

Sharalyn Fraser *Agency*

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

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



CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

THE OWNER

Mulholland Brent Edward & Mulholland Briget Joy	No.	100044
22 Fairway Oaks Drive	Issue date	17/02/11
Waikanae Beach	Application date	20/01/10
Waikanae 5036		

THE BUILDING

Street Address	22 Fairway Oaks Drive, Waikanae
Valuation No.	1492062503
Legal Description	LOT 3 DP 348205 C/T 197932
Intended Use	Residential Dwelling
Intended Life	Indefinite, but not less than 50 years
Current Use	Vacant land
Proposal	New Residential Dwelling
Estimated Value	\$200,000

Code Compliance

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

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

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

Signature:

Date:

17/2/11

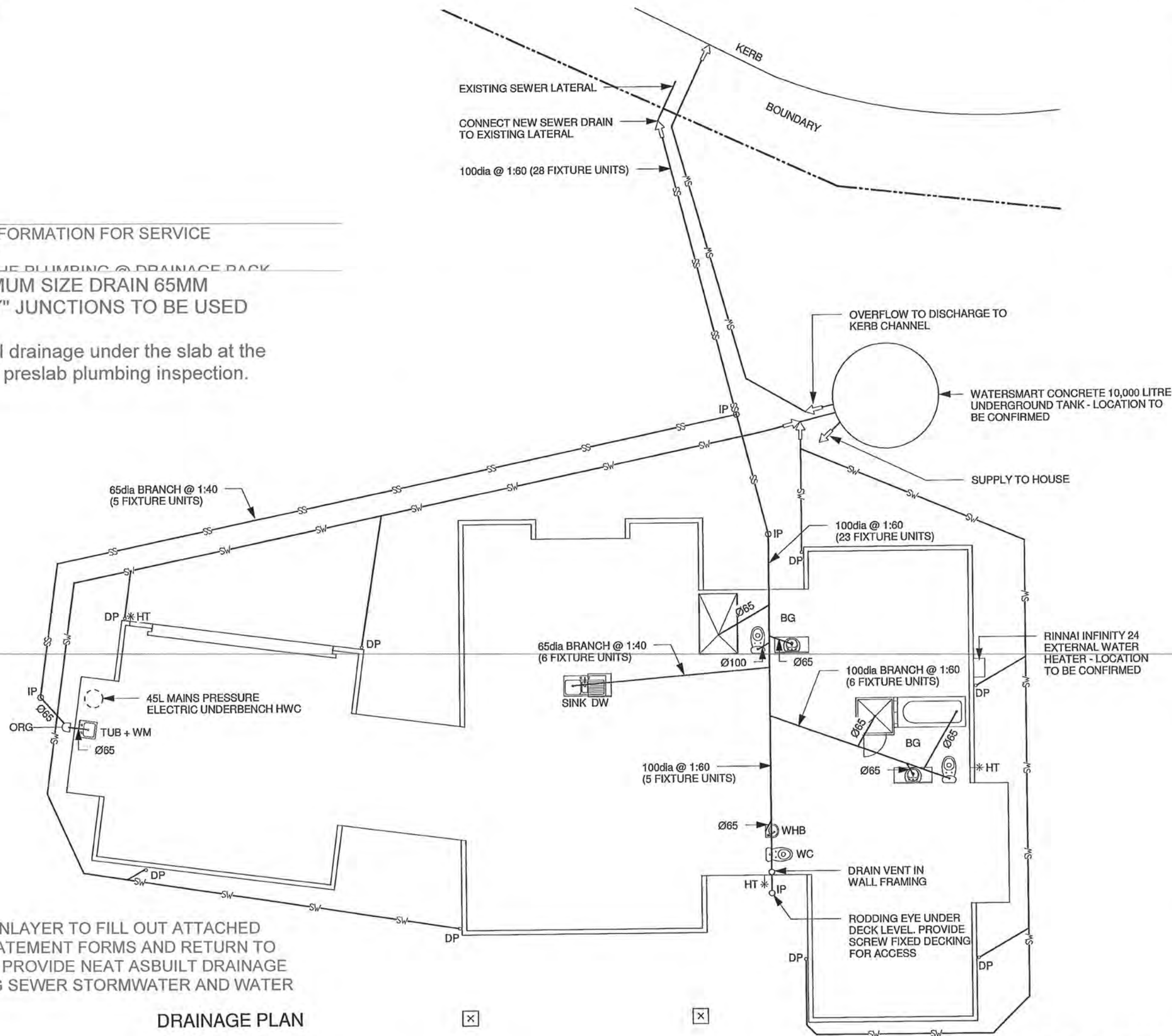
APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
12/2/2010

strip drain to intercept driveway run off, to run to a soakpit

2/03/2010

CHECK P.I.M INFORMATION FOR SERVICE
CONNECTIONS
PROVIDED IN THE PLUMBING & DRAINAGE BACK
MINIMUM SIZE DRAIN 65MM
SWEPT "Y" JUNCTIONS TO BE USED

Water test all drainage under the slab at the
time of the preslab plumbing inspection.



DRAINAGE PLAN
1 : 100

BC 100044

PLUMBING KEY

BG = BATHROOM GROUP = 6FU
DW = DISHWASHER = 3FU
SINK = SINK = 3FU
TUB = LAUNDRY TUB = 5FU
WC = TOILET = 4FU
WHB = WASH HAND BASIN = 1FU
WM = WASHING MACHINE = 5FU

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:

- THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH BRANZ PLUMBING AND DRAINAGE GUIDE SECTION D AS/NZS 3500 PART 2 FOR GROUND FLOOR SYSTEMS AND SECTION F DRAINAGE REQUIREMENTS
- CONFIRM POSITION OF LATERALS & MAINS ON SITE
- 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
- PROVIDE SEISMIC RESTRAINTS TO HOT WATER CYLINDERS
- HOT WATER SERVICE TO HAVE TEMPERING VALVE
- WATER PIPES TO BE TESTED TO 1500 KPA

GRAPHIC KEY

SS = SANITARY SEWER
SW = STORMWATER

1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
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		
DRAINAGE PLAN		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	1
Sheet	(A3) 04	

APPROVED
BY
PLUMBING
AND
DRAINAGE
Simon C
12/2/2010

12/2/2010

BC 1000 44

2/03/2010

PLUMBING KEY

BG	= BATHROOM GROUP	= 6FU
DW	= DISHWASHER	= 3FU
SINK	= SINK	= 3FU
TUB	= LAUNDRY TUB	= 5FU
WC	= TOILET	= 4FU
WHB	= WASH HAND BASIN	= 1FU
WM	= WASHING MACHINE	= 5FU

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:

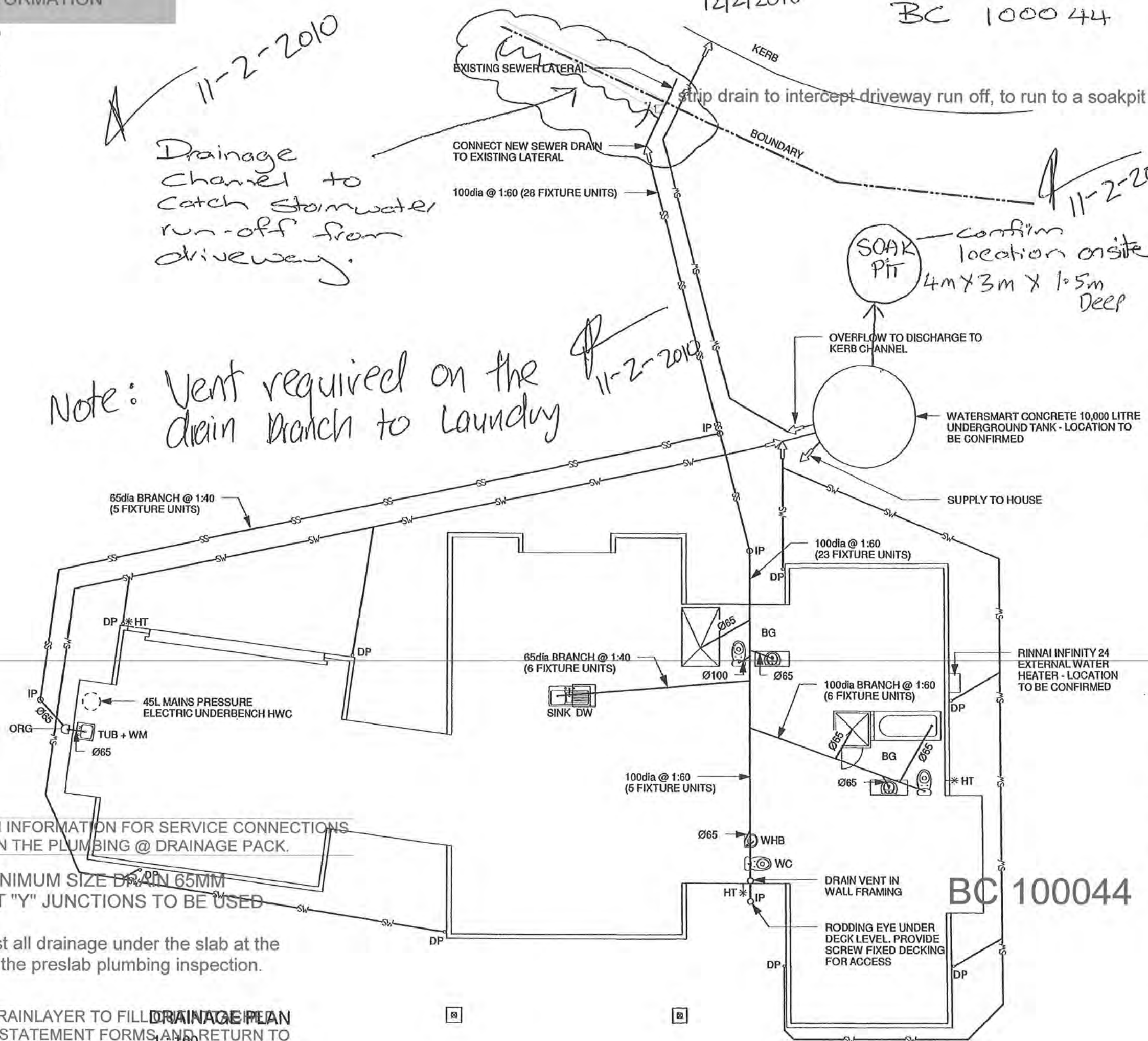
PLUMBING & DRAINAGE NOTES:

- THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH BRANZ PLUMBING AND DRAINAGE GUIDE SECTION D AS/NZS 3500 PART 2 FOR GROUND FLOOR SYSTEMS AND SECTION F DRAINAGE REQUIREMENTS
- CONFIRM POSITION OF LATERALS & MAINS ON SITE
- 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
- PROVIDE SEISMIC RESTRAINTS TO HOT WATER CYLINDERS
- HOT WATER SERVICE TO HAVE TEMPERING VALVE
- WATER PIPES TO BE TESTED TO 1500 KPA

GRAPHIC KEY

SS SANITARY SEWER
SW STORMWATER

1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
A.D architecture Ph: 04 298 5662 Fax: 04 298 5663 info@adarchitecture.co.nz www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
DRAINAGE PLAN		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	1
		Sheet (A3) 0



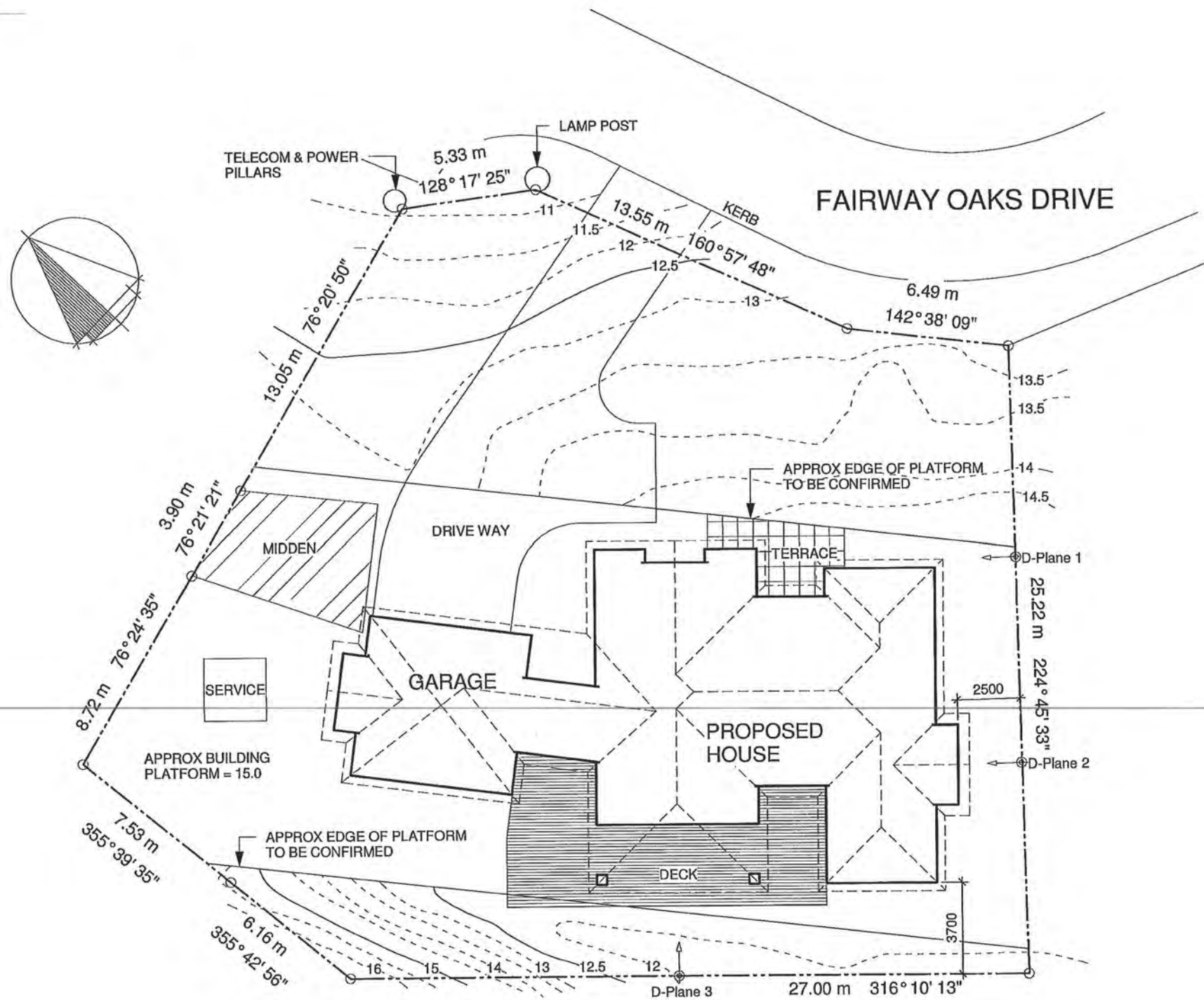
CHECK P.I.M INFORMATION FOR SERVICE CONNECTIONS
PROVIDED IN THE PLUMBING @ DRAINAGE PACK.

MINIMUM SIZE DRAIN 65MM
SWEPT "Y" JUNCTIONS TO BE USED

Water test all drainage under the slab at the time of the preslab plumbing inspection.

PLUMBER/DRAINLAYER TO FILL DRAINAGE PLAN
PRODUCER STATEMENT FORMS AND RETURN TO
COUNCIL ALSO PROVIDE NEAT AS BUILT DRAINAGE
PLAN SHOWING SEWER STORMWATER AND WATER

APPROVED
BY
PLANNING
Jill Burke



SITE PLAN
1 : 200

AREAS
SITE AREA = 901.6m²
BUILDING AREA = 204.1m²
TERRACE AREA = 15.5m²
DECK AREA = 56.1m²

SITE COVERAGE = 204.1m² = 23.0%

ZONE = RESIDENTIAL
WIND ZONE = HIGH
CORROSION ZONE = NO

A	19-02-2010	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
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		
SITE PLAN		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	A
Sheet	(A3) 01	

gas fitter to provide a compliance certificate to council

BC 100044

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

CONSTRUCTION NOTES 2/03/2010

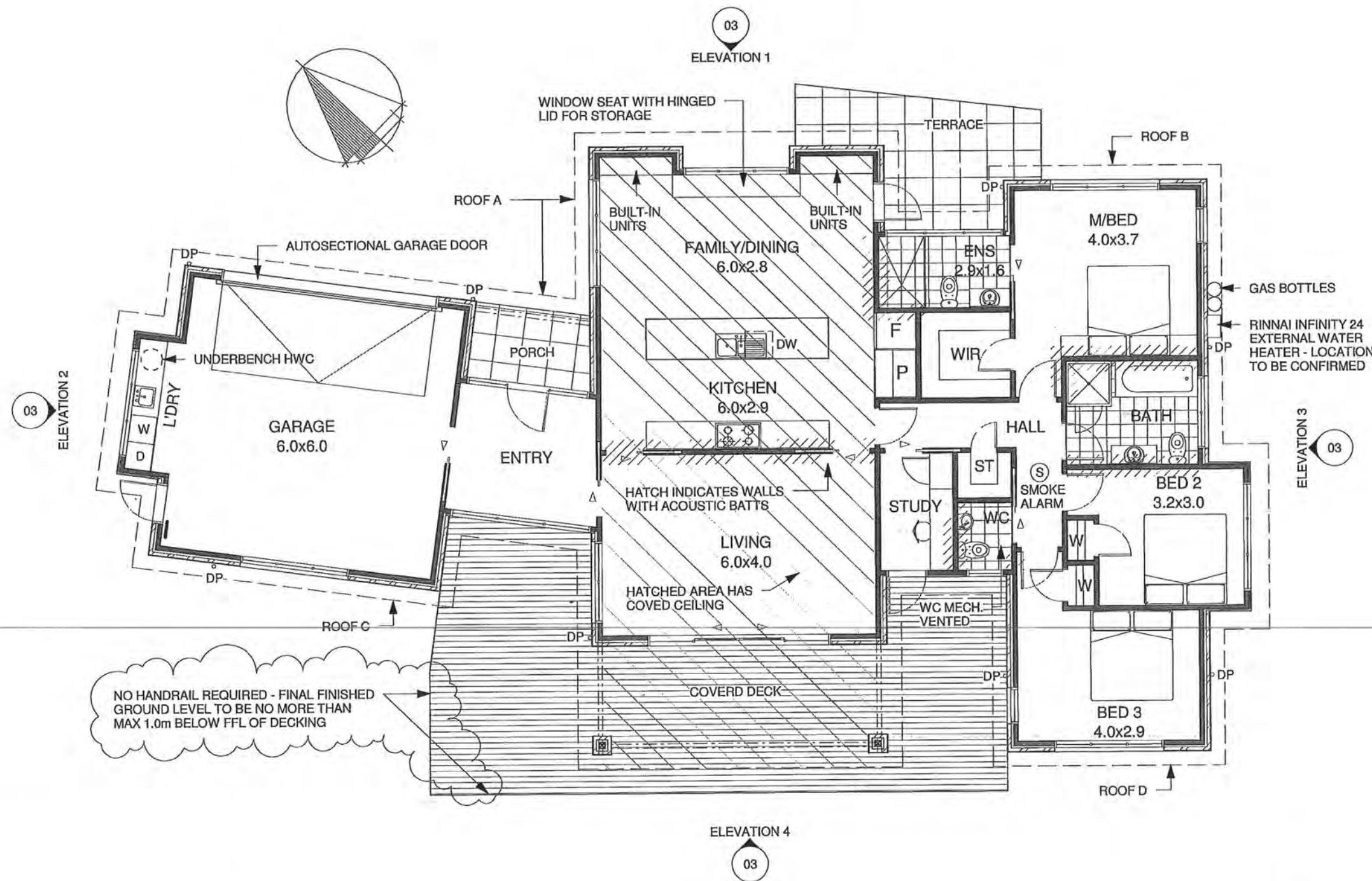
- 13mm GIB ULTRALINE CEILINGS ON 70x35 TIMBER BATTENS (AQUALINE TO BATHROOM)
- 10mm WALL LININGS (AQUALINE TO BATHROOM)
- 75mm GIB CLASSIC COVE SCOTIA DETAIL THROUGHOUT
- BULLNOSED TAPE-ON CORNERS TO ALL EXTERNAL GIB CORNERS
- 60x10mm BULLNOSED FINGERJOINTED PINE SKIRTINGS THROUGHOUT (PAINT FINISH)
- 60x10mm BULLNOSED FINGERJOINTED PINE ARCHITRAVES TO WINDOWS AND DOORS (PAINT FINISH)
- ALL SHELVEING TO CUPBOARDS AND WARDROBES TO BE PRE-FINISHED MELAMINE
- SELECTED VINYL FLOORING TO LAUNDRY, BATH, ENSUITE AND KITCHEN
- FLOORING TO COMPLY WITH NZBC D1 FOR SLIP RESISTANCE

INSULATION "R" VALUES

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

EXTERIOR WALLS (EXCEPT GARAGE) = R2.6 MIN
GARAGE INTERIOR WALLS = R2.6 MIN
CEILINGS = R3.2 MIN

ALL INTERNAL WALLS AS INDICATED ON SHEET2 TO HAVE R2.3 ACOUSTIC BATTS



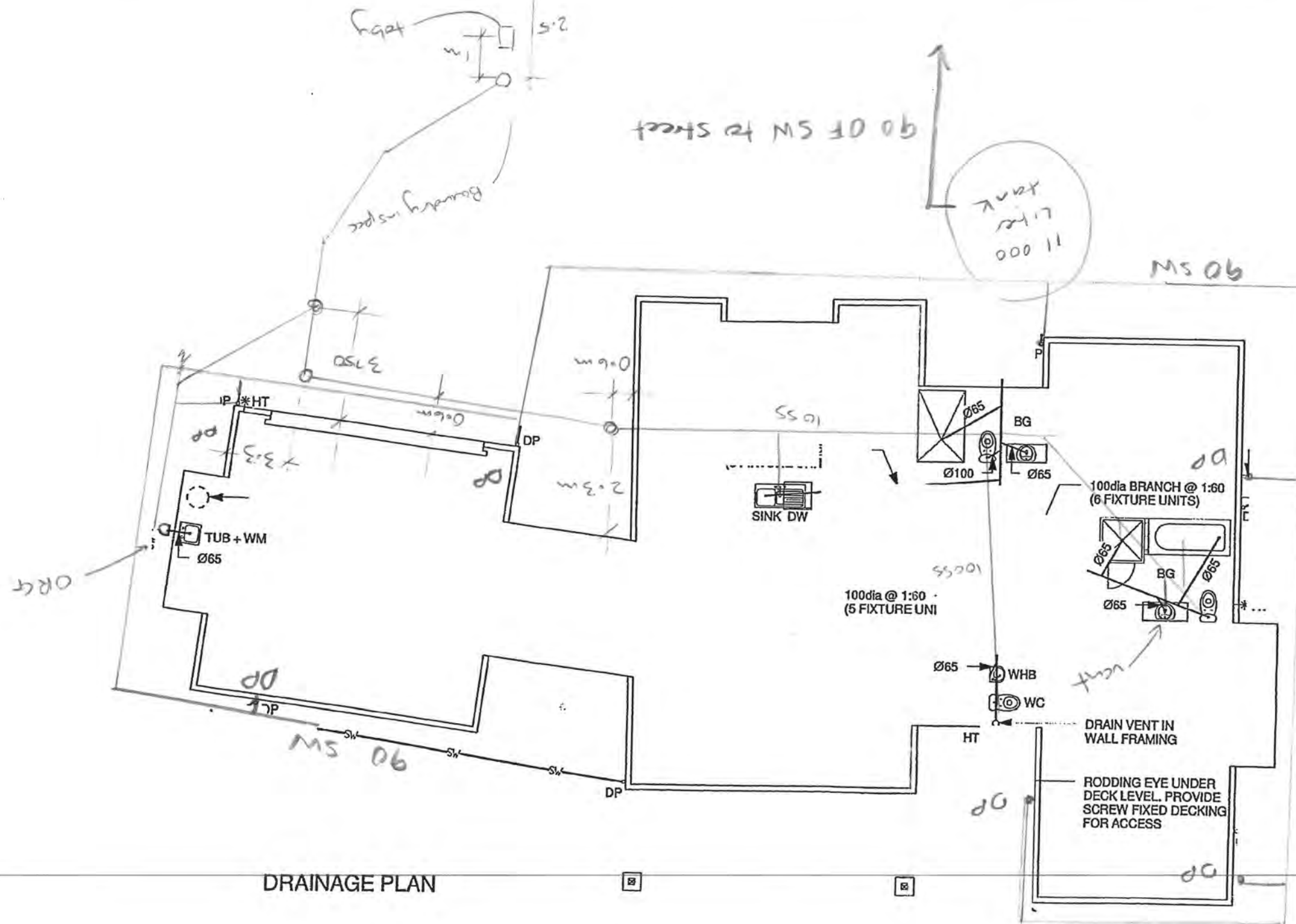
FLOOR PLAN
1 : 100
FLOOR AREA = 204.1m²

P&D
checked
10/2/2010

preline plumbing inspection required.

