						
DRAIN TEST - SEWER							
DRAIN TEST - STORMWATER							

Date: 19.2.99

Final

? Carparks & Disabled carpark.

Foot Entry Fire Exit sign

No Fire exits signs at all

Washbasin water too hot main work area

Comb waste 40m - not enough fall 150 over 11.0m.

Gully surround.

Laundry not faint sealed.

40 mm Entry threshold.

? P.W. Water source. needs a tempering valve

Extend drain T.V. to ? above roof line

Plan Bathroom

Ex. & as built are not same.
requires restaint

? does this room need to be
accessible YES.

Needs as built floor