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

B	24-02-10	RFI - KCDC	
1	18-01-2010	Revision 1	
Rev	Date	Description	
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205			
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			
FLOOR PLAN			
BUILDING CONSENT			
DO NOT SCALE DRAWING			
Job	Date	Rev	Sheet
09043	30-10-2009	B	(A3) 02



Rev	Date	Description
1	10-01-2010	PROVISION 1
Proposed House		
Mulholland Const.		
22 Fairway Oaks Drive, Waikanae		
Lot 3	DP 348205	

John Kelly 12-1-11
Reg. 14785

Producer Statement
Piped Services
&
Sanitary Plumbing Stacks

Construction Review

Issued by... John Kelly Registration Number... 14785

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... 22 Fairway Oaks

Building Consent No... 100044

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... J. Kelly Signed... [Signature] Date... 12-1-11

KCDC Office use only

Producer Statement author authenticated and current registration verified

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

Date... 4/2/11

Name... Christina

Signature... [Signature]

Producer Statement

Private Sewer Drains

Construction Review

Issued by Brian Kelly..... Registration Number 4108.....

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 22 Fairway Oaks.....

Building Consent No. 100044.....

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 B. Kelly..... Signature [Signature]..... Date 12-1-11.....

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 4/2/11.....

Name [Signature].....

Signature [Signature].....

Producer Statement

Stormwater Drains

Construction Review

Issued by Brian Kelly..... Registration Number 4108.....

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 22 Fairway Oak.....

Building Consent No.....

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 B Kelly..... Signed [Signature]..... Date 12-1-11.....

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 4/2/11.....

Name [Signature].....

Signature [Signature].....

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

..... Mulholland Investments (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 22 Fairway Oaks
(if different from above)

Lot 3 DP 348205

Fees payable (on application)

Inspection \$
Connection \$
Total \$ Owners Cost

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, J Kelly (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
.....
.....
.....

To be retained/dismantled

"Header Tank"/Pressure Reducing Valve

Exhaust pipe/pressure relief valve

Copper/PVC/Alkathene

Filter Plant Yes/No

new dug

new dug

OFFICE USE ONLY

BUILDING CONSENT NO <u>100044</u>	PLUMBERS PRODUCER STATEMENT TO BE PROVIDED
Date Issued	Connection Recorded

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND BUILDING CONSENT

Mulholland Investments

(full name)

PLEASE PRINT

(postal address)

hereby apply for an ordinary connection to the Kapiti Coast District Council Sewer from the premises owned by me at:

PROPERTY ADDRESS in full
(if different from above)

22 Fairway Oaks

Lot 3 DP 348205

Fees payable (on application)

Inspection \$
Connection \$
Total \$ N/C

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 DRAINLAYER

I, B. Kelly (full name)
of (address) being a
Licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Coast District
Councils sewer.

NB: Connection NOT permitted until consent obtained.

1 new dig

(Signature)

(Licence No)

(Date)

OFFICE USE ONLY

BUILDING CONSENT NO <u>100044</u>	JOB INSPECTED	BUILDING REGISTER ENTRY
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:

22 Fairway Oaks Dr
Waikanae

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:

11,000 L

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:

Signed:

Date:



Site Inspection Report - New BC Applications

BC Application number: 100044 Lot 3 DP 348205

Site Address: 77 Fairway Oaks Drive

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	Survey pegs to front & back	
Check ground conditions OK?	Yes/No	FLATTOP SITE. On site for inspection	
Check f/wh, kerb & channel, grass berm, note existence/damage.	Yes/No	Good condition	
Vehicle entrance crossing installed (describe condition)	Yes/No		
Photos taken? (Save & link to NCS)	Yes/No		
Dogs on property?	Yes/No		Referred to Approvals T/L
Is there a requirement for further foundation investigation e.g. Engineer's design	Yes/No		Yes/No

Record all decisions in accordance with KCBG 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 Inspected: 21/1/10



Base Consulting Engineers Limited

Job No: 10 015

Report No: 1

Date: 13/7/10

SITE REPORT / INSTRUCTION

Project: Mulholland Dwelling.

Location: 22 Fairway Oaks
Warranwood

Site visit as requested P. Mulholland 12/7.

Piles driven, 200 SED as 150 SED did not
achieve early set.

Pile spacing for deck altered from plan
Designer to ensure compliance with beavers.
Driven piles to front boundary. If > 1.5m,
design will be required.

Reinforcing for beams being placed
part of dwelling completed with DPM &
Mesh in place.

Detail FD1, FD2, FD3 applies:

3 H12 ok

D10 - 400 ds FD2 ok

D10 - 600 ds FD1 ok

D20 thru all mls
Ok to pour.

Distribution:

Client
KCDC / HDC

Site Engineer

SCOPE OF INSPECTION SHEET

Date 4/2/11 SR or BCA 100044 Inspection No. 11
Time 9.00 Documents on site ☒ YES ☐ NO
Owner Name Mouhoun Investments Project Description new Aug
Site Address 22 Fairway Oaks

☒ 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 A. Bolton BASE con's

Notes All previous inspections passed.

Diagram (if necessary)

Internal work all completed as per plans + requirements.
Service Areas sealed - safety glass in situ - smoke alarm in place.

External all completed + sealing windows + flashings.

Ground level around house ok on inspection - note still in process of landscaping.

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

Site instruction issued PS4 requires from engineer design

~~Deck areas must be covered by AP 300mm~~

~~Deck: sealed + term.~~

~~Gas area water tank situated behinds on the house.~~

Also require tiles warranty + product warranty.

Records 14/2/11.

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 Recheck requires.
(Guidance notes for inspection on the rear of this sheet)

Agreed, Paul Mulholland (Print Name) Sign [Signature] Date 4/2/11

Officer Name Gareth Sign [Signature] Date 4/2/11

Additional Insp. Sheet No.

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

SCOPE OF INSPECTION

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

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

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

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

Piles: When all holes are excavated prior to installation.

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

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

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

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

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

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

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

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

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

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

Post application of wet area membrane.

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

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

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

Retaining wall: Pre application of waterproof membrane system.

Post application of waterproof membrane system.

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

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

Free Standing Fireplace: Final inspection required only.

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

PRIVACY STATEMENT

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

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

FINAL INSPECTION

Date 4/2/11 SR or BCA 100044 Inspection No. 11

Time 9:00 Documents on site YES / NO

Owner Name MILLER & MORTIMER Project Description new house

Site Address 22 FAIRWAY CRTS.

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>P</u>	N	NA	Conforms with approved drawings	<u>Y</u>	N	NA	Confirm Additional information/amended plan	Y	N	<u>NA</u>
-----------------------------------	----------	---	----	---------------------------------	----------	---	----	---	---	---	-----------

FINAL – Exterior

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

FINAL – Interior

Service areas – floors/walls	<u>P</u>	F	NA	Food storage/preparation	<u>P</u>	F	NA	Hot water temp <u>52</u>	<u>P</u>	F	NA
Stair design	P	F	<u>NA</u>	Ventilation	<u>P</u>	F	NA	Solid fuel heater	P	F	<u>NA</u>
Handrails	P	F	<u>NA</u>	Insulation + clearance	<u>P</u>	F	NA	Water supply tank	<u>P</u>	F	NA
Balustrades	P	F	<u>NA</u>	HWC flues	P	F	<u>NA</u>	Trap seals + AAV's	<u>P</u>	F	NA
Lightings	<u>P</u>	F	NA	HWC valves	P	F	<u>NA</u>	Cistern flushing	<u>P</u>	F	NA
Laundrying	<u>P</u>	F	NA	HWC restraint	P	F	<u>NA</u>	WC pan connection	<u>P</u>	F	NA
Cooking facilities	<u>P</u>	F	NA	Tempering valve	<u>P</u>	F	NA	Septic tank	P	F	<u>NA</u>
Smoke detectors	<u>P</u>	F	NA	Glazing – Human Impact	<u>P</u>	F	NA	Window labels	<u>P</u>	F	NA

FINAL – Intertency/Commercial

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

All Inspections

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

Name: _____ Officer Sign: [Signature] Date: 9/12/11

SCOPE OF INSPECTION SHEET

Date 8/10/10 SR or BCA 100044 Inspection No. 10
 Time 9:30 Documents on site YES/NO
 Owner Name MULTIHOMES INVESTMENTS Project Description new building
 Site Address 22 FANLAW OAKS

☒ Building ☐ Plumbing

Circle appropriate Type & Inspection

Other WET AREA
WATERPROOFING

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

Engineer Supervision Yes No n/a - Name

Notes WET AREA FOR G-SUIT ONLY
TILAR USED FLEXI SEAL
Silicone in corners
WITH Bond Breaker + MESH
in corners + G-SUIT
USED 2 + COATS

Diagram (if necessary)

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

Site instruction issued TILAR'S WARRANTY
PRODUCT WARRANTY

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

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

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

Agreed CHUCK LYNDOCK - INSIDE W/ OUT LTD Sign Date 8/10/10
 (Print Name)

Officer Name CHUCK LYNDOCK Sign Date 8/10/10

Additional Insp. Sheet No.

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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 8/10/10 SR or BCA 100044 Inspection No. 10
Time 9:30 Documents on site YES / NO
Owner Name M. HOLLAND Project Description NEW BUILDING
Site Address 22 FAIRVIEW AVE

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

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

POSTLINE

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

Officer Name: _____ Officer Sign: _____ Date: 8/10/10

SCOPE OF INSPECTION SHEET

Date 10/9/10 SR or BCA 100044 Inspection No. 9
 Time 3:40 Documents on site YES / NO
 Owner Name MULL HOWARD INVESTMENTS LTD Project Description renovating
 Site Address 22 FAIRWAY CRTS.

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 AN FISTULES
CONNECTS TO SEWER LATERAL WITH
NATURAL FLOW WITH GLAND LOCKS
UNDER TEST & MONITORING
TERMINAL VENT COMPLETE.
GULLY TRAP IN PLACE
INSPECTION POINTS IN PLACE

Diagram (if necessary)

OK TO CONTINUE

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 ☒ Plumber No One on site ☐

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

Agreed, John Kelly (Print Name) Sign [Signature] Date 10/9/10

Officer Name GARETH Sign [Signature] Date 10/9/10

Additional Insp. Sheet No.

Information entered into data base ☐

Initial

Date 1/1/10

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

Date 0/9/10 SR or BCA 100044 Inspection No. 9

Time 3:40 Documents on site YES / NO

Owner Name MULL HILL ROAD Project Description new driveway

Site Address 22 FAIRWAY CRTS

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:	<u>14785</u>		

Officer Name: _____ Sign: _____ Date: 10/09/10

SCOPE OF INSPECTION SHEET

Date 9-9-10 SR or BCA 1000004 Inspection No. 8
 Time 9-9-10 Documents on site YES/NO
 Owner Name MULLHOLLAND Project Description NEW DWELLING
 Site Address 22 FAIRWAY OAKS

☒ 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)

ALL BRACING STAYS FIXED AS REQUIRED

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

Agreed, Luke Jarvis Sign [Signature] Date 9.9.10
(Print Name)

Officer Name ANN Sign [Signature] Date 9.9.10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1.1.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 9-9-10 SR or BCA 1000000 Inspection No. 8
 Time 9-9-10 Documents on site YES / NO
 Owner Name MULLHOLLAND Project Description NEW DWELLING
 Site Address 22 FAIRWAY OAKS

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

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

POSTLINE

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

Officer Name: [Signature] Officer Sign: [Signature] Date: 9.9.10

SCOPE OF INSPECTION SHEET

Date 6/9/10 SR or BCA 1080 4u Inspection No. 7

Time 9-30 Documents on site YES / NO YES

Owner Name MULLHOLLAND Project Description NEW ANGELINE

Site Address 22 FARWATER OAKS

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)

Rebecca Mason
Now 17/2 - 2.5

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, Late Jarvis Sign [Signature] Date 6/9/10
(Print Name)

Officer Name Ann Sign [Signature] Date 6/9/10

Additional Insp. Sheet No.

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date 6/9/10 SR or BCA 108044 Inspection No. 7
Time 9.30 Documents on site YES / NO
Owner Name MULLHOLLAND Project Description NEW DWELLING
Site Address 22 FARWELL OAK

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

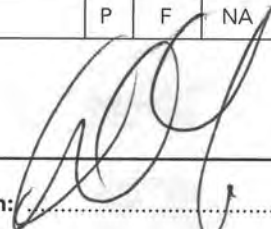
Cladding selection complies with BC?	P	F	NA	Roof material complies with BC?	P	F	NA	Sheets fixed to manufacturers	P	F	NA
Roof fixing complies	P	F	NA	Fixings appropriate for durability?	P	F	NA	Sheet layout	P	F	NA
Ridge/hip flashings in place	P	F	NA	Roof/wall junctions flashed	P	F	NA	Control joints where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

PRELINE

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

POSTLINE

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

Officer Name: Officer Sign:  Date: 6/9/10

SCOPE OF INSPECTION SHEET

Date 30/8/10 SR or BCA 100044 Inspection No. 6
Time 11-40 Documents on site YES / NO
Owner Name MULHOLLAND Project Description NEW DWELLING
Site Address 22 FAIRWAY OAKS

☒ 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)

Basement units & Bedroom have had drains
connected
Wash & cyclone both connected
Window seals connected
Moisture 17% - 32%

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

Site instruction issued

OK TO LIVE ~~WITH~~ CYCLINE OVER
Recheck moisture

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, Luke Jarvis Sign [Signature] Date 30/8/10
(Print Name)

Officer Name Ahr Sign [Signature] Date 30/8/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 1/1

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date: 30/8/10 SR or BCA: 100040 Inspection No.: 6
 Time: 11.40 Documents on site YES / NO
 Owner Name: MULHOLLAND Project Description: NEW DWELLING
 Site Address: 22 FAIRWAY OAKS

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

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

POSTLINE

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

Officer Name: [Signature] Officer Sign: [Signature] Date: 30/8/10

SCOPE OF INSPECTION SHEET

Date 27/8/10 SR or BCA 100044 Inspection No. 6
Time 8.40 Documents on site YES / NO
Owner Name MULHOLLAND Project Description new dug
Site Address 22 FARMING APTS

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 20mm + 15mm WITH
10mm TO KITCHEN FOR AN FIXTURES
CLIPPING + SECURE UNDER TEST +
HOUSING.
ALSO HAS PURPLE PIPE FOR HOT TAPS
+ TOILETS FROM STORAGE TANK
ALSO UNDER TEST.
ALL WASTE PIPES IN PLACE
+ TERMINAL VENT THROUGH ROOF
NOT GET FLASHING
SHUT OFF VALVE in GARAGE

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 ☒ Amor No One on site ☐

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

Agreed, John Kelly Sign John Kelly Date 27/8/10
(Print Name)

Officer Name Carolanne Sign Carolanne Date 27/8/10

Additional Insp. Sheet No.

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

WEATHERTIGHTNESS / PRELINE / POSTLINE

Date: 27/8/10 SR or BCA: 122064 Inspection No.: 6
 Time: 8.40 Documents on site: YES / NO
 Owner Name: MULHOLLAND Project Description: New house
 Site Address: 22 Kaitake Rd

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

WEATHERTIGHTNESS

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

PRELINE

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

POSTLINE

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

Officer Name: Officer Sign: [Signature] Date: 27/8/10

SCOPE OF INSPECTION SHEET

Date 20-8-2010 SR or BCA 100044 Inspection No. 5
Time 1:20 Documents on site YES / NO
Owner Name Mulholland Project Description New dwg
Site Address 22 Fairway Oaks

☒ 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)

* collect cavity depth
* weep holes and wash
outs in place
* DPC vertical flashings
* gelu ties
* sand and cement mix
* wanz bars in place
* head flashings in place
* back flashing where change
of cladding.
* H.B.I cavity battens above windows (gables).
* items from pre-clad
are completed.
* DPC back flashings to
full height doors/windows
* boxed corners with
screws and plugs at
later stage.

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

Site instruction issued * cedar w/boards to windows and above
floors

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, Luke J. Sign Henry Date 20, 8, 2010
(Print Name)

Officer Name Andrew Sign Quinn Date 20, 8, 2010

Additional Insp. Sheet No.

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

BLOCK / BRICK / RETAINING WALL / SOLID FUEL HEATER

Date 20-8-2010 SR or BCA 100044 Inspection No. 5

Time 1:20 Documents on site YES / NO

Owner Name Mulholland Project Description New dwg

Site Address 22 Fairway Oaks

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

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: [Signature] Name: Andrew Date: 20/8/2010

SCOPE OF INSPECTION SHEET

Date 17/8/10 SR or BCA 100044 Inspection No. 4

Time 9.00 Documents on site YES / NO

Owner Name MULHOLLAND INVESTMENTS LTD Project Description new build

Site Address 22 FAIRWAY OAKS

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 WATERPROOF BUILDING WRAP IN PLACE.

Diagram (if necessary)

MULSOL TO BRICK ROOFING COMPLETED
CHANGE OF CLADDING VERTICAL STRIP
+ INTERNAL + EXTERNAL FLASHINGS
IN PLACE

WALL BAL CON SUPPORTS COMPLETED
ALUMINUM FLASHING TAPE TO ALL
OPENINGS. H3.1 CAVITY BATTEN ONLY
COMPLETED TO BOTTOM OF WINDOW
STUDS AT 400mm CONTACTED TO OUT
SIDE WALLS

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

Site instruction issued ON HALF HEIGHT BRICK TO INSPECT FLASHINGS
+ DPC TO SIDES OF WINDOWS + BATTENS ABOVE WINDOW
HEIGHTS

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 HALF HEIGHT BRICK + ABOVE ITEMS
(Guidance notes for inspection on the rear of this sheet)

Agreed, Luke Jarvis Sign Luke Jarvis Date 17/8/10
(Print Name)

Officer Name C. ALLEN Sign [Signature] Date 17/8/10

Additional Insp. Sheet No.

PRE WRAP / PRE CLAD

Date 17/8/10 SR or BCA 100044 Inspection No. 4

Time 9:00 Documents on site YES / NO YES

Owner Name Murphy's Investments Ltd Project Description New Bldg

Site Address 22 Fairway Oaks

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

P = Pass F = Fail NA = Non-Applicable

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

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

Applies to all inspections

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

PRE WRAP

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

PRE CLAD

Building wrap type				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: _____ Officer Sign: _____ Date: 17/8/10

SCOPE OF INSPECTION SHEET

Date 9/8/10 SR or BCA 100044 Inspection No. 3

Time 0910 Documents on site YES / NO

Owner Name Mal Holland Investments Project Description New Dwelling

Site Address 22 Fairway Dr

☒ 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)

• Thruss to Top Plate Fixings Correct

• Top Plate & Bottom Plate to Stud Fixings Correct

• Lintel Straps in Place

• Bottom Plate to Bolt 12mm Fixings in Place

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

Site instruction issued

• Complete Extension with 68mm Bottom Plate Fixings for PreLine on PreClad

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, Luke Jarvis Sign [Signature] Date 9/8/10

Officer Name [Signature] Sign [Signature] Date 9/8/10

Additional Insp. Sheet No.

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

PRE WRAP / PRE CLAD

Date 9/8/10 SR or BCA 100044 Inspection No. 3
 Time 0910 Documents on site YES / NO
 Owner Name Malcolm Investments Project Description As per Building Consent
 Site Address 22 Fairway Drive

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>
-----------------------------------	----------	---	----	---------------------------------	----------	---	----	---	---	---	-----------

PRE WRAP

Cladding type identified	<u>P</u>	F	NA	Exterior sheet bracing & angle brace fixing	P	F	<u>NA</u>	Bracing requirements	<u>P</u>	F	NA
Framing moisture meets cladding requirements%	<u>P</u>	F	NA	Bottom plate connections	P	<u>F</u>	NA	Purlin fixing	P	F	<u>NA</u>
Stud spacing appropriate for cladding	<u>P</u>	F	NA	Building wrap type	P	F	NA	Decking substrate	<u>P</u>	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	<u>F</u>	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	<u>NA</u>	Proprietary control joints (stucco)	P	F	NA	Rigid backing type (stucco)	P	F	NA
Fixings (galvanized or stainless) (stucco)	P	F	NA	Waterproofing to slab-edge	P	F	NA		P	F	NA

Name: _____ Officer Sign: _____ Date: 9/8/10

SCOPE OF INSPECTION SHEET

Date 13/7/10. SR or BCA 100579 Inspection No. 2.
 Time 3.20 pm Documents on site ☒ YES ☐ NO
 Owner Name Mullhollans Investments Ltd. Project Description New Dwyll.
 Site Address 22 First Fairway Oaks.

☒ 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 P. Bolton

Notes Driven Piles in Footings

Diagram (if necessary)

AS PRE DESIGN
All in ONE ROW, VAPOUR BARRIER
in PLACE, STEEL in PLACE.
mesh in PLACE.
All Steel Supported By CHAIRS
PENETRATION SEALED

SIZE. LOCATION EAST Boundary
AS PRE PLAN, 4.4 meter of.
Base Boundary

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

Site instruction issued NEW. SIZE PLAN. Required to Confirm
LOCATION

ENGINEERS P.S4 AND SITE NOTE TO COVER ALL
ASPECTS OF THREE DESIGN REQUIRED FOR C.C.C.

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

Agreed, Luke Jarvis Sign Jarvis Date 13/7/10
 (Print Name)

Officer Name Tony King Sign King Date 13/7/10

Additional Insp. Sheet No.

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

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

Date 13/7/10 SR or BCA FE0539 Inspection No. 2
Time 3.20 pm Documents on site YES / NO
Owner Name MukHollans. INVESTMENTS LTD. Project Description New Dwg.
Site Address 22. FAIRWAY OAKS.

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

FOUNDATIONS

PILES

SUBFLOOR

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

PRE SLAB

Rebate for brick veneer	<u>P</u>	F	NA	Sand blinding	<u>P</u>	F	NA	Steel reinforcing	<u>P</u>	F	NA
Ground clearance	<u>P</u>	F	NA	Slab thickenings	<u>P</u>	F	NA	Bar chairs	<u>P</u>	F	NA
Concrete Cover	<u>P</u>	F	NA	Vapour barrier (DPC)	<u>P</u>	F	NA	DPC penetrations taped	<u>P</u>	F	NA
Driveway s/w control	P	F	<u>NA</u>	Bottom plate fixings	P	F	<u>NA</u>	Minimum Floor Level	<u>P</u>	F	NA
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	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: IONY King Sign: [Signature] Date: 13/7/10

SCOPE OF INSPECTION SHEET

Date 9/7/10 SR or BCA 100044 Inspection No. 1

Time 10.20 Documents on site YES / NO

Owner Name MULHOLLAND INVESTMENTS LTD Project Description new dug

Site Address 22 FAIRWAY OAKS DRIVE

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 PVC waste & soil PIPE'S

Diagram (if necessary)

1.00mm DOWEL TO AS3500.2.

Good Fan UNDER TEST & HOLDING.

All fixtures in drainage complete.

Polythene wrap for Protection

1x TOILET VENT INTEGRAL

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

Site instruction issued Still to complete landing in garage

Result: ☒ Pass ☐ Part pass ☐ Fail

Confirmation of inspection by person on site

Person on site: Builder ☐ Owner ☐ Other ☒ Plumber 14785 No One on site ☐

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

Agreed, Kelly (Print Name) Sign [Signature] Date 9/7/10

Officer Name [Signature] Sign [Signature] Date 9/7/10

Additional Insp. Sheet No.

Information entered into data base ☐ Initial Date 9/7/10

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

Date 9/7/10 SR or BCA L20044 Inspection No. _____

Time 10:20 Documents on site YES / NO

Owner Name MOLHOLLAND INVESTMENTS LTD Project Description new bus

Site Address 22 FAIRWAY PALMS DRIVE

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 _____ Company				Name of Engineer _____ Company			

FOUNDATIONS

PILES

SUBFLOOR

Footings	P			F			NA				
Footings	P	F	NA	Footings	P	F	NA	Footings	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: _____ Sign: _____ Date: 9/7/10

KCDC CODE COMPLIANCE REVIEW CHECK SHEET

00032

Criteria

ks or major projects. Refer BI-WI-024

Address: New Dwelling 22 Fairway Oaks Dr WAIKANAE	Date: 4/2/11
	BC No: 100044

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):

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	✓	✓	✓
an "as-built" drainage plan	✓	✓	✓
plumbing (Form 125) for pressure test and installation piped services	✓	✓	✓
drainage (Form 126) for stormwater installation	✓	✓	✓
drainage (Form 127) for private sewer installation	✓	✓	✓
a Construction Review (PS4) statement for Structural engineering	✓	✓	✓
a Construction Review (PS4) statement for Fire engineering	n/a		
a Construction Review (PS4) statement for Geo-technical engineering	n/a		
Roof cladding warranty	✓	✓	✓
Solar water heating technical specifications	n/a		
wall cladding/texture coating installation applicator warranty	n/a		
a copy of the lift certificate	✓		
a certificate from the fire alarm installer	n/a		
a certificate from the sprinkler installer	n/a		
a copy of wet-area membrane installers warranty	✓	✓	✓
A copy of deck membrane manufacturer's installers warranty/guarantee	n/a		
FPIS (verifier) Fire Systems Certification	✓		

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: 14/12/11

Name: G. M. C. 14/12/11

Co-reviewer:

Signature: _____

Date: 17/2/11

Name: Russel Brodh

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.	G. McArthur 21/1/10
Resource Consents (refer PIM Sheet)	✓	Building appears to comply w/ 221 notice.	<i>[Signature]</i> 2/3/10
Plumbing and Drainage	✓		
Building	✓	Letter sent 10/2/2010 ✓	<i>[Signature]</i> 12/2/10 2/3/10
Fire Design			
Compliance Schedule			
Environmental Health			
Other.....			
NOTES:			



Building Consent	100044
Building Project	New Dwelling
Location (Site A)	22 Fairway Oaks Dr WAIKANAE
Building Category	Circle appropriate category 0 <u>1</u> 2 3

Application workflow checklist		
	Name & Signature	Date
RECEIVED 20 JAN 2010 KAPITI COAST DISTRICT COUNCIL	Note # A signature confirms that the application contains sufficient information to enable compliance with the building code to be assessed	
# 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	<i>[Signature]</i>	20/01/10
Payment taken and receipted (details entered inside this cover sheet) by CSO CS-WI-008	Annie	20/01/10
Data entered and invoiced by CSO CS-WI-008	Angie	20/01/10
Pages numbered by CSO CS-WI-008	—	
BC Application and documentation scanned, checked & status update by CSO CS-WI-009	Angie	20/01/10
BC Application signed over to BC CS-WI-009	Angie	20/01/10
Application reviewed by Technical Officers who sign off at back of this form AP-WI-026 & AP-WI-009	Simon Copp James Sherlock	12/2/2010 22/2/10
Once Technical review complete, passed to CS for Plan Production and Invoicing AP-WI-009		
CSO checks data entry input, including required inspections CS-WI-012		
BC, plans and other appropriate paperwork produced by CSO CS-WI-012	Angie	2/3/10
BC, Approved plans and appropriate paperwork sent to applicant or agent with receipt by CSO CS-WI-012		
Inspection envelope prepared by CSO with endorsed plans and other appropriate paperwork and filed to cabinet. CS-WI-012		

CONSENT DATA INPUT REQUIREMENTS

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

STANDARD CONSENT CONDITIONS	
37	
72	
80	

NON-STANDARD ADDENDA

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$.....	
Building Fee	\$2784.00	\$3910.00	
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....		
Vehicle Crossing	\$.....	INVOICE NO	DATE.....
Damage Deposit	\$470.00	93476	20/01/10
Code Compliance Administration	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$200.00	327447	20/01/10
Development Levy	\$.....	FEES PAID BY:	
DBH Levy	\$3914.00	Mulholland Construction Ltd.	
Compliance Schedule	\$.....		
Digital Storage Fee	\$37.00	BUILDING CONSENT NUMBER	DATE ISSUED
Certificate of Title Charge	\$25.00	100044	20/01/10
Photocopying	\$.....	AUTHORISATION FOR REFUND OF DEPOSIT	
SUBTOTAL	\$.....	Deposit held =	\$.....
Less Fee Paid	\$.....	Cost to Repair Damage Caused During Construction =	\$.....
TOTAL	\$3910.00	Total Balance to be Refunded	
GST INCLUDED	\$.....	Authority Number:	DATE:
		Authorised:	

GST 51-860-608

Received with thanks by 36/01
KAPITI COAST DISTRICT COUNCIL

20-01-10 9:36 Receipt no.327447

COPY *COPY* *COPY*

DR BC100044

MULHOLLAND CONSTRUCT 3,910.00-

Mulholland Constructions Ltd::3 Fairway

CQ AS

Mulholland Construct 3,910.00



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 100044

Section 51, Building Act 2004

The building

Street address of building: 22 Fairway Oaks Drive, Waikanae

Legal description of land where building is located: LOT 3 DP 348205 C/T 197932

Valuation number: 1492062503

Building name:

Location of building within site/block number: Centre

Level/unit number:

The owner

Name of owner: Mulholland Investments Ltd

Contact person:

Mailing address: 3 Fairway Oaks Drive, WAIKANAЕ

Street address/registered office:

Phone number: Landline: 293 5140

Mobile: 0274 792842

Daytime:

After hours:

Facsimile number:

Email address: paul@mulhollandconstructions.co.nz

Website:

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

Full Name: Mulholland Constructions Ltd

Mailing Address: 3 Fairway Oaks Drive, WAIKANAЕ

Phones:: 0274 792842

Email: paul@mulhollandconstructions.co.nz

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:

Angela Smith
Signature

CSO
Position

On behalf of: KAPITI COAST DISTRICT COUNCIL

Date: 2/03/10

2 March 2010

Mulholland Investments Ltd
3 Fairway Oaks Drive
WAIKANAE

Dear Sir/Madam

Approval of Building Consent: 100044

Description: New Residential Dwelling
Location: 22 Fairway Oaks Drive, Waikanae
Legal Description: LOT 3 DP 348205 C/T 197932

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

Mulholland Constructions Ltd 3 Fairway Oaks Drive WAIKANAЕ	No.	100044
--	-----	--------

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	\$200,000
Location	22 Fairway Oaks Drive, Waikanae
Legal Description	LOT 3 DP 348205 C/T 197932
Valuation No.	1492062503

Builder:	Mulholland Constructions Ltd Waikanae : 0274 792842
Designer:	AD Architecture Pram Bch : 298 5662
Drainlayer:	J Kelly Waikanae : 0272 768830
Plumber:	J Kelly Waikanae : 0272 768830
Contractor:	Deke Consulting 68 Northland Rd - Wlg : 04 976 7889

General Requirements

- a) The Building Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. Foundations
 2. Pre-slab
 3. Pre-slab
 4. Subfloor
 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. Brick Veneer
 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. NZS3604 is an Acceptable Solution in terms of the New Zealand Building Code and is a recommended reference document for timber framed buildings.
5. Note and comply with endorsements on approved plans.
6. Concealed soil and TV pipes and gas flues are only permitted built into ducts or minimum 150mm framed walls or with the Phillips top plate connecting bracket.
7. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
8. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
9. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with the current NZS3604.
10. Contractor to leave site clear of all demolition materials and in a tidy state.
11. 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: BC100044
 Applicant Name: Mulholland Constructions Ltd
 Project: New Residential Dwelling
 Legal: LOT 3 DP 348205 C/T 197932
 Location: 22 Fairway Oaks Drive, 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	No		
Pre-Slab Plumbing	Yes		9/7/10
Pre-Slab Building	Yes		
Sub Floor	Yes		
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	Yes		
Retaining Wall	No		
Final	Yes		
Final (commercial & multi-unit res.)	No		

APPROVED BY
BUILDING
james
OFFICER
2/03/2010



Proposed House
FOR
Mulholland Const.
AT
22 Fairway Oaks Drive, Waikanae
Lot 3 DP348205

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

GENERAL CONSTRUCTION NOTES

- ALL WORK TO COMPLY WITH THE NEW ZEALAND BUILDING CODE, TERRITORIAL AUTHORITY REQUIREMENTS AND RELEVANT NZ STANDARDS, IN PARTICULAR NZS:3604
- 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
- FORMATION OF LEVELS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE RESOURCE CONSENT
- 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

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:
 - 100mm TO PAVED AREAS AND 150mm TO NON-PAVED AREAS FOR BRICK VENEER
 - 150mm TO PAVED AREAS AND 225mm TO NON-PAVED AREAS FOR OTHER CLADDINGS

FOUNDATION GENERAL NOTES

- GROUND BEARING MUST BE RECONFIRMED ON SITE FOLLOWING THE EXCAVATION OF FOUNDATION TRENCHES AND PRIOR TO POURING ANY CONCRETE. SOFT GROUND MAY BE ENCOUNTERED, REQUIRING 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

FRAMING GENERAL NOTES

- TIMBER TREATMENT TO COMPLY WITH NZS 3602
- TRUSS DESIGN AND 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
- WHERE BOLTED CONNECTIONS ARE USED, FIT WITH 50X50X3MM SQUARE OR 55DIAX3MM ROUND WASHERS TO BOTH SIDES

CLADDING GENERAL NOTES

- WHERE WALLS ARE NOT LINED (E.G. GABLES), 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
- RETURN BUILDING WRAP INTO FRAME AT ALL OPENINGS AND FIT APPROVED FLEXIBLE FLASHING TAPE TO MANUFACTURER'S SPECIFICATION.
- FIT FLASHINGS TO COMPLY WITH THE WINDOW AND CLADDING MANUFACTURER'S 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
- ALL BRICK VENEER CLADDING WORK TO BE CARRIED OUT BY AN EXPERIENCED TRADESMAN REGISTERED WITH THE NZ MASONRY REGISTRATION BOARD
- THE CAVITY BETWEEN THE MASONRY VENEER AND TIMBER FRAMING IS TO BE 40MM MIN AND 75MM MAX. PIPE WORK AND SERVICES ARE NOT TO BE INSTALLED IN THE CAVITY. THE CAVITY IS TO BE VENTILATED TOP AND BOTTOM, WITH THE BOTTOM VENTS SERVING AS WEEP HOLES TO DRAIN MOISTURE TO THE EXTERIOR

ALUMINIUM 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 WINDOWS AND DOORS
- GLAZING TO COMPLY WITH NZS 4223 PARTS 1,2,3
- FIT RESTRICTOR STAYS TO WINDOW OPENING SASHES TO LIMIT THE OPENING TO MAX 100MM WHEREVER THE SILL HEIGHT IS LESS THAN 760MM AND THE DIFFERENCE IN LEVELS IS 1.0M OR GREATER. REFER TO NZBC F4

ROOF 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
- CONSTRUCT EXTERNAL STAIRS, LANDINGS, BALUSTRADES AND PARAPETS TO BE CAPABLE OF WITHSTANDING THE FOLLOWING LOADS IN ACCORDANCE WITH AS/NZS 1170:
 - TOP EDGE HORIZONTAL AND VERTICAL LOADS: 0.75 kN/m
 - TOP EDGE CONCENTRATED LOAD INWARDS, OUTWARDS OR DOWNWARDS: 0.6 kN
 - INFILL HORIZONTAL LOAD: 1.0 kPa
 - INFILL LOAD IN ANY DIRECTION: 0.5 kN

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

PLUMBING GENERAL NOTES

- 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
- ENSURE THAT PLUMBING CAN RUN TO THE EXTERIOR WITH OUT DAMAGING STRUCTURAL MEMBERS
- DRAINAGE PIPES TO BE TESTED AND INSPECTED PRIOR TO BACKFILLING
- PROVIDE SEISMIC RESTRAINTS TO HOT WATER CYLINDERS
- POSITION LPG BOTTLES TO COMPLY WITH AS/NZS 1596, SECTION 6
- 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 TO BE CA RATED AND INSTALLED TO PREVENT TRANSFER OF MOISTURE INTO CEILING SPACE AND TO MAINTAIN MINIMUM CLEARANCES FROM INSULATION TO COMPLY WITH NZECP 54
- PROVIDE ELECTRICAL CERTIFICATION AFTER COMPLETION TO THE TERRITORIAL AUTHORITY PRIOR TO CCC BEING ISSUED

Drawing List	
Number	Sheet Name
01	SITE PLAN
02	FLOOR PLAN
03	ELEVATIONS
04	DRAINAGE PLAN
05	FOUNDATION PLAN
06	FRAMING PLAN
07	BRACING PLAN
08	ROOF PLAN
09	BUILDING SECTION
10	BUILDING SECTION
11	FOUNDATION DETAILS
12	ROOF DETAILS
13	CLADDING 1 DETAILS
14	CLADDING 2 DETAILS
15	CLADDING 2 DETAILS
16	CLADDING 2 WINDOW DETAILS
17	SHOWER DETAILS
18	EXTERIOR JOINERY SCHEDULE
19	INTERIOR OPENING SCHEDULE

PROFESSIONAL MEMBER

A D N Z

ARCHITECTURAL DESIGNERS NZ INC

www.adnz.org.nz

A.D architecture

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

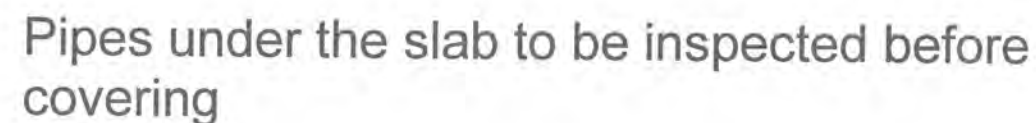
SELECTED PRODUCTS

Architectural elevation drawing of a building facade, labeled "ELEVATION 1" and "1 : 100". The drawing shows a long, single-story building with a gabled roof. The facade features various cladding materials: horizontal siding (labeled "CLADDING 1") and brickwork (labeled "CLADDING 2"). Key elements include a large window on the left, a central entrance with a door, and a large garage door on the right labeled "POWDERCOAT FLAT PANEL AUTO SECTIONAL GARAGE DOOR". Other labels include "ROOF 1", "GUTTER AND FASCIA", "WINDOW JOINERY", and "GROUND LEVEL".

Architectural drawing of Elevation 3 of a house, showing a side view with a gabled roof and brickwork. The drawing includes labels for various components: CLADDING 1, ROOF 1, GUTTER AND FASCIA, WINDOW JOINERY, CLADDING 2, GROUND LEVEL, CLADDING 1, ELEVATION 3, 1:100, RINNAI INFINITY WATER HEATER, and D-Plane 3. Numbered circles (1/13, 2/15, 3/13, 2/13, 1/16, 2/16) are placed around the drawing, likely indicating specific details or sections.

B	24-02-10	RFI - KCDC
A	19-02-2010	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205 A.D architecture Ph: 04 298 5662 Fax: 04 298 5663 Info@adarchitecture.co.nz www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
ELEVATIONS		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	B
		Sheet (A3) 03

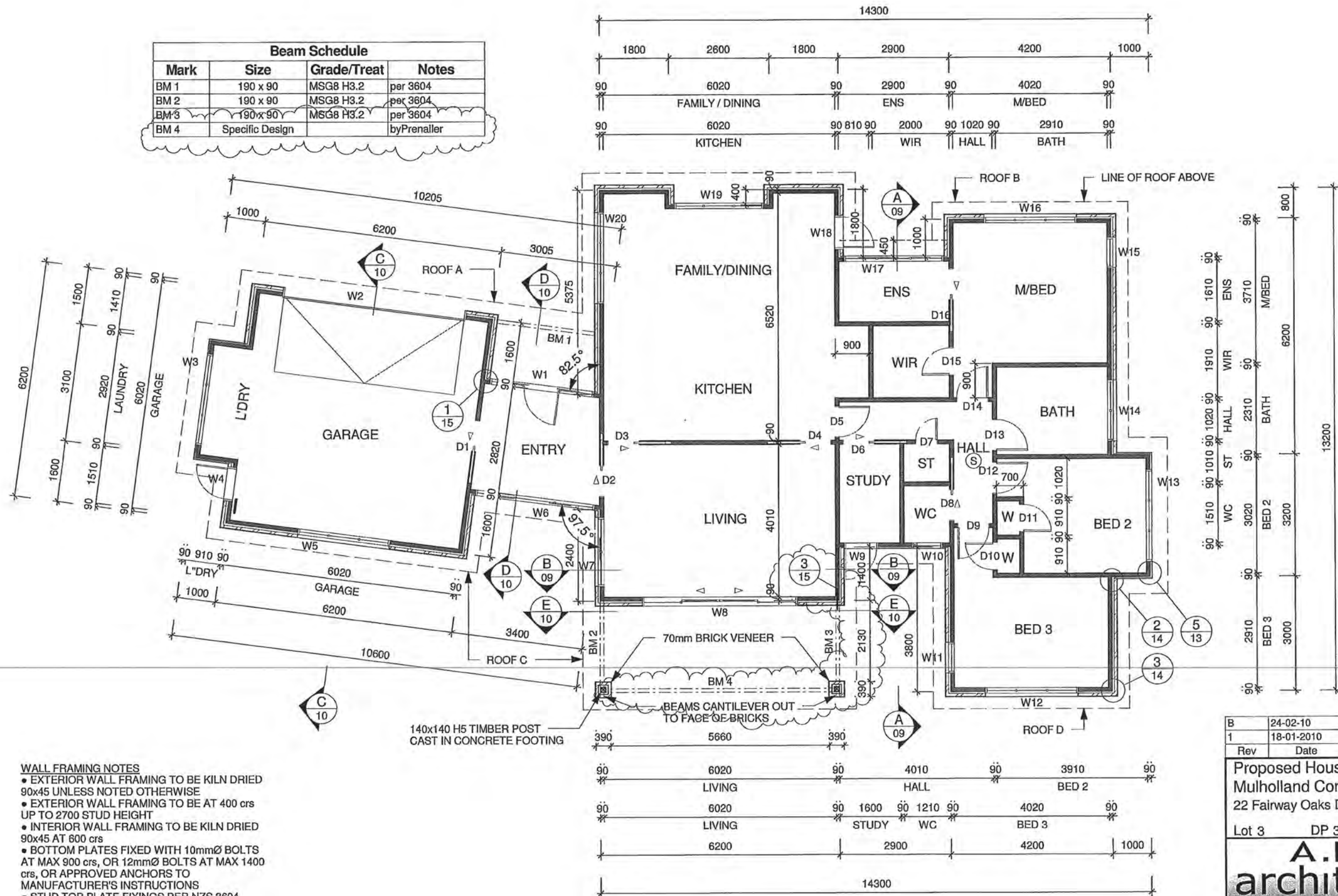
Slip resistance of trafficable surfaces
to conform to Table2 of D1.NZBC



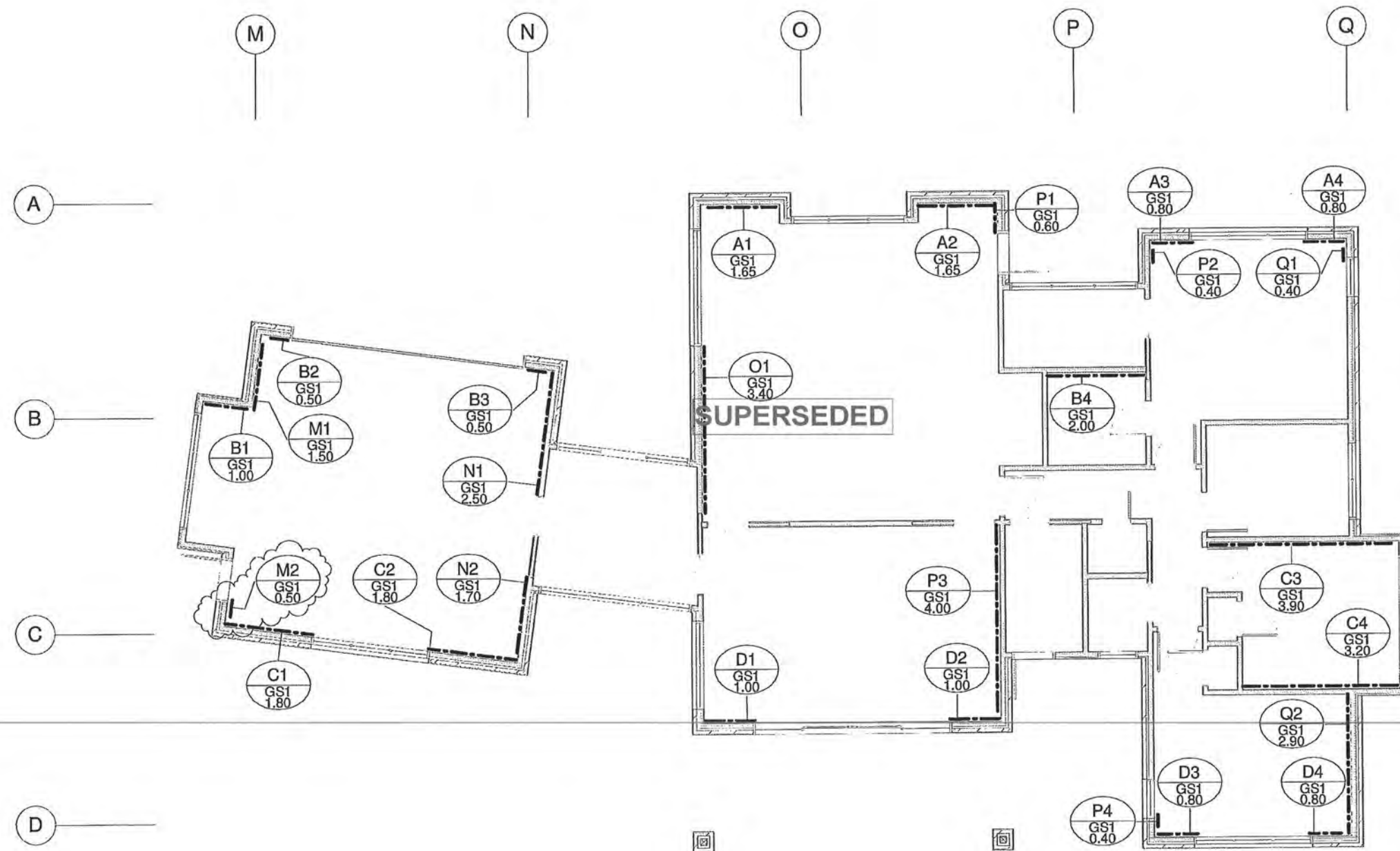
FOUNDATION PLAN
1 : 100

B	24-02-10	RFI - KDCDC
1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
 L T D Ph: 04 298 5662 Fax: 04 298 5663 www.adarchitecture.co.nz info@adarchitecture.co.nz		
PO Box 1585, Paraparaumu Beach		
FOUNDATION PLAN		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	B
		Sheet
		(A3) 05

Beam Schedule			
Mark	Size	Grade/Treat	Notes
BM 1	190 x 90	MSG8 H3.2	per 3604
BM 2	190 x 90	MSG8 H3.2	per 3604
BM 3	190 x 90	MSG8 H3.2	per 3604
BM 4	Specific Design		by Prenailer

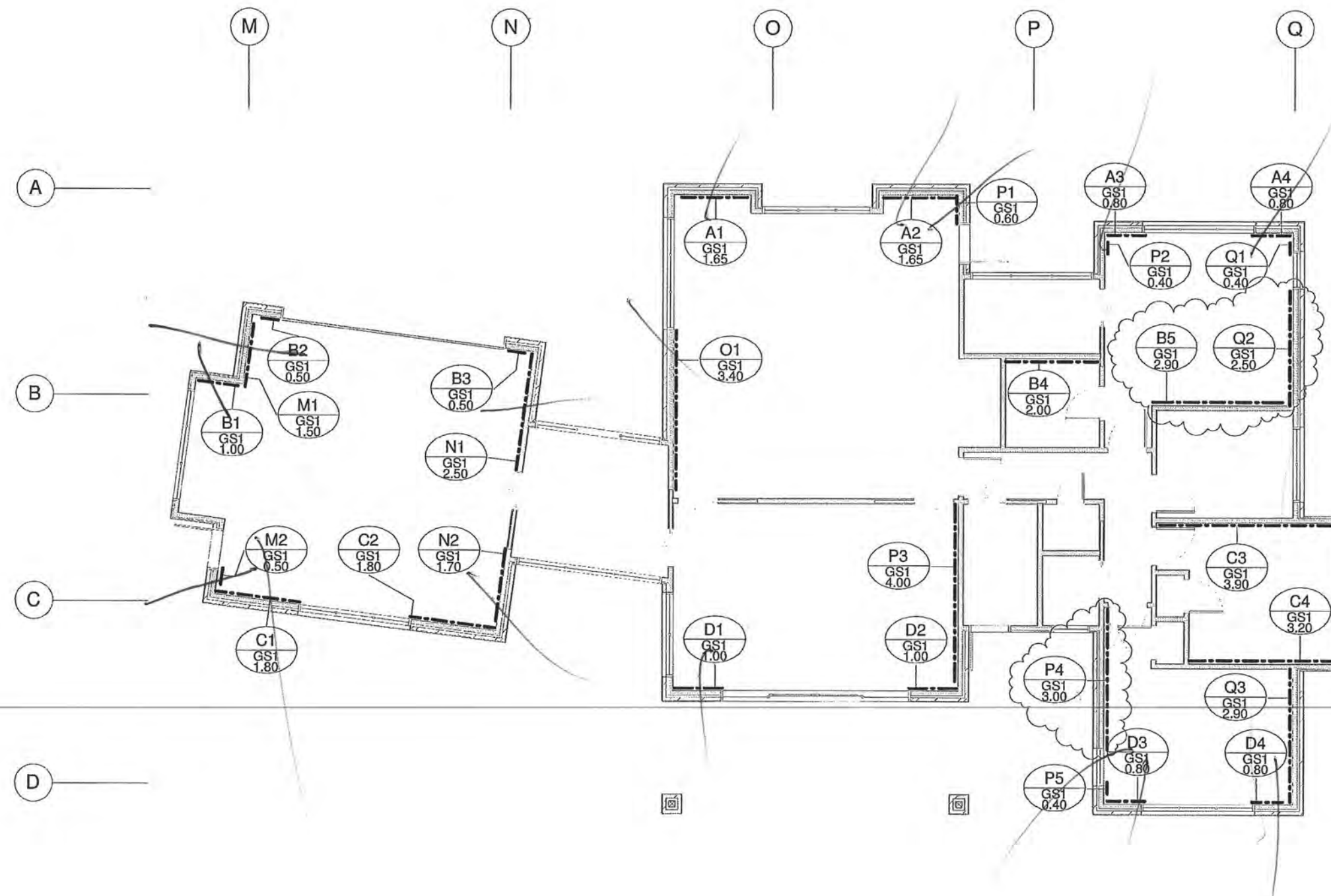


B	24-02-10	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
A.D architecture		
Ph: 04 298 5662 Fax: 04 298 5663 Info@adarchitecture.co.nz www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
FRAMING PLAN		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	B
Sheet	(A3) 06	



BRACING PLAN
1 : 100

B	24-02-10	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
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		
BRACING PLAN		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	B
Sheet	(A3) 07	



BRACING PLAN
1 : 100

C	02-03-2010	RFI - KCDC
B	24-02-2010	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
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		
BRACING PLAN		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	C
Sheet	(A3) 07	

2/03/2010

ROOF NOTES

- FRONT EDGE OF SPOUTING TO BE 20mm BELOW TOP EDGE OF FASCIA / ROOF
- INSTALL EAVES FLASHING TO ALL EAVE DETAILS
- REFER ALSO TO DETAILS FOR FLASHING DIMENSIONS
- ALL SOFFIT DIMENSIONS ARE FOR SLOPING SOFFITS

FRAMING NOTES

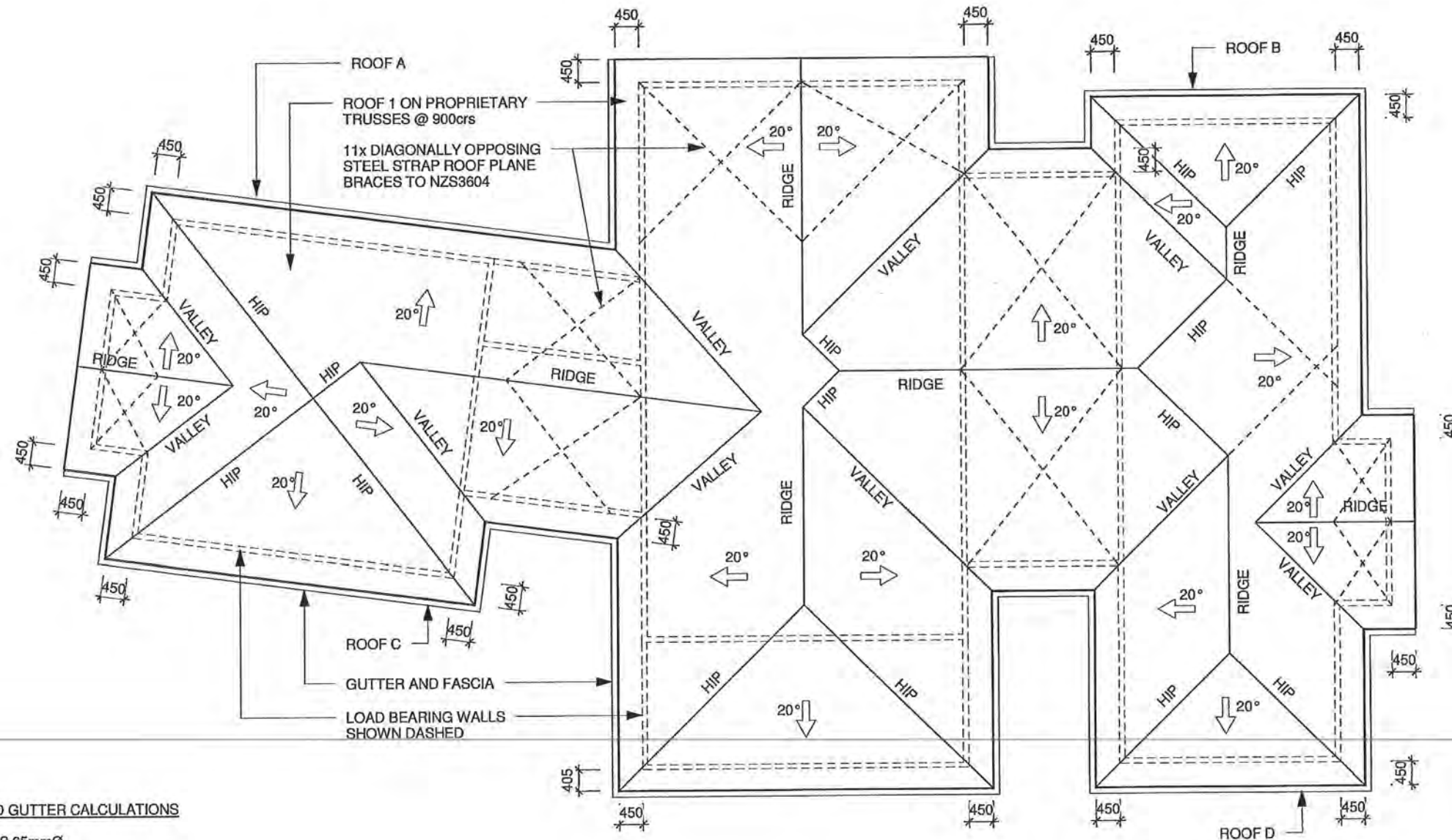
- ALL ROOF PURLINS AT 900crs
- HOLD DOWN FIXINGS: (2) SKEW NAILS + (1) WIRE DOG or OTHER APPROVED 1.5kN CONNECTION

TRUSSES

- WHERE THE BOTTOM CHORD OF A TRUSS CROSSES AN INTERNAL WALL CONTAINING WALL BRACING ELEMENTS, CONNECT THE TRUSS TO THE TOP PLATE OF THE WALL EITHER DIRECTLY OR BY A CEILING BATTEN RUNNING PARALLEL TO THE PLATE AND FIXED TO BOTH THE PLATE AND THE BOTTOM CHORD (NZS 3604:1999, CLAUSE 10.4.1.2)
- DO NOT SUPPORT BOTTOM CHORD OF TRUSS AT POINTS OTHER THAN THOSE DESIGNATED BY THE TRUSS MANUFACTURER
- TRUSS / TOP PLATE CONNECTION AS SPECIFIED BY TRUSS MANUFACTURER

SELECTED PRODUCTS

- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8-H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KLASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KLASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ



ROOF PLAN
1 : 100

DOWNPIPE AND GUTTER CALCULATIONS

ALL DOWNPIPES 65mmØ

FROM NZBC E1/AS1 TABLE 5:
65mmØ DOWNPIPE SERVES 60m² ROOF AREA
GUTTER CROSS SECTIONAL AREA = 6050mm²
FROM NZBC E1, FIGURE 15:
EXT. GUTTER WITH CROSS SECTIONAL AREA
OF 6050mm² CAN SERVE ROOF AREA OF 50m²
WHERE ROOF PITCH IS BETWEEN 0 & 25°

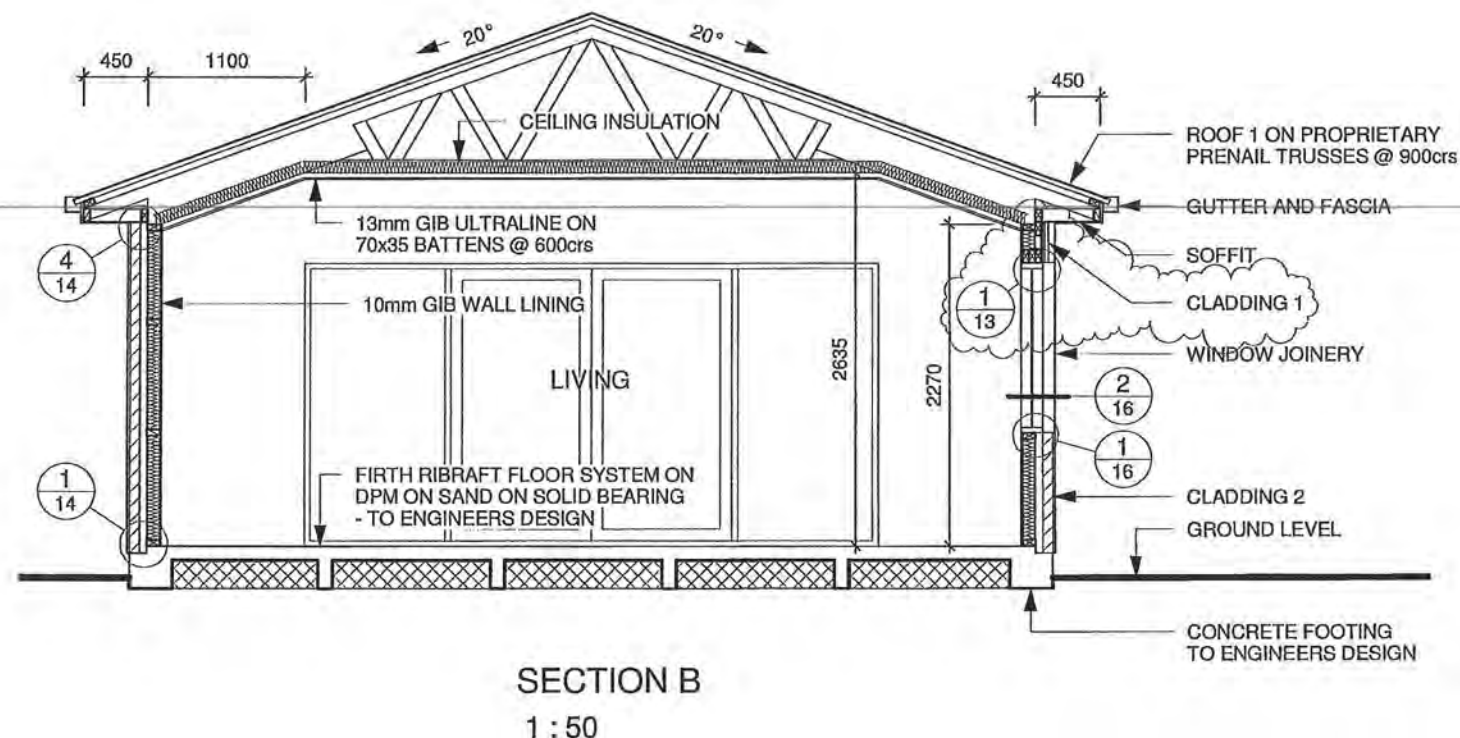
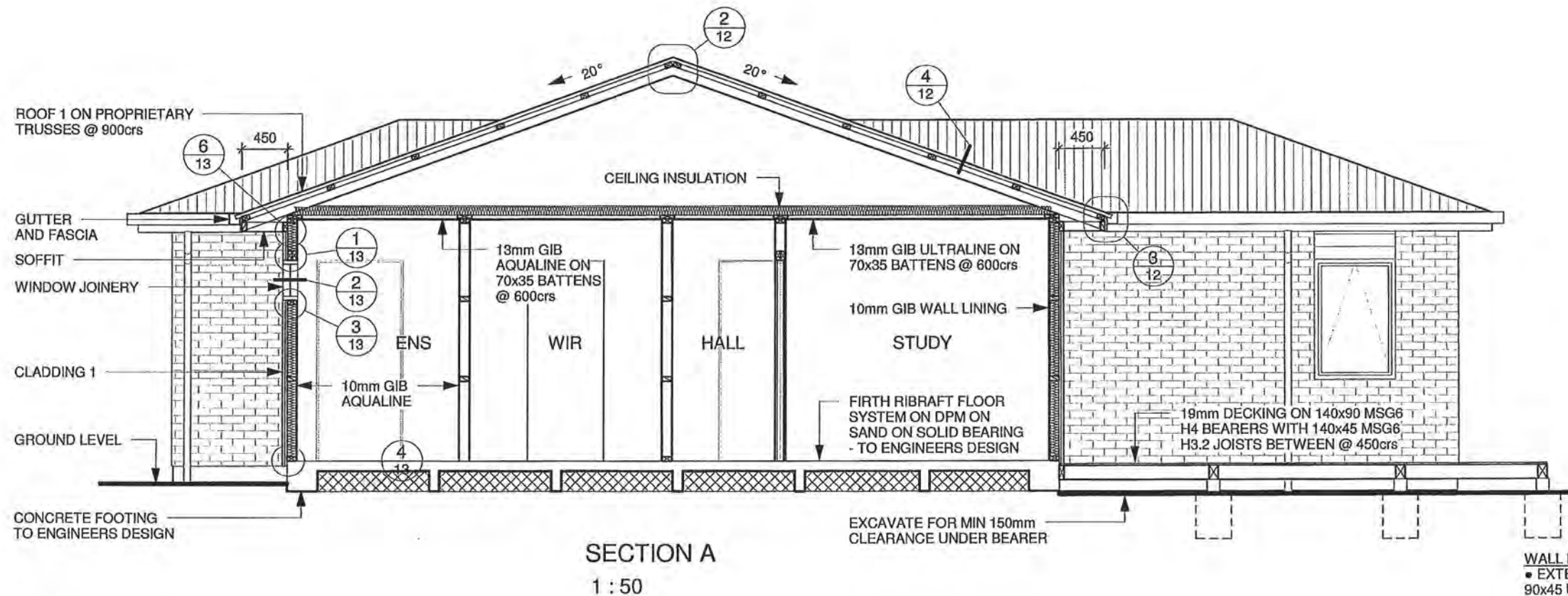
ROOF A CATCHMENT AREA = 54.4m²
ROOF PITCH = 20°
No. OF DOWNPIPES REQUIRED = 2
No. OF DOWNPIPES PROVIDED = 2

ROOF B CATCHMENT AREA = 67.7m²
ROOF PITCH = 20°
No. OF DOWNPIPES REQUIRED = 2
No. OF DOWNPIPES PROVIDED = 2

ROOF C CATCHMENT AREA = 62.6m²
ROOF PITCH = 20°
No. OF DOWNPIPES REQUIRED = 2
No. OF DOWNPIPES PROVIDED = 2

ROOF D CATCHMENT AREA = 70.8m²
ROOF PITCH = 20°
No. OF DOWNPIPES REQUIRED = 2
No. OF DOWNPIPES PROVIDED = 2

B	24-02-10	RFI - KCDC	
Rev	Date	Description	
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205			
A.D architecture L T D			
Ph: 04 298 5652 Fax: 04 298 5663 Info@adarchitecture.co.nz		www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach	
ROOF PLAN			
BUILDING CONSENT			
DO NOT SCALE DRAWING			
Job	Date	Rev	Sheet
09043	30-10-2009	B	(A3) 08

**WALL FRAMING NOTES**

- EXTERIOR WALL FRAMING TO BE KILN DRIED 90x45 UNLESS NOTED OTHERWISE
- EXTERIOR WALL FRAMING TO BE AT 400 crs UP TO 2700 STUD HEIGHT
- INTERIOR WALL FRAMING TO BE KILN DRIED 90x45 AT 600 crs
- BOTTOM PLATES FIXED WITH 10mmØ BOLTS AT MAX 900 crs, OR 12mmØ BOLTS AT MAX 1400 crs, OR APPROVED ANCHORS TO MANUFACTURER'S INSTRUCTIONS
- STUD TOP PLATE FIXINGS PER NZS 3604, TABLES 8.16 & 8.18 OR LUMBERLOK FIXING SCHEDULE
- 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)
- LINTEL HOLD DOWNS TO NZS 3604, TABLE 8.14 OR LUMBERLOK FIXING SCHEDULE WHERE NOT SPECIFIED BY PRENAIL MANUFACTURER

INSULATION "R" VALUES

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

EXTERIOR WALLS (EXCEPT GARAGE) = R2.6 MIN
GARAGE INTERIOR WALLS = R2.6 MIN
CEILINGS = R3.2 MIN

ALL INTERNAL WALLS AS INDICATED ON SHEET2
TO HAVE R2.3 ACOUSTIC BATTS

SELECTED PRODUCTS

- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG6 H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KLASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KLASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ

B	24-02-10	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description

Proposed House
Mulholland Const.
22 Fairway Oaks Drive, Waikanae

Lot 3 DP 348205

A.D
architecture

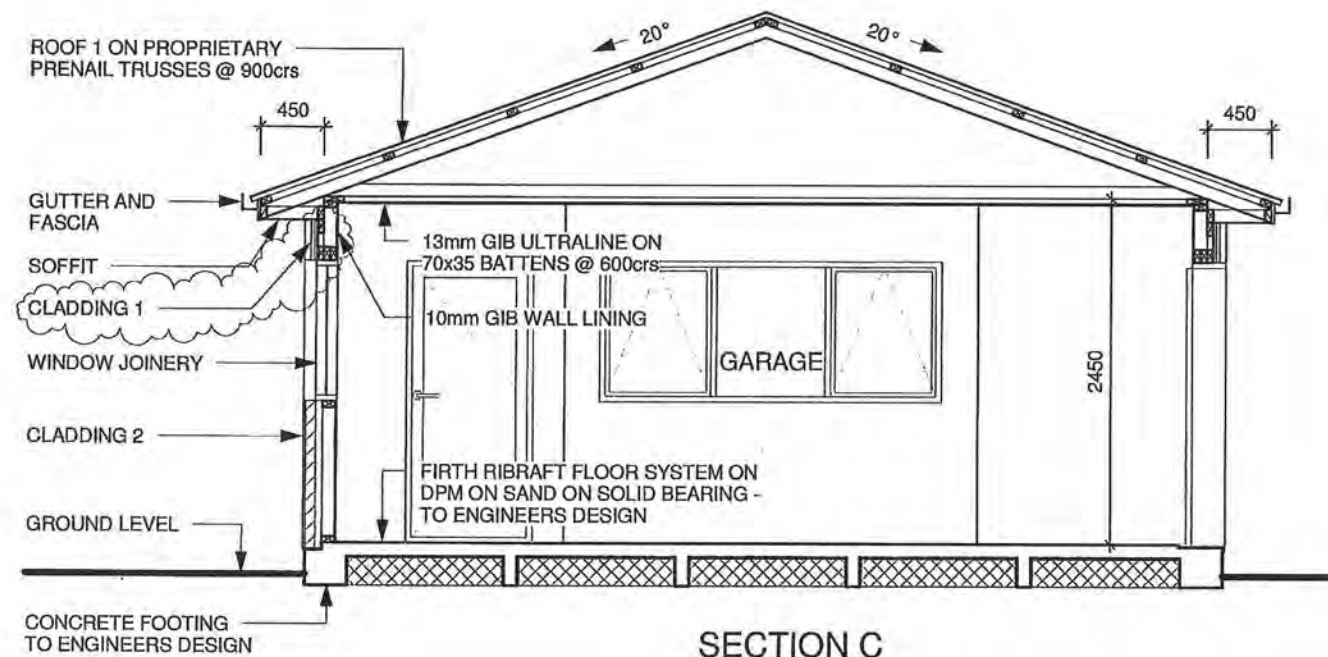
Ph: 04 298 5662 Fax: 04 298 5663
info@adarchitecture.co.nz www.adarchitecture.co.nz
PO Box 1585, Paraparaumu Beach

BUILDING SECTION

BUILDING CONSENT

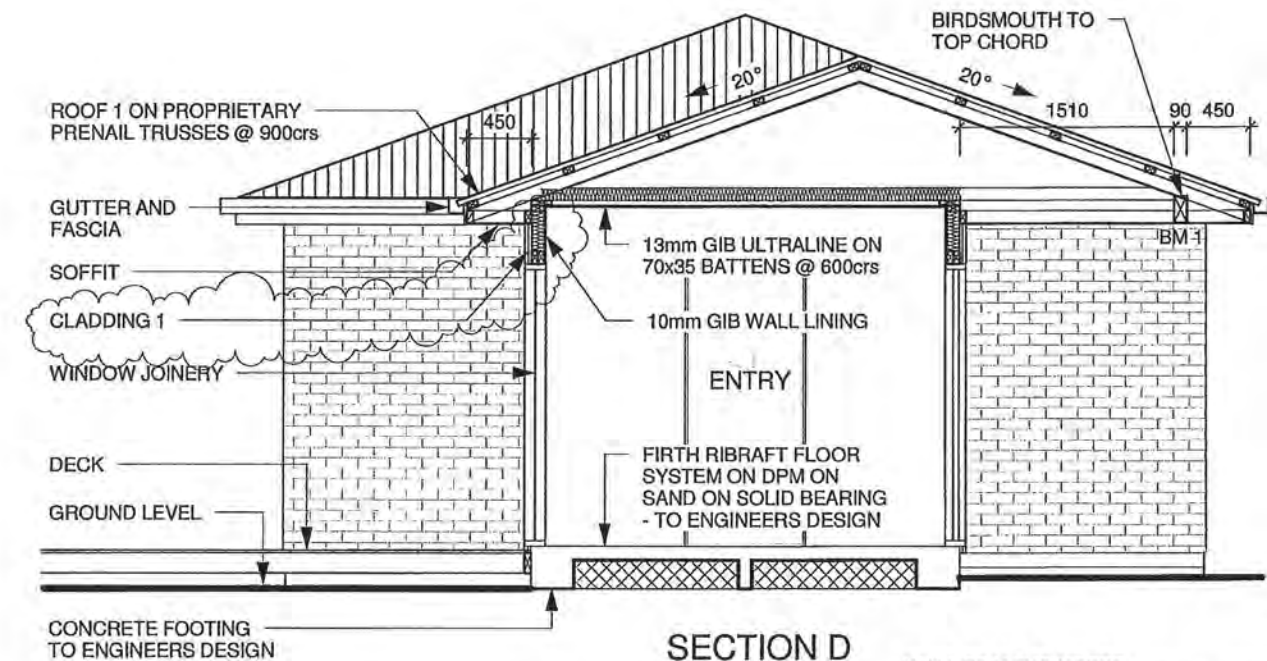
DO NOT SCALE DRAWING

Job	Date	Rev	Sheet
09043	30-10-2009	B	(A3) 09



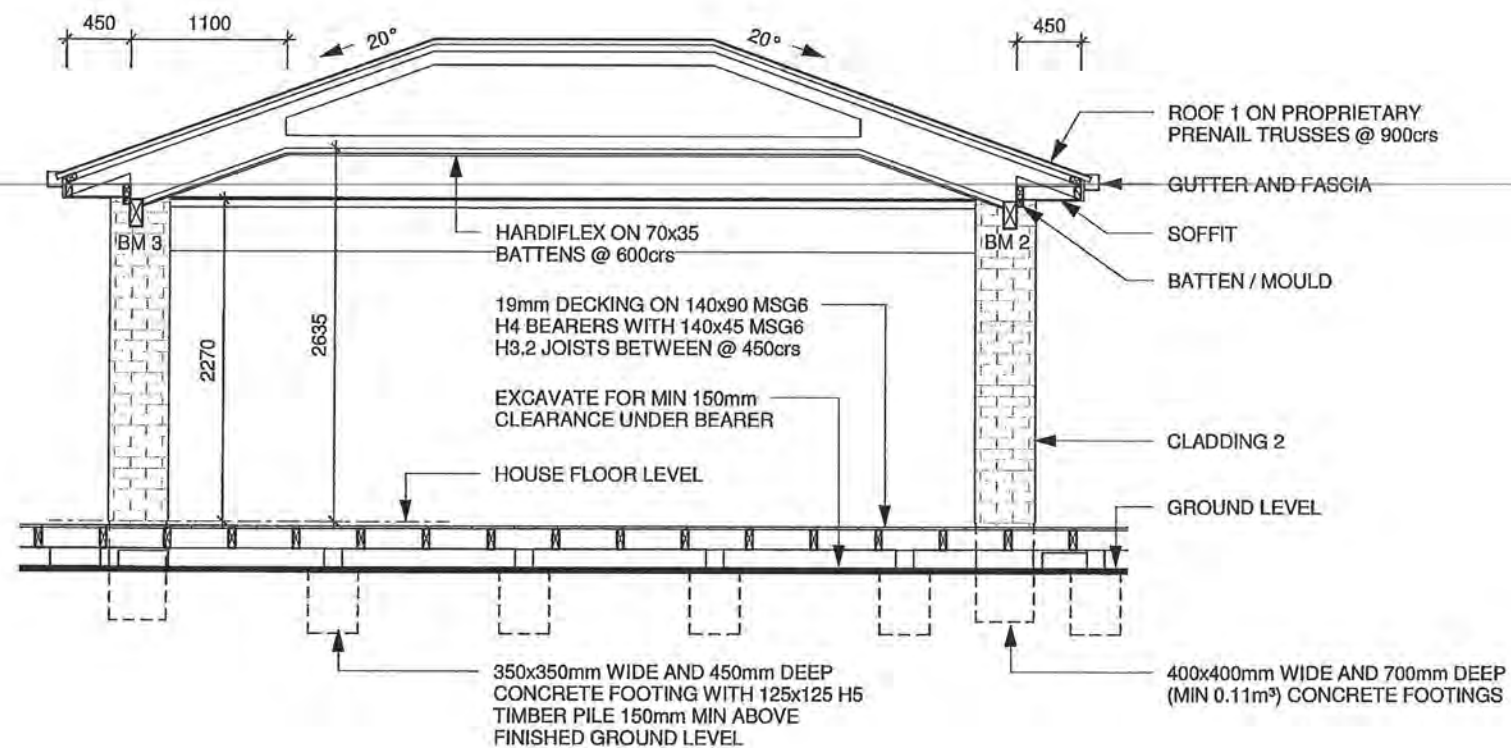
SECTION C

1 : 50



SECTION D

1 : 50



SECTION E

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 (EXCEPT GARAGE) = R2.6 MIN
GARAGE INTERIOR WALLS = R2.6 MIN
CEILINGS = R3.2 MIN

ALL INTERNAL WALLS AS INDICATED ON SHEET 2
TO HAVE R2.3 ACOUSTIC BATTS

SELECTED PRODUCTS

- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8 H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ

WALL FRAMING NOTES

- EXTERIOR WALL FRAMING TO BE KILN DRIED 90x45 UNLESS NOTED OTHERWISE
- EXTERIOR WALL FRAMING TO BE AT 400 crs UP TO 2700 STUD HEIGHT
- INTERIOR WALL FRAMING TO BE KILN DRIED 90x45 AT 600 crs
- BOTTOM PLATES FIXED WITH 10mmØ BOLTS AT MAX 900 crs, OR 12mmØ BOLTS AT MAX 1400 crs, OR APPROVED ANCHORS TO MANUFACTURER'S INSTRUCTIONS
- STUD TOP PLATE FIXINGS PER NZS 3604, TABLES 8.16 & 8.18 OR LUMBERLOK FIXING SCHEDULE
- 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)
- LINTEL HOLD DOWNS TO NZS 3604, TABLE 8.14 OR LUMBERLOK FIXING SCHEDULE WHERE NOT SPECIFIED BY PRENAIL MANUFACTURER

B	24-02-10	RFI - KCDC
A	19-02-2010	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description

Proposed House
Mulholland Const.
22 Fairway Oaks Drive, Waikanae

Lot 3 DP 348205

A.D
architecture
LTD

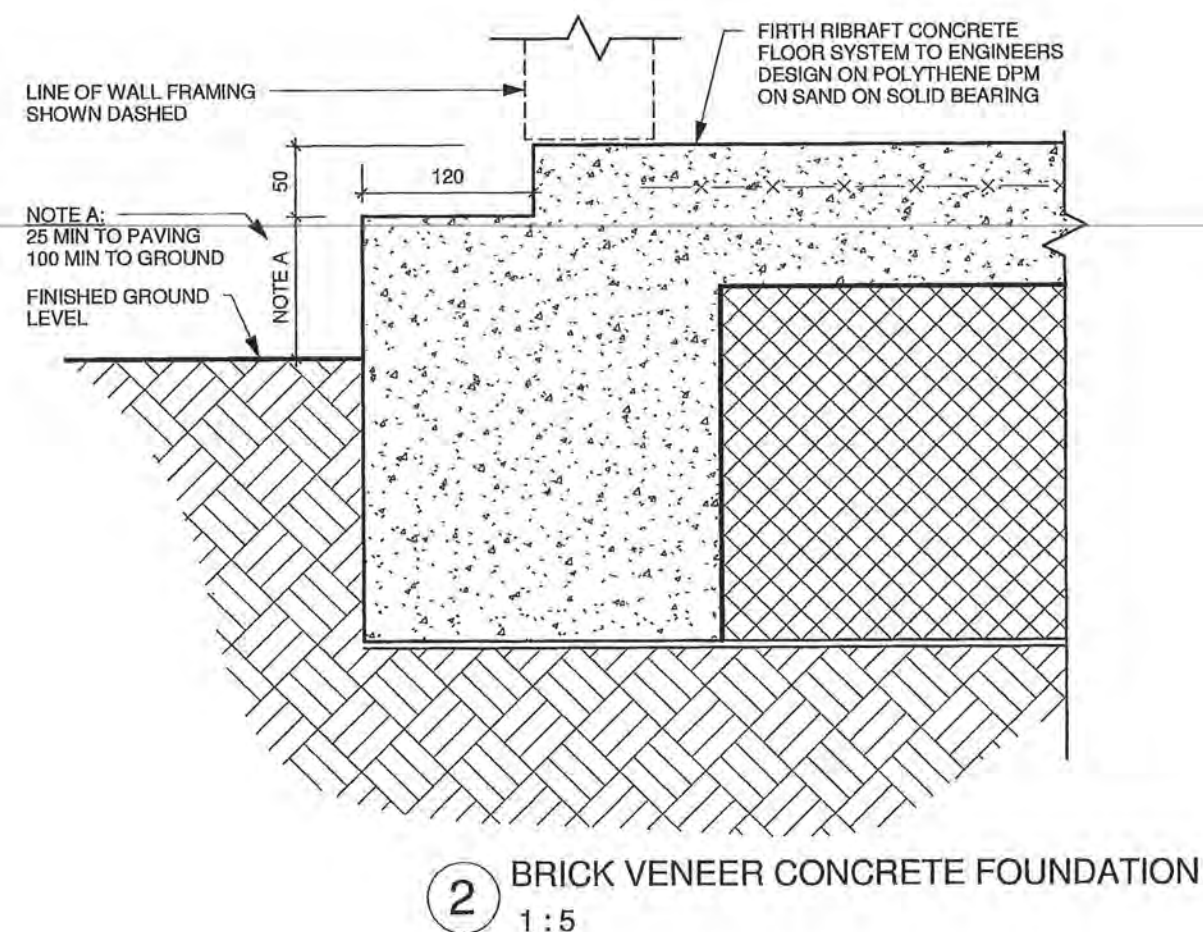
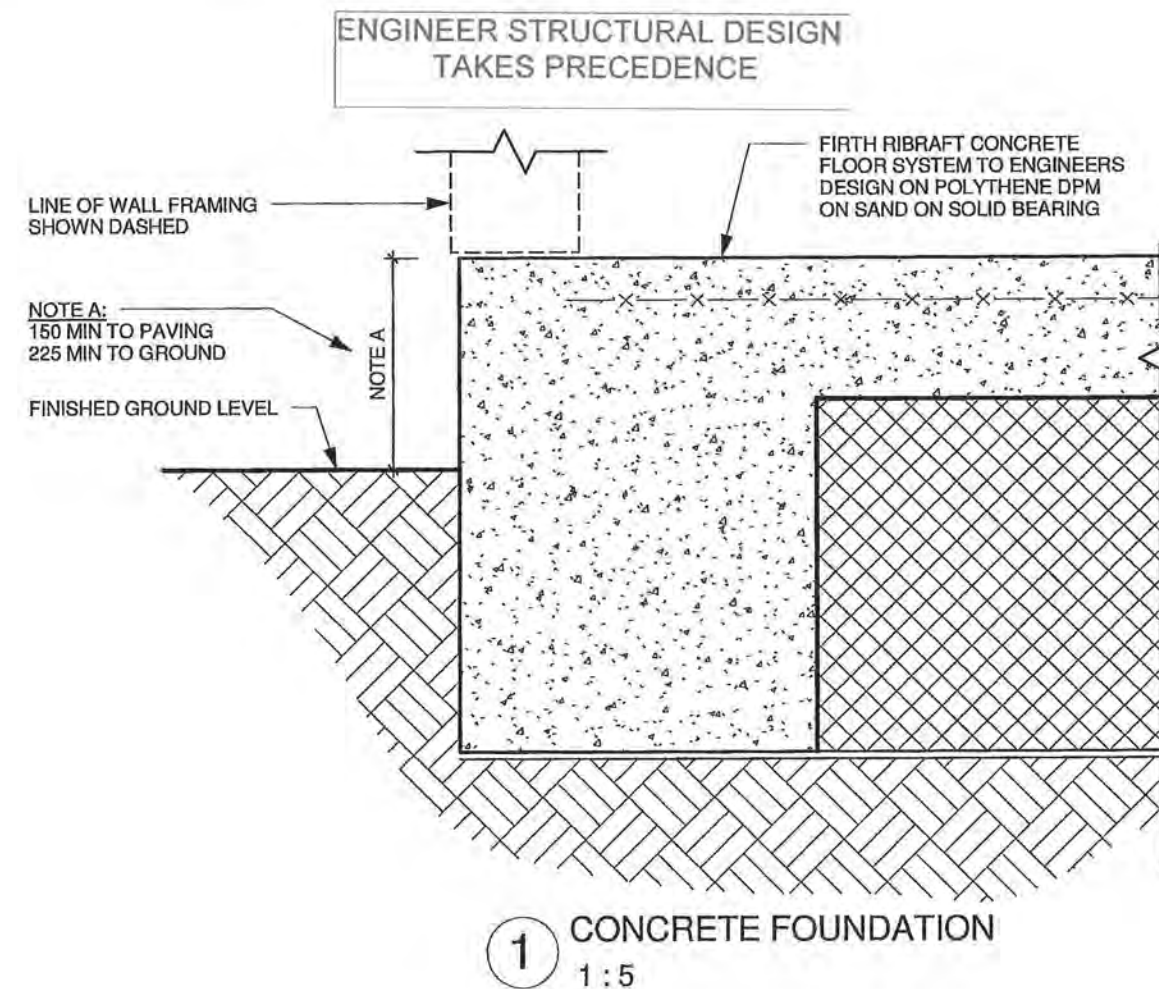
Ph: 04 298 5562 Fax: 04 298 5563 www.adarchitecture.co.nz
info@adarchitecture.co.nz PO Box 1585, Paraparaumu Beach

BUILDING SECTION

BUILDING CONSENT

DO NOT SCALE DRAWING

Job	Date	Rev	Sheet
09043	30-10-2009	B	(A3) 10



GENERAL NOTES

2/03/2010

• ALL CONSTRUCTION IS TO COMPLY WITH RELEVANT SECTIONS OF THE NZ BUILDING CODE, NZ STANDARDS, TERRITORIAL AUTHORITY REQUIREMENTS, MANUFACTURER'S LITERATURE AND ENDORSED BUILDING CONSENT PLANS.

• CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

SELECTED PRODUCTS

- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8 H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KLASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KLASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ

1	18-01-2010	Revision 1	
Rev	Date	Description	
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205			
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			
FOUNDATION DETAILS			
BUILDING CONSENT			
DO NOT SCALE DRAWING			
Job	Date	Rev	Sheet
09043	30-10-2009	1	(A3) 11

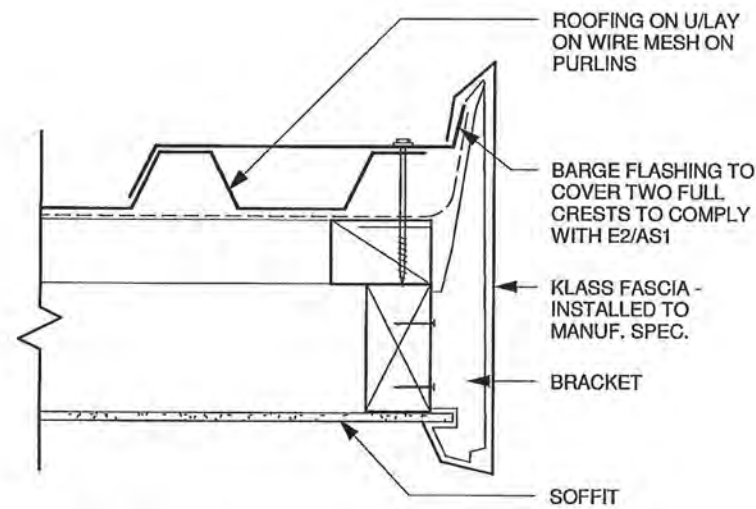
GENERAL NOTES

• ALL CONSTRUCTION IS TO COMPLY WITH RELEVANT SECTIONS OF THE NZ BUILDING CODE, NZ STANDARDS, TERRITORIAL AUTHORITY REQUIREMENTS, MANUFACTURER'S LITERATURE AND ENDORSED BUILDING CONSENT PLANS.

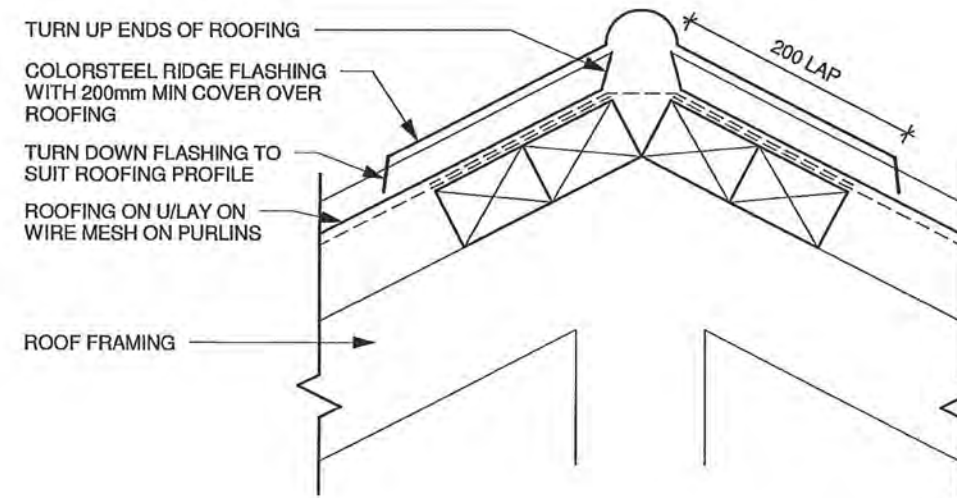
• CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

SELECTED PRODUCTS

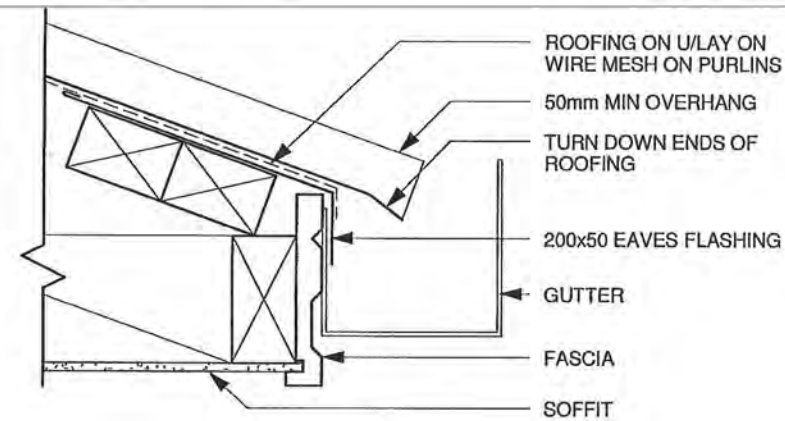
- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8 H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KLASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KLASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ



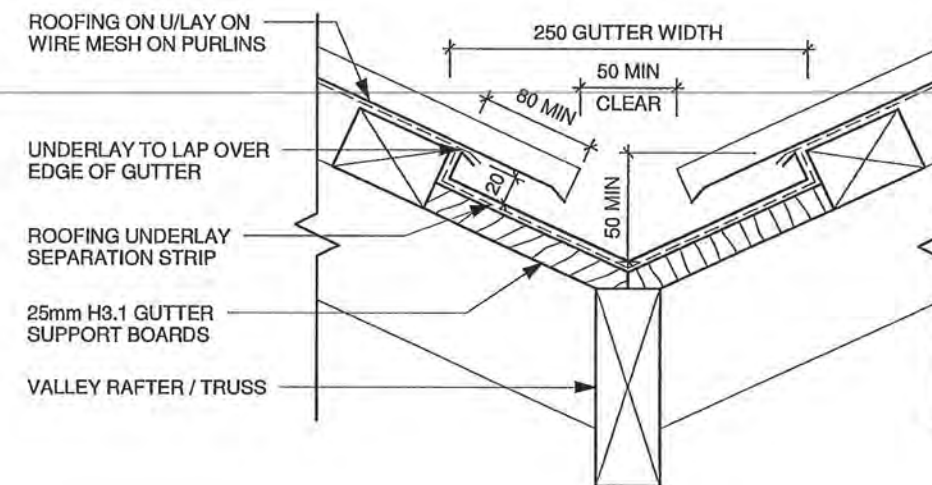
1 METAL ROOFING BARGE
1:5



2 METAL ROOF RIDGE
1:5



3 METAL ROOF EAVE
1:5



4 METAL ROOF VALLEY
1:5

1	18-01-2010	Revision 1	
Rev	Date	Description	
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205			
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			
ROOF DETAILS			
BUILDING CONSENT			
DO NOT SCALE DRAWING			
Job	Date	Rev	Sheet
09043	30-10-2009	1	(A3) 12

2/03/2010

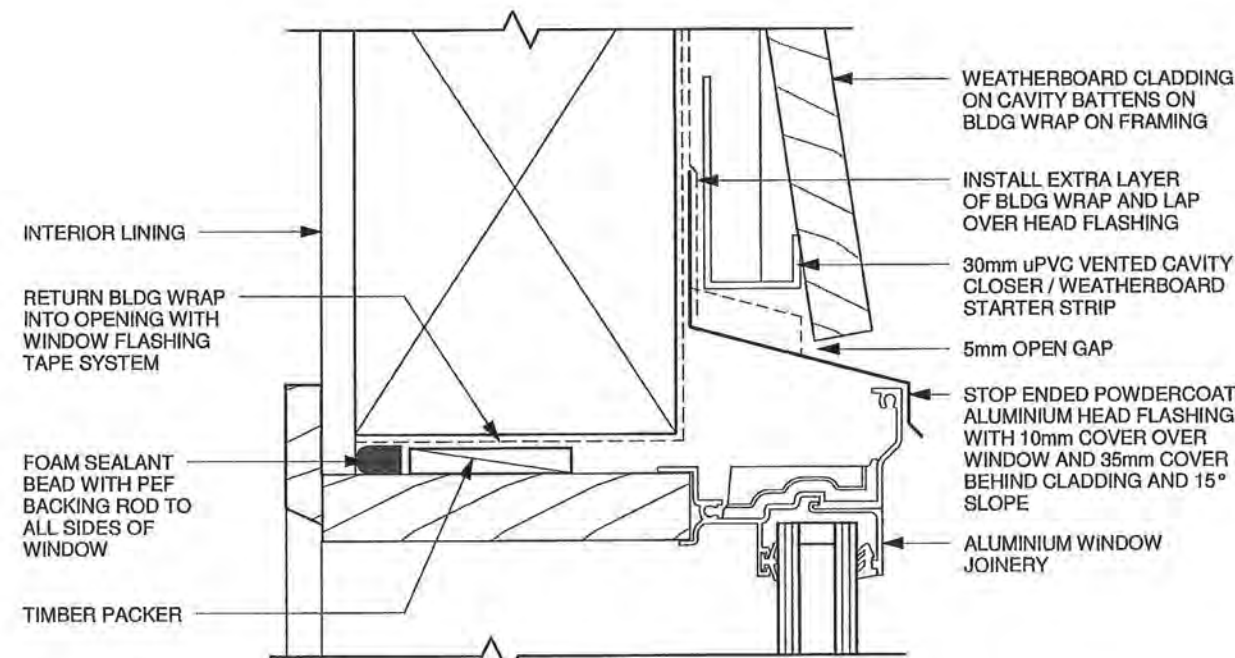
GENERAL NOTES

• ALL CONSTRUCTION IS TO COMPLY WITH RELEVANT SECTIONS OF THE NZ BUILDING CODE, NZ STANDARDS, TERRITORIAL AUTHORITY REQUIREMENTS, MANUFACTURER'S LITERATURE AND ENDORSED BUILDING CONSENT PLANS.

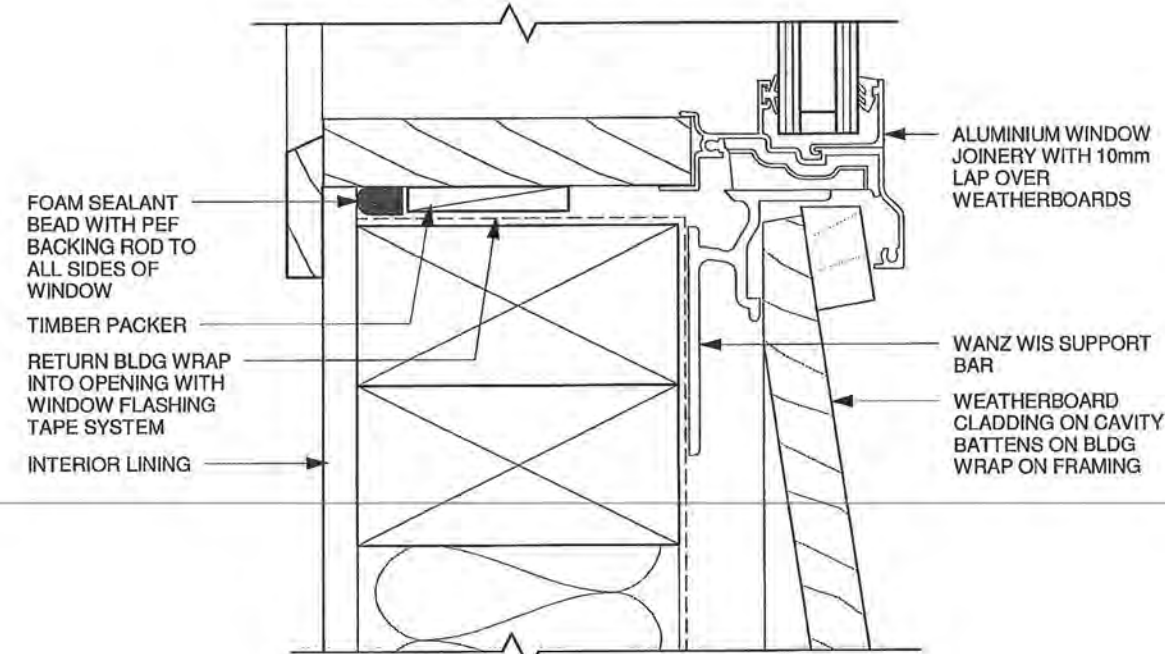
• CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

SELECTED PRODUCTS

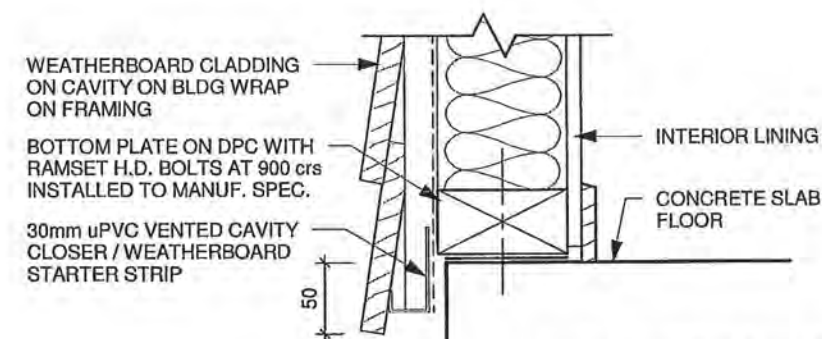
- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8 H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KLASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KLASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ



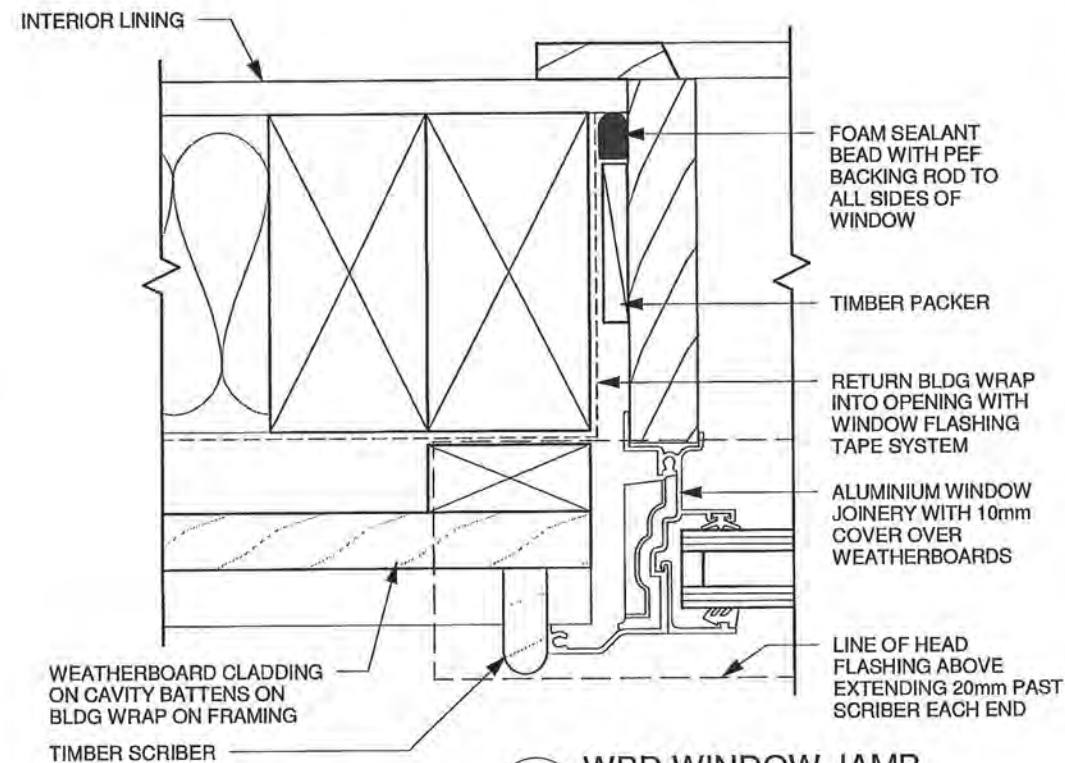
1 WBD WINDOW HEAD
1:2



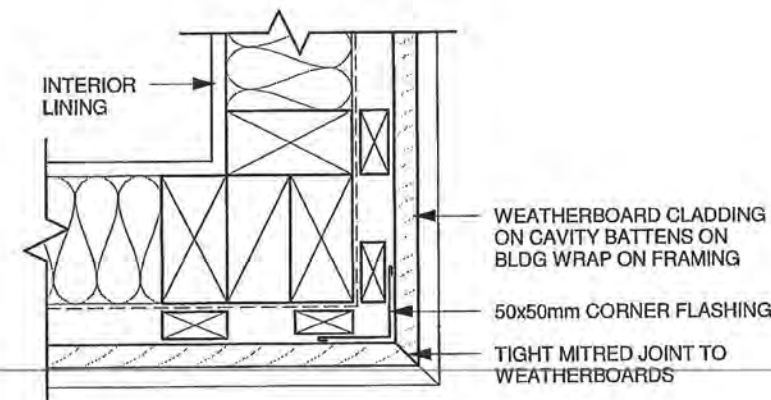
3 WBD WINDOW SILL
1:2



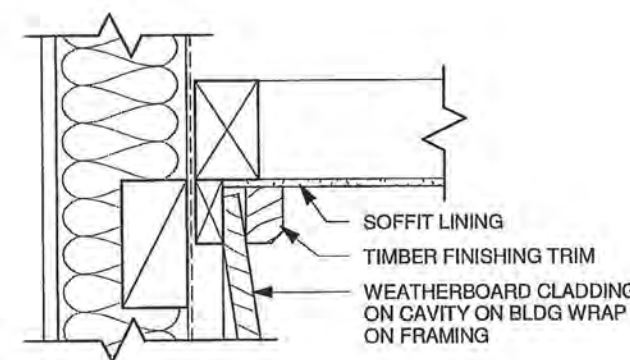
4 WEATHERBOARD BASE
1:5



2 WBD WINDOW JAMB
1:2



5 WBD EXTERIOR CORNER
1:5



6 WBD / SOFFIT JUNCTION
1:5

Rev	Date	Description
1	18-01-2010	Revision 1
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
A.D architecture		
Ph: 04 298 5662 Fax: 04 298 5663 info@adarchitecture.co.nz www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
CLADDING 1 DETAILS		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	1
Sheet	(A3) 13	

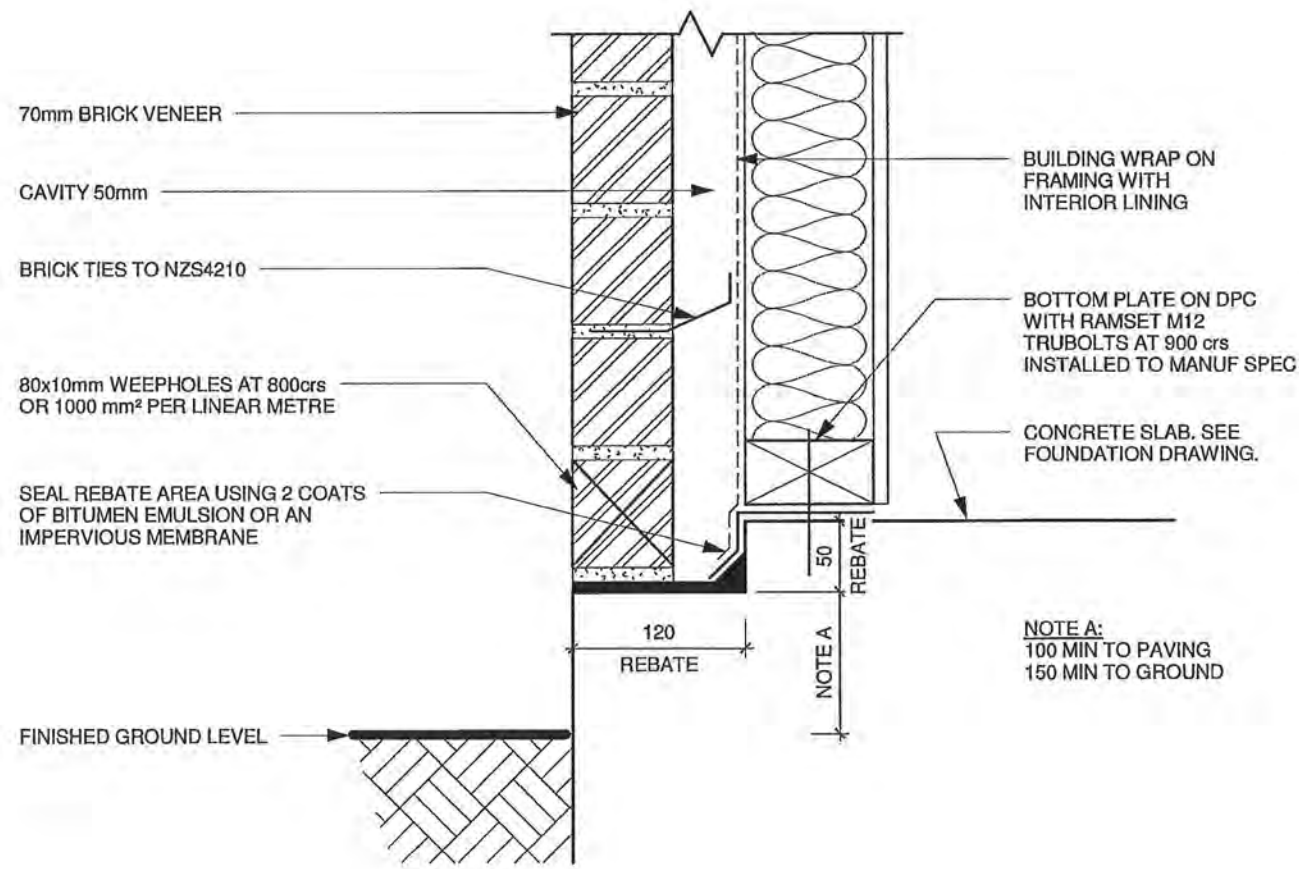
GENERAL NOTES

• ALL CONSTRUCTION IS TO COMPLY WITH RELEVANT SECTIONS OF THE NZ BUILDING CODE, NZ STANDARDS, TERRITORIAL AUTHORITY REQUIREMENTS, MANUFACTURER'S LITERATURE AND ENDORSED BUILDING CONSENT PLANS.

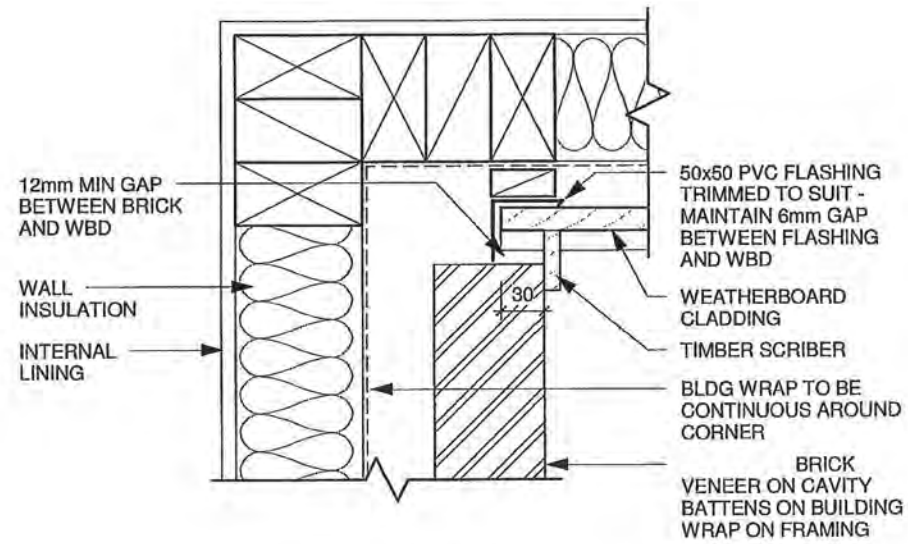
• CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

SELECTED PRODUCTS

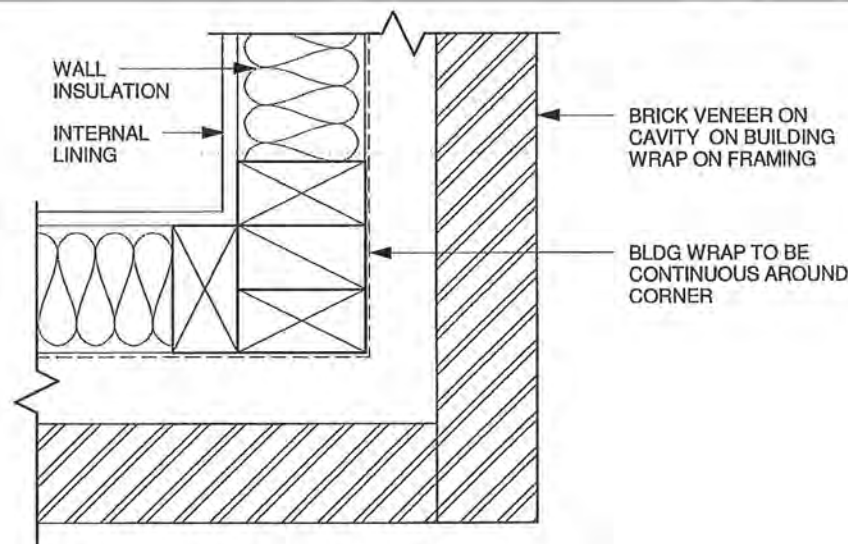
- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8 H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KLASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KLASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ



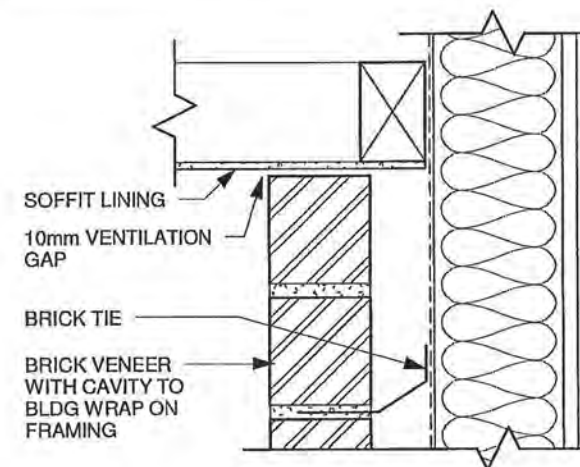
1 BASE OF CLADDING
1:5



2 BRICK CNR INT - WB
1:5

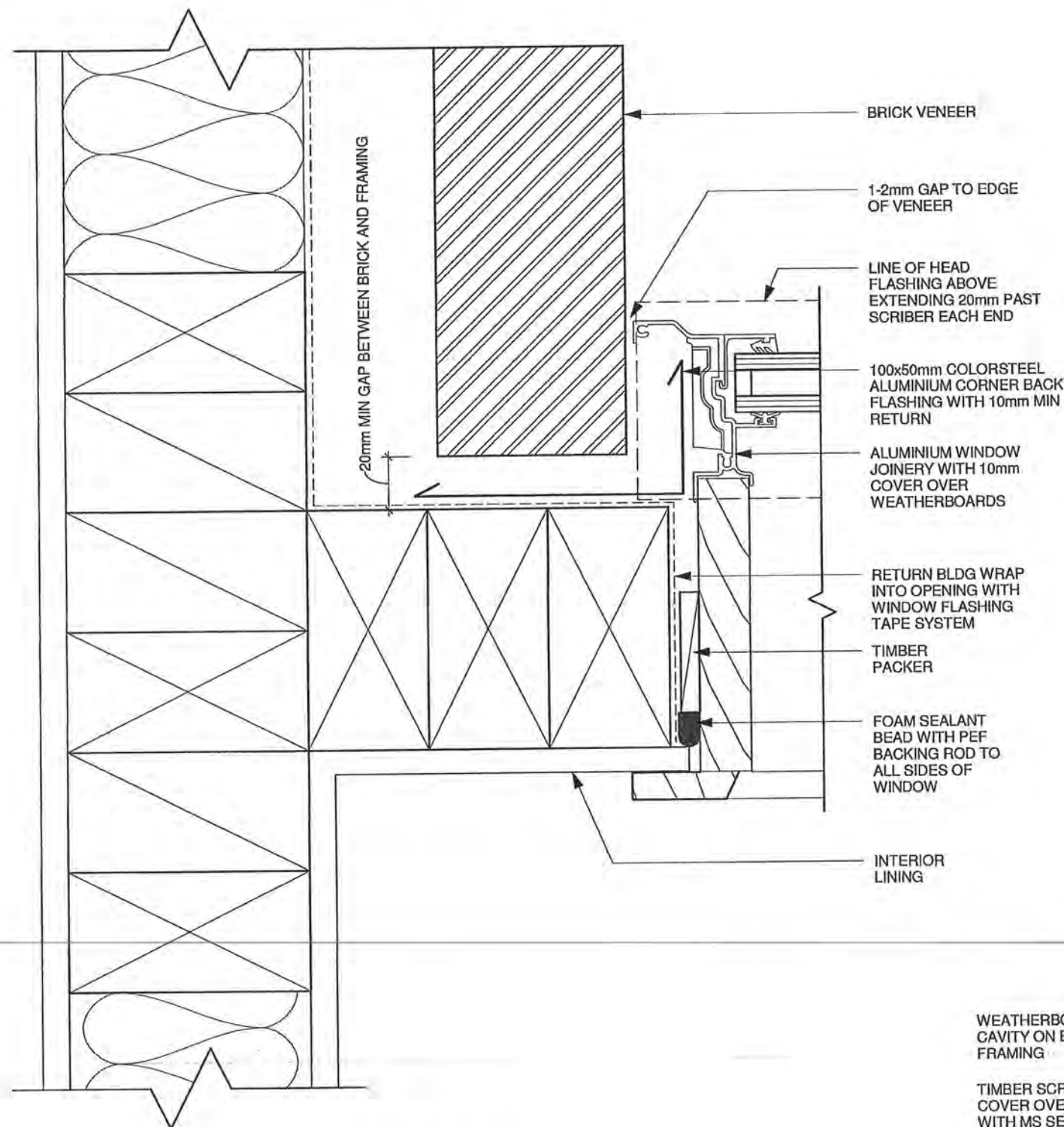


3 BRICK CNR EXT
1:5

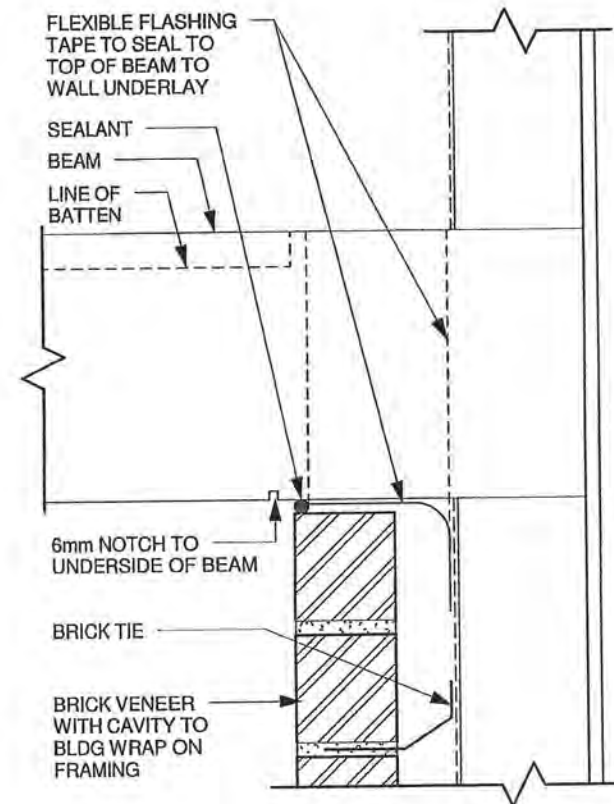


4 BRICK / SOFFIT JUNCTION
1:5

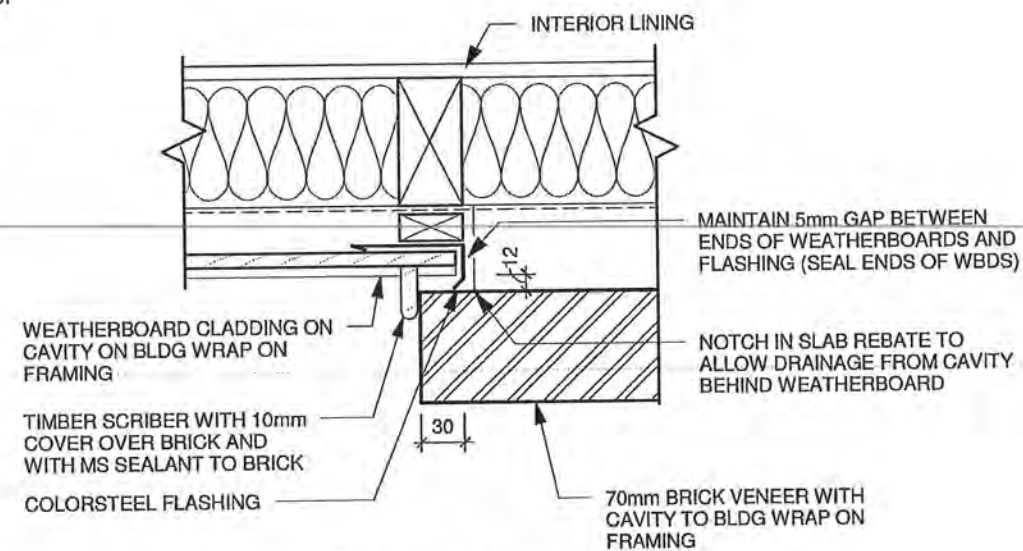
B	24-02-10	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
A.D architecture		
Ph: 04 298 5662 Fax: 04 298 5663 info@adarchitecture.co.nz www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach		
CLADDING 2 DETAILS		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	B
Sheet	(A3) 14	



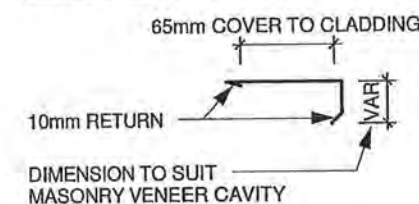
1 BRICK / WINDOW JUNCTION
1:2



3 BRICK / BEAM PENETRATION
1:5



FLASHING DIMENSIONS



2 BRICK / BB WBD BUTT JOINT
1:5

GENERAL NOTES

• ALL CONSTRUCTION IS TO COMPLY WITH RELEVANT SECTIONS OF THE NZ BUILDING CODE, NZ STANDARDS, TERRITORIAL AUTHORITY REQUIREMENTS, MANUFACTURER'S LITERATURE AND ENDORSED BUILDING CONSENT PLANS.

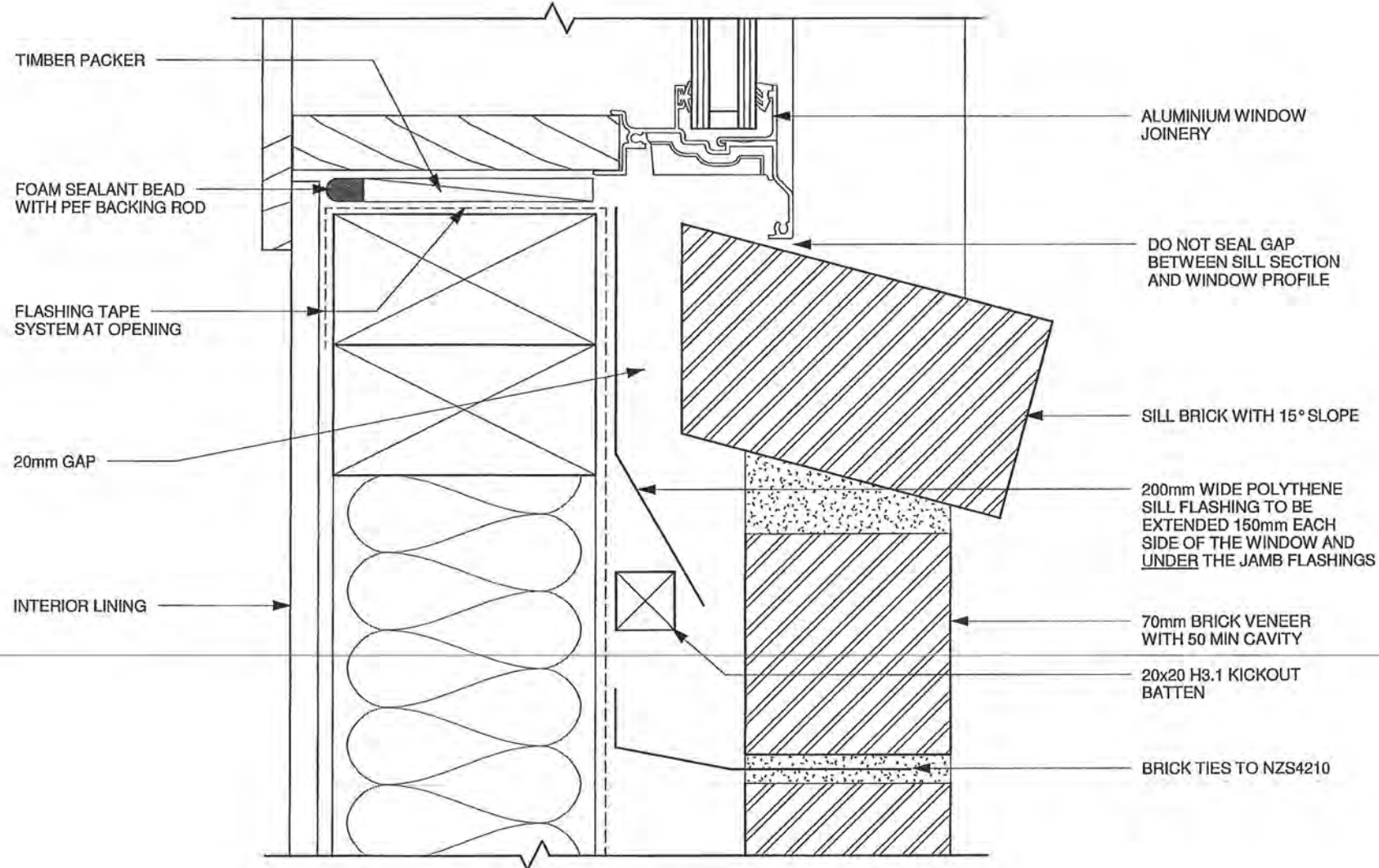
• CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

SELECTED PRODUCTS

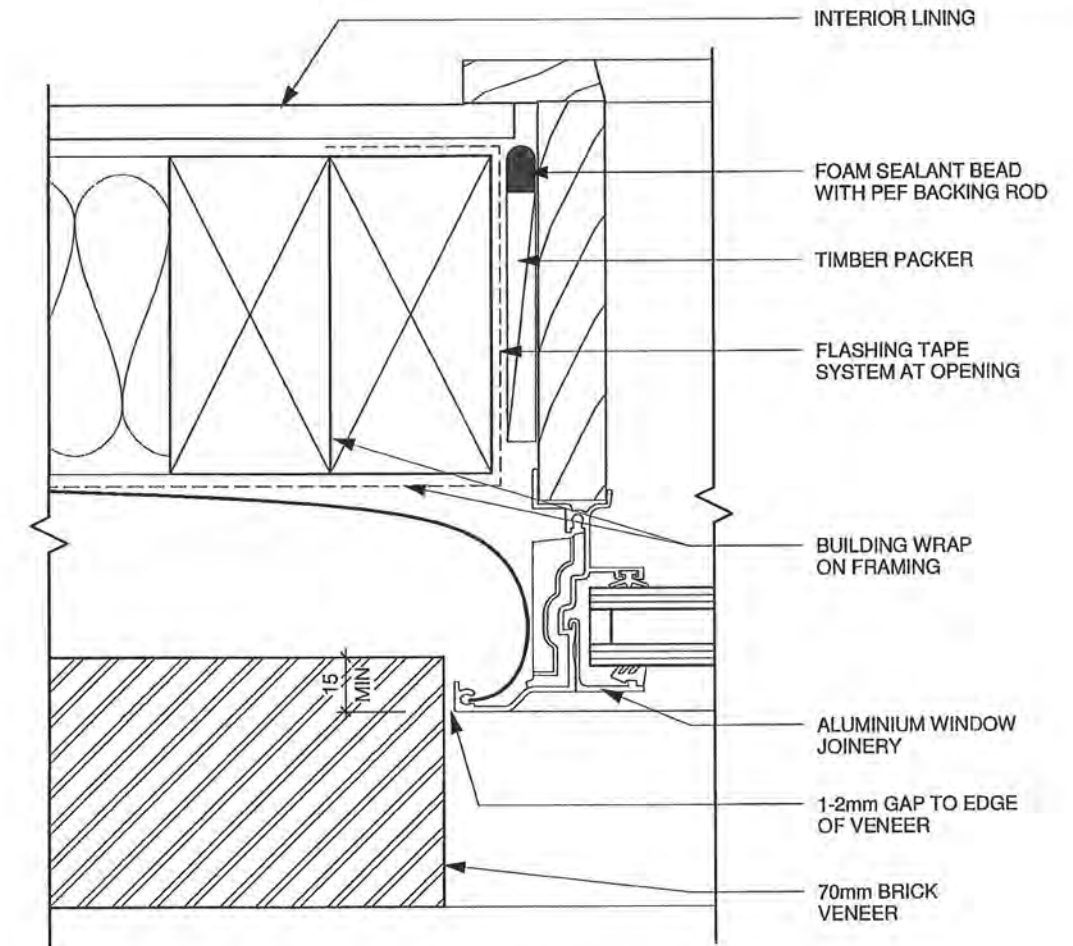
- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8 H3.1 PURLINS @ 900c/s (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KLASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KLASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ

B	24-02-10	RFI - KCDC
1	18-01-2010	Revision 1
Rev	Date	Description
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205		
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		
CLADDING 2 DETAILS		
BUILDING CONSENT		
DO NOT SCALE DRAWING		
Job	Date	Rev
09043	30-10-2009	B
Sheet	(A3) 15	

Window sill support brackets are required to all window or door units extending to floor level, and all window units over 600mm wide wherever external walls incorporate drained cavity systems



1 BRICK WINDOW SILL
1:2



2 BRICK WINDOW JAMB
1:2

GENERAL NOTES

- ALL CONSTRUCTION IS TO COMPLY WITH RELEVANT SECTIONS OF THE NZ BUILDING CODE, NZ STANDARDS, TERRITORIAL AUTHORITY REQUIREMENTS, MANUFACTURER'S LITERATURE AND ENDORSED BUILDING CONSENT PLANS.

- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

Rev	Date	Description
B	24-02-10	RFI - KCDC
1	18-01-2010	Revision 1

Proposed House
Mulholland Const.
22 Fairway Oaks Drive, Waikanae
Lot 3 DP 348205

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

CLADDING 2 WINDOW
DETAILS

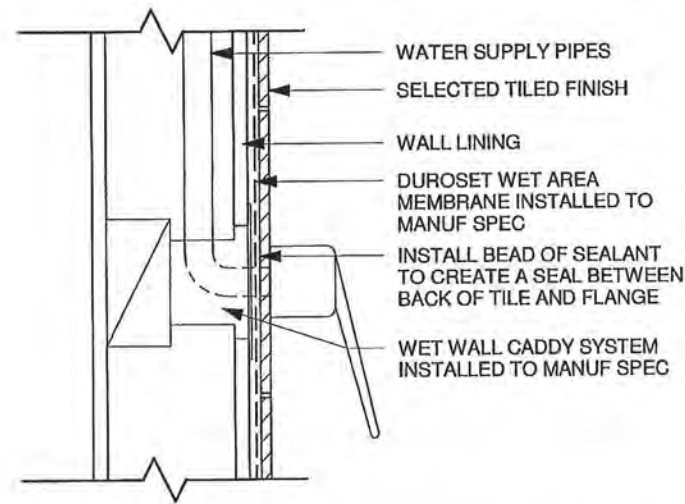
BUILDING CONSENT

DO NOT SCALE DRAWING

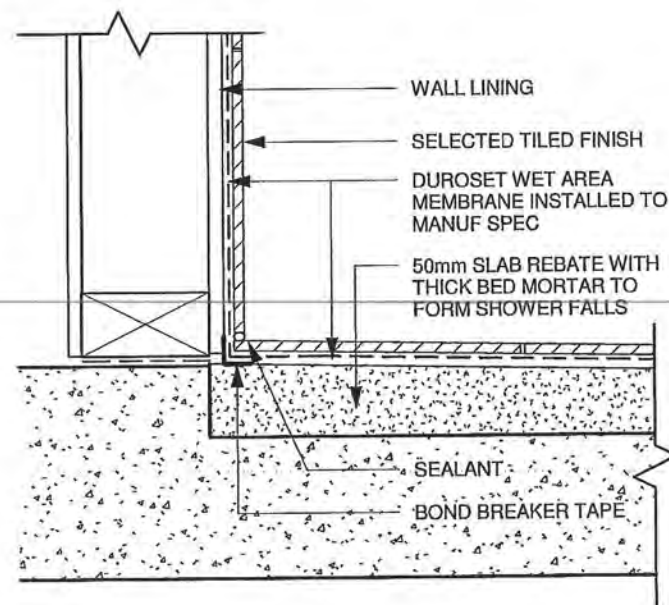
Job	Date	Rev	Sheet
09043	30-10-2009	B	(A3) 16

SELECTED PRODUCTS

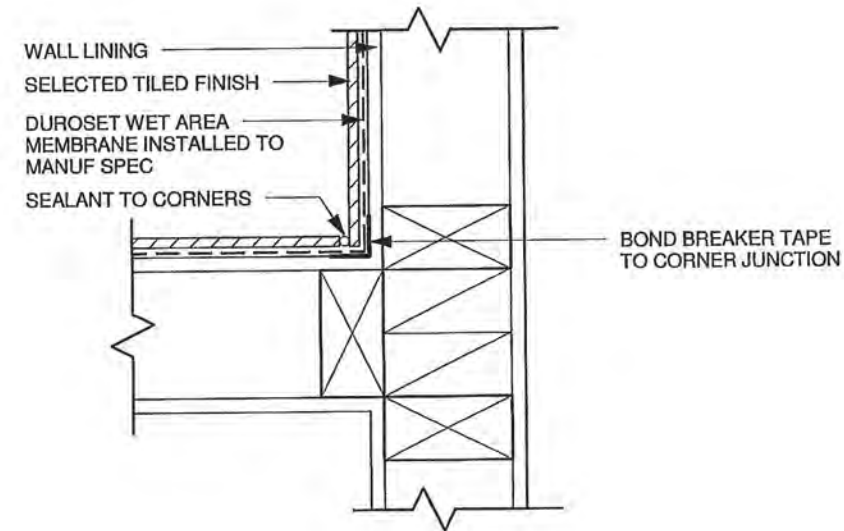
- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8 H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ



1 TILED SHOWER PENETRATION
1:5



2 TILED SHOWER FLOOR / WALL JUNCTION
1:5



3 TILED SHOWER CORNER
1:5

SELECTED PRODUCTS

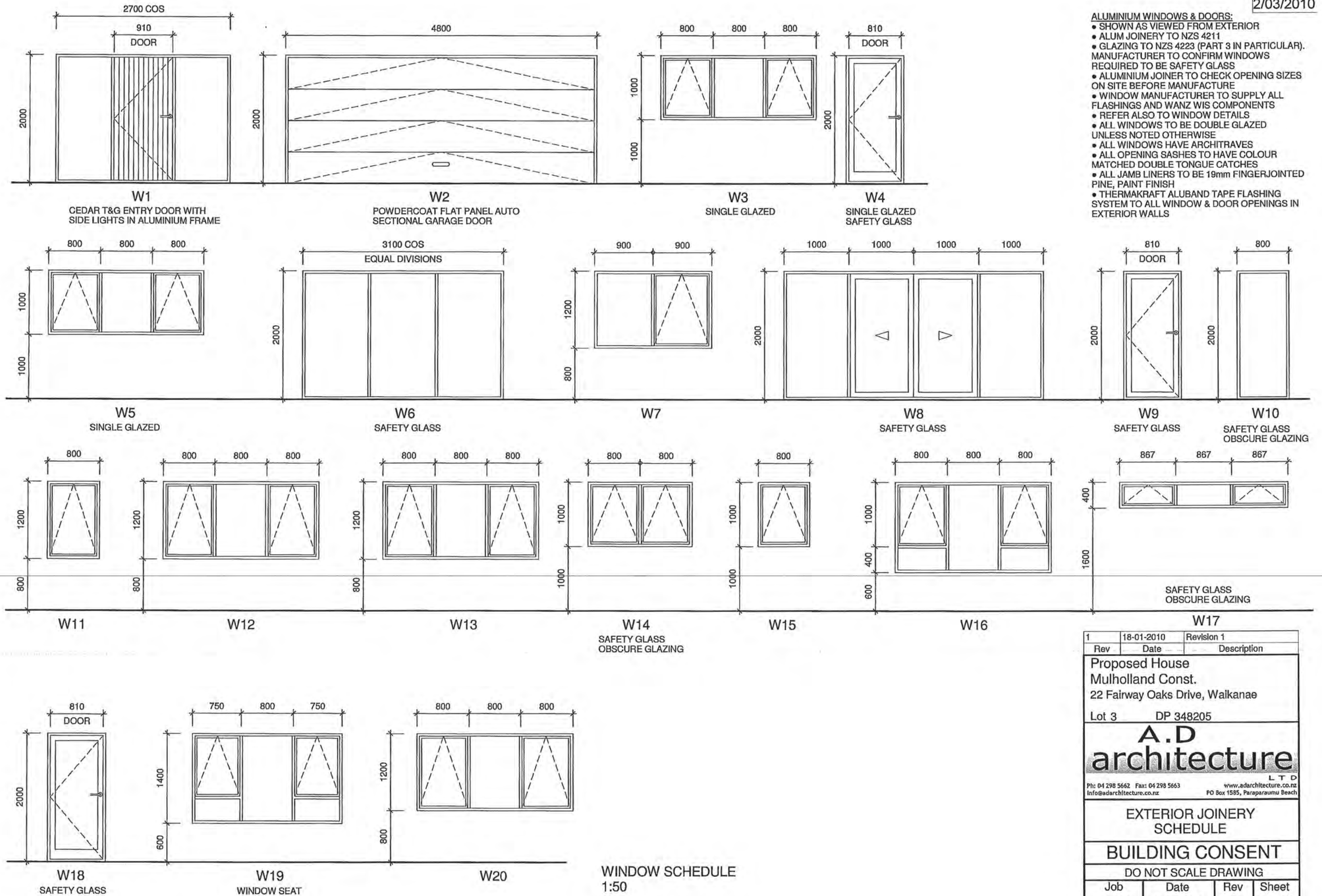
- CLADDING 1 - ex150x25 H3.1 BEVELBACK WEATHERBOARD CLADDING WITH MITRED CORNERS ON ex50x25 H3.1 CAVITY BATTENS ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- CLADDING 2 - 70mm BRICK VENEER WITH 50mm CAVITY ON THERMAKRAFT WATERGATE BUILDING WRAP ON 90x45 H1.2 FRAMING
- ROOF 1 - VEEDEK COLORSTEEL ENDURA ROOFING ON THERMAKRAFT 215 ROOFING UNDERLAY ON WIRE MESH ON 75x50 MSG8 H3.1 PURLINS @ 900crs (MAKE SURE ALL PURLINS BE FULLY DRIED PRIOR UNDERLAY INSTALLATION)
- SOFFITS - 4.5mm HARDIFLEX - PAINTED TO COMPLY WITH NZBC DURABILITY REQ'S
- FASCIA - KLASS EXTERNAL FASCIA SYSTEM
- GUTTERS - KLASS BOX EXTERNAL GUTTER SYSTEM
- DOWNPIPES - Ø65 PVC PAINT FINISH
- WINDOW JOINERY - VANTAGE POWDERCOAT DOUBLE GLAZED ALUMINIUM WINDOWS
- WINDOW FLASHING TAPE - THERMAKRAFT ALUBAND SYSTEM
- BARGE BOARD - ex200x25 H3.1 PQ

GENERAL NOTES

- ALL CONSTRUCTION IS TO COMPLY WITH RELEVANT SECTIONS OF THE NZ BUILDING CODE, NZ STANDARDS, TERRITORIAL AUTHORITY REQUIREMENTS, MANUFACTURER'S LITERATURE AND ENDORSED BUILDING CONSENT PLANS.
- CONTRACTOR MUST OBTAIN TERRITORIAL AUTHORITY ACCEPTANCE FOR VARIATION TO DETAILS

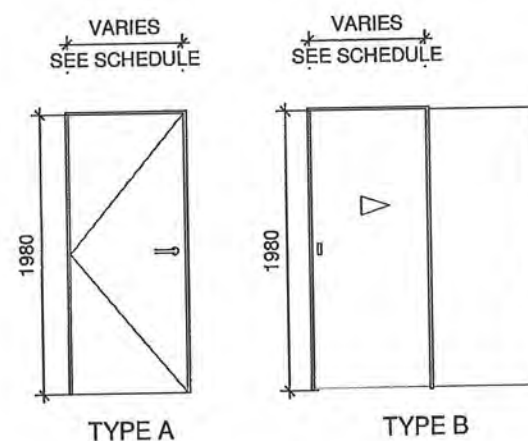
B	24-02-10	RFI - KCDC	
Rev	Date	Description	
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205			
A.D architecture LTD			
Ph: 04 298 5662 Fax: 04 298 5663 Info@adarchitecture.co.nz		www.adarchitecture.co.nz PO Box 1585, Paraparaumu Beach	
SHOWER DETAILS			
BUILDING CONSENT			
DO NOT SCALE DRAWING			
Job	Date	Rev	Sheet
09043	30-10-2009	B	(A3) 17

2/03/2010



- ALUMINIUM WINDOWS & DOORS:**
- SHOWN AS VIEWED FROM EXTERIOR
 - ALUM JOINERY TO NZS 4211
 - GLAZING TO NZS 4223 (PART 3 IN PARTICULAR). MANUFACTURER TO CONFIRM WINDOWS REQUIRED TO BE SAFETY GLASS
 - ALUMINIUM 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 TO BE DOUBLE GLAZED UNLESS NOTED OTHERWISE
 - ALL WINDOWS HAVE ARCHITRAVES
 - ALL OPENING SASHES TO HAVE COLOUR MATCHED DOUBLE TONGUE CATCHES
 - ALL JAMB LINERS TO BE 19mm FINGERJOINTED PINE, PAINT FINISH
 - THERMAKRAFT ALUBAND TAPE FLASHING SYSTEM TO ALL WINDOW & DOOR OPENINGS IN EXTERIOR WALLS

Rev	Date	Revision 1	Description
1	18-01-2010		
Proposed House			
Mulholland Const.			
22 Fairway Oaks Drive, Waikanae			
Lot 3 DP 348205			
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			
EXTERIOR JOINERY			
SCHEDULE			
BUILDING CONSENT			
DO NOT SCALE DRAWING			
Job	Date	Rev	Sheet
09043	30-10-2009	1	(A3) 18

**INTERIOR DOOR NOTES**

- INTERIOR DOORS TO BE PLYCO MANHATTEN
- REFER TO FLOOR PLANS FOR DOOR SWING DIRECTION

Interior Door Schedule				
Mark	Type	Size	Operation	Materials
D1	B	810 x 1980	Cavity Sliding	Timber Frame Solid Core Panel
D2	B	810 x 1980	Cavity Sliding	Timber Frame Solid Core Panel
D3	B	810 x 1980	Cavity Sliding	Timber Frame Solid Core Panel
D4	B	810 x 1980	Cavity Sliding	Timber Frame Solid Core Panel
D5	A	810 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D6	B	810 x 1980	Cavity Sliding	Timber Frame Solid Core Panel
D7	A	560 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D8	B	810 x 1980	Cavity Sliding	Timber Frame Solid Core Panel
D9	A	810 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D10	A	710 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D11	A	710 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D12	A	810 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D13	A	810 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D14	A	810 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D15	A	710 x 1980	Hinged Swinging	Timber Frame Hollow Core Panel
D16	B	810 x 1980	Cavity Sliding	Timber Frame Solid Core Panel

1	18-01-2010	Revision 1	
Rev	Date	Description	
Proposed House Mulholland Const. 22 Fairway Oaks Drive, Waikanae Lot 3 DP 348205			
A.D architecture L T D Ph: 04 298 5662. Fax: 04 298 5663 www.adarchitecture.co.nz info@adarchitecture.co.nz PO Box 1585, Paraparaumu Beach			
INTERIOR OPENING SCHEDULE			
BUILDING CONSENT			
DO NOT SCALE DRAWING			
Job	Date	Rev	Sheet
09043	30-10-2009	1	(A3) 19

BC 100044

WATERPROOFING WARRANTY

SITE ADDRESS 22 Fairway Oaks Dr
CLIENT Mulholland

AREAS OF APPLICATION

- 1; Ensuite Floor/Wall
- 2; Bathroom Floor
- 3; _____
- 4; _____
- 5; _____

The Dunlop shower waterproofing system has been applied at the above mentioned location.

The product has been applied in accordance with the manufactures specifications and instructions by a qualified trade's person.

Product specification attached.

Signed



Paul Mulholland

MULHOLLAND CONSTRUCTIONS LTD

DUNLOP SHOWER WATERPROOFING KIT

DESCRIPTION

DUNLOP SHOWER WATERPROOFING KIT has been especially designed to make the job of waterproofing a shower area quick and easy. Used prior to fixing ceramic wall tiles, the kit ensures a watertight barrier preventing water penetration into water sensitive backgrounds such as plasterboard and may be applied to wall angles, corners, around pipe penetrations and structural fixtures. Waterproofing is strongly recommended prior to tiling to ensure no water penetrates through to the wall surface. This product is available in 4kg.

DUNLOP WATERPROOFING KIT is suitable for use on a wide variety of surfaces including: concrete, cement:sand rendering, plaster, plasterboard and moisture stable timber boards. Although designed for use with domestic showers it can also be used in other areas which require waterproofing.

It is not recommended for use outside, in conditions of total water immersion e.g. pools, tanks or as a barrier to prevent ingress of water from the background, i.e. not designed as a damp proof membrane. It does not provide a wearing surface and must be used in conjunction with ceramic tiling.

This bucket contains: 400ml of **WATERPROOFING PRIMER**.
3kg of **WATERPROOF COATING**. 5m of **WATERPROOFING TAPE**.

PREPARATION Surfaces must be sound, dry, clean, sufficiently flat and free from dust, grease and other contamination. Any voids or gaps should be filled with suitable filler or sealant and allowed to dry. Cracks up to 1.5mm may be bridged with the enclosed **WATERPROOFING TAPE** and **WATERPROOF COATING**. The coating should not be used to level out irregularities.

NOTE

If shower tray is already in place apply coating and tape from top level of tray. If waterproofing prior to the fitting of the shower tray apply coating and tape from floor level.

APPLICATION

- 1) Use a paint brush to apply the **WATERPROOFING PRIMER** to shower area walls to a height of 1 metre and leave until touch dry.
- 2) Apply a layer of **WATERPROOF COATING** with a paint brush to wall areas requiring tape: internal and external corners of walls up to 1 metre high, along the tray or floor junctions and any other cracks or joints in the background.
- 3) Cut the **WATERPROOFING TAPE** to the required length and push into the wet layer of coating ensuring no voids are left beneath the tape. Form a continuous strip around the tray, slightly overlapping the shower tray.



- 4) To form the corner section cut halfway up the tape and fold down and around to form corner. Press into the wet layer of coating.
- 5) Apply a second layer of WATERPROOF COATING over the tape and remaining wall area up to a height of 1 metre.
- 6) Depending upon temperature, allow a minimum of 24 hours before applying a suitable tiling adhesive. Do not use below 5°C or above 30°C. Protect from frost.

STORAGE & SHELF LIFE

This product has a shelf life of 12 months. Store between 5°C and 32°C.

Please refer to the Material Safety Data Sheet for further information on health and safety issues.

TECHNICAL ADVISORY SERVICE

For free expert guidance on the use of this product or any aspect of ceramic tiling telephone the TECHNICAL ADVISORY SERVICE on:

Tel: 01782 591120 Fax: 01782 591121.

Note: The customer must verify the suitability of any information, opinion, recommendation or advice ("Information") provided by the Company for the particular application for which any goods are intended to be used and the Company accepts no liability (whether in contract tort, or otherwise) whatsoever for any loss, damage, or expense arising from the misuse of any information it supplies nor for the use of any information in or for applications which are unsuitable or inappropriate. Building Adhesives Ltd operates a continuous research and development programme and reserves the right to alter or update information from time to time.





Home Insulation Installation Guarantee

This is to certify that

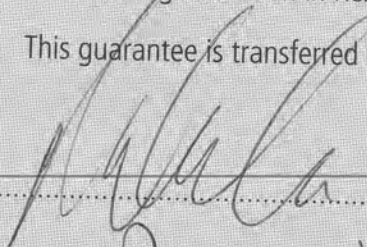
this home has been insulated with Pink® Batts® insulation
by a Tasman Insulation preferred Pink® Batts® installer.

The PinkFit® Licensee guarantees that, at the time of installation, the Pink® Batts®
have been properly installed in accordance with:

- a) The durability requirements of the NZBC B2.3 1(a), not less than 50 years
- b) New Zealand Standard Energy Efficiency –

Installing Insulation in Residential Buildings NZS 4246 A1

This guarantee is transferred to subsequent owners of the home.

Signed.....  Date 04/FEB/2011

Pink® Batts® Installer PinkFit Wellington

Pink® Batts® Merchant Placemakers Paraparaumu

Registration Details:

Compliance No: 72586 Site Details: 22 Fairway Oaks
Builder Details: Paul Mulholland Whikanae
Product Details: Pink® Batts® Ceiling R3.2 Date Printed: 02/FEB/2011
Pink® Batts® Wall R2.2 Install Date: 27/AUG/2010
Completion Date: 27/AUG/2010



Guarantee

Comfortable living with



Comfortable living begins with a comfortable home, and choosing products from the Pink® Batts® range is the first step. Other areas within your home to consider are:

Windows ~ Open windows whenever possible, especially when using the kitchen, laundry and bathrooms, to allow the moisture to escape your home.

Curtains ~ Open curtains during sunny periods and close when the sun goes down.

Kitchen ~ Keep lids on pots and use an extractor fan or open windows when cooking to minimise condensation that can linger for hours.

Hot Water Cylinder Wrap ~ Install to keep your water hotter for longer while also helping to reduce your energy bill.

Remember your "home has to breathe..." therefore regularly ventilating your home will help avoid mouldy ceilings and walls, window condensation, musty smells and possible paint damage.





IPENZ
ENGINEERS NEW ZEALAND



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



Building Code Clause(s)

COPY

BC100044

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

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

ISSUED BY: BASE CONSULTING ENGINEERS LTD

(Construction Review Firm)

TO: MULHOLLAND CONSTRUCTION

(Owner/Developer)

TO BE SUPPLIED TO: KAPITI COAST DISTRICT COUNCIL

(Building Consent Authority)

IN RESPECT OF: MULHOLLAND DWELLING

(Description of Building Work)

AT: 22 FAIRWAY OAKS, WAIKANAE

(Address)

(BCE JOB NO: 10015)

LOT

DP

SO

BASE CONSULTING ENGINEERS LTD

(Construction Review Firm)

has been engaged by MR. P. MULHOLLAND

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

observation ☐ or other (Extent of Engagement) services

in respect of clause(s) B1.VM1 of the Building Code for the building work described in

documents relating to Building Consent No. and those relating to

Building Consent Amendment(s) Nos. issued during the

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

Authorised instructions / variation(s) No. SITE REPORT 1 DATED 13 JULY 2010 (copies attached)

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

On the basis of ☒ this ☐ these review(s) and information supplied by the contractor during the course of the works, I

believe on reasonable grounds that ☐ All ☒ Part only of the building works have been completed in accordance with

the relevant requirements of the Building Consents and Building Consent Amendments identified above, with respect to

Clause(s) B1 of the Building Regulations.

I, PETER BOLTON

(Name of Construction Review Professional)

am: ☒ CPEng No. 56179

☐ Reg Arch No.

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

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

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

SIGNED BY: PETER BOLTON ON BEHALF OF BASE CONSULTING ENGINEERS LTD

Date: 15/07/10

Signature:

Peter Bolton

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

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

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised as at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

- | | |
|---------------------------------|---|
| PS1 Design | Intended for the use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent; |
| PS2 Design Review | Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent; |
| PS3 Construction | Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 ¹ ; or Schedules E1/E2 of NZIA's SCC 2007 ² |
| PS 4 Construction Review | Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6). |

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA) provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-5)³ (OL1-OL4)². The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

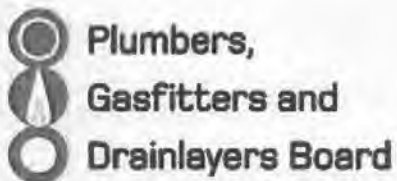
Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 *Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003*
- 2 *NZIA Standard Conditions of Contract SCC 2007 (1st edition)*
- 3 *Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)*

www.acenz.org.nz
www.ipenz.org.nz
www.nzia.co.nz





GASFITTING CERTIFICATE OF COMPLIANCE

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

This certificate is not transferable

Level 9, 70 The Terrace

PO Box 10655, Wellington 6143

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: Mulholland
Installation Address: 22 Fairway oaks drive

waikanae

Vehicle Registration:
Vessel Registration:

Certificate Number: **645776**
Gas Supplier: Ogas
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: LPG
Certification Date: 29 Nov 2010

Test Results: 10 min Duration
3.80kPa test pressure
0.00kPa Loss / Gain
2.80kPa Working pressure

Other Testing:
Test Date: 02 Nov 2010

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Hob	kitchen	Parmco AR900					
1	Water heater continuous flow	outside	rinnai xr26	199	Forced Draught Flue (Power)			

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Installer(s) supervised by certifier

Authorisation No:
Name:

Authorisation No:
Name:

Certificate Owner

Authorisation No: 14785
Name: Kelly, John Richard
Company:

Signed:

Certifier

Authorisation No: 14785
Name: Kelly, John Richard

Validity authenticated in
accordance with KCDC Policy 002

04 FEB 2011

Signature

Super Spacer Double Glazed unit 10 year Warranty

Ultra Glass Company Ltd warrant that all Insulated Glass Units manufactured by Ultra Glass Company Ltd will comply with the requirements of the consumer Guarantees act 1993 in particular that

1. The units are fit for purpose for which goods of the type in question are commonly supplied and
2. Are acceptable in appearance and finish (AS/NZS4666)
3. Are free from minor defects (AS/NZS4667)
4. Are safe and durable (NZS4223: Part 3).

These guarantees are given in terms of the Consumer Guarantees Act 1993 and are qualified by the appropriate qualifications and restrictions in the Act.

In addition to the statutory guarantees Ultra Glass Company Ltd. Guarantees that for a period of ten (10) years from the date of manufacture, units will not develop material obstruction of vision as a result of dust or film formation on the internal glass surface caused by any failure of the hermetic seal. In the event that the units develop an obstruction of vision due to internal failure of the hermetic seal, Ultra Glass Company Ltd will re supply as supply only replacements, the defective units, and the warranty period will extend to the re-supplied units for a further period of ten (10) years from delivery.

Ultra Glass Company Ltd advises that in terms of the Consumers Guarantees Act 1993, all of its products carry a guarantee of acceptable quality and a guarantee that the goods correspond with Ultra Glass's description of them—but in terms of the Act Ultra Glass will not be liable under the guarantee of acceptable quality because of:

1. An act or default or omission of, or representation made by, any person other than Ultra Glass or the servants or agents of Ultra Glass
 2. A cause independent of human control, occurring after the goods have left the control of Ultra Glass
- Ultra Glass will seek to limit any statutory guarantee in terms of the Consumer Guarantees Act 1993 where any one or more of the following circumstances apply:

1. Failure of the hermetic seal caused in whole or in part by the breakage or fracture of any portion of the glass structure.
2. The units are installed contrary to written instructions.
3. The units are damaged by improper handling or

installation.

4. The units are altered in any way
5. The units are subject to abnormal stresses from the load application of heat, excessive vibration, building or foundation movement or the failure to provide adequate expansion or contraction provisions in the framing members.
6. The units are treated/glazed with materials which do not remain resilient for the warranty period.
7. The units are installed in circumstances, which do not provide total water repellency for the warranty period.
8. The units are installed in watercraft, land vehicles, trailers, swimming pools, or commercial refrigeration products.

Ultra Glass Company Ltd reserves the right to inspect in the field any units which are alleged to be defective and which are the subject of a claim under this warranty or under the Consumers Guarantees Act 1993.

Ultra Glass Company Ltd's membership of the IGUMA requires product testing as set in EN1279 by BRANZ Ltd as an independent body.

Customer: **Urban Joinery**

Address: **P O Box 39 066**
Wellington Mail Centre 5045

Application: _____ Supply _____

Number of units: 1

Invoice Number: 265506

Job Reference: 1507/Fairway Oaks

Cust. Order No.: 8400

Warranty Number: 3619

Signed..... *L. J. Anderson*

Date..... 31/8/10

Super Spacer Double Glazed unit

10 year Warranty

Ultra Glass Company Ltd warrant that all Insulated Glass Units manufactured by Ultra Glass Company Ltd will comply with the requirements of the consumer Guarantees act 1993 in particular that

1. The units are fit for purpose for which goods of the type in question are commonly supplied and
2. Are acceptable in appearance and finish (AS/NZS4666)
3. Are free from minor defects (AS/NZS4667)
4. Are safe and durable (NZS4223: Part 3).

These guarantees are given in terms of the Consumer Guarantees Act 1993 and are qualified by the appropriate qualifications and restrictions in the Act.

In addition to the statutory guarantees Ultra Glass Company Ltd. Guarantees that for a period of ten (10) years from the date of manufacture, units will not develop material obstruction of vision as a result of dust or film formation on the internal glass surface caused by any failure of the hermetic seal. In the event that the units develop an obstruction of vision due to internal failure of the hermetic seal, Ultra Glass Company Ltd will re supply as supply only replacements, the defective units, and the warranty period will extend to the re-supplied units for a further period of ten (10) years from delivery.

Ultra Glass Company Ltd advises that in terms of the Consumers Guarantees Act 1993, all of its products carry a guarantee of acceptable quality and a guarantee that the goods correspond with Ultra Glass's description of them but in terms of the Act Ultra Glass will not be liable under the guarantee of acceptable quality because of:

1. An act or default or omission of, or representation made by, any person other than Ultra Glass or the servants or agents of Ultra Glass
 2. A cause independent of human control, occurring after the goods have left the control of Ultra Glass
- Ultra Glass will seek to limit any statutory guarantee in terms of the Consumer Guarantees Act 1993 where any one or more of the following circumstances apply:

1. Failure of the hermetic seal caused in whole or in part by the breakage or fracture of any portion of the glass structure.
2. The units are installed contrary to written instructions.
3. The units are damaged by improper handling or

installation.

4. The units are altered in any way
5. The units are subject to abnormal stresses from the load application of heat, excessive vibration, building or foundation movement or the failure to provide adequate expansion or contraction provisions in the framing members.
6. The units are treated/glazed with materials which do not remain resilient for the warranty period.
7. The units are installed in circumstances, which do not provide total water repellency for the warranty period.
8. The units are installed in watercraft, land vehicles, trailers, swimming pools, or commercial refrigeration products.

Ultra Glass Company Ltd reserves the right to inspect in the field any units which are alleged to be defective and which are the subject of a claim under this warranty or under the Consumers Guarantees Act 1993.

Ultra Glass Company Ltd's membership of the IGUMA requires product testing as set in EN1279 by BRANZ Ltd as an independent body.

Customer: **Urban Joinery**

Address: **P O Box 39 066
Wellington Mail Centre, 5045**

Application: **Supply**

Number of units: **47**

Invoice Number: **265175**

Job Reference: **1507/Fairway Oaks**

Cust. Order No.: **8356**

Warranty Number: **3583**

Signed: *A. H. H. H.*

Date: **19/8/10**

PRODUCER STATEMENT/WARRANTY

Our windows comply with the building code

We hereby certify that all products supplied by our company meet or exceed the requirements of the New Zealand Building Code Mean of Compliance, NZS 4211:1985 Performance of Windows and NZS4223, Glazing in Buildings Parts 1,2 and 3.

This means that our windows have been designed and tested to perform under the most diverse New Zealand weather conditions, and:

- have been successfully tested for strength under a range of wind pressures appropriate for the various wind zones in New Zealand.
- meet the requirements for deflection under simulated loads.
- meet stringent requirements for waterproofing and air leakage.
- have glass of the correct thickness and toughness to cope with expected wind loads and accidental human impact.

In accordance with our TERMS AND CONDITIONS OF SALE a guarantee for all VANTAGE products is provided under normal conditions of use against failure of materials and workmanship for 5 years from date of practical completion.

DURABILITY: VANTAGE ALUMINIUM JOINERY products can be expected to have a trouble-free serviceable life of not less than 15 years as required by section B2 of the New Zealand Building Code. This pertains specifically to the structural elements of the joinery.

In the course of normal maintenance decorative elements and non-structural fittings such as window fasteners, door rollers, mohairs and the like may need to be replaced as they wear out. This process does not contravene the B2 Durability requirements of the New Zealand Building Code or the warranty given by the manufacturer.

The decorative coating on the joinery is covered by a separate warranty.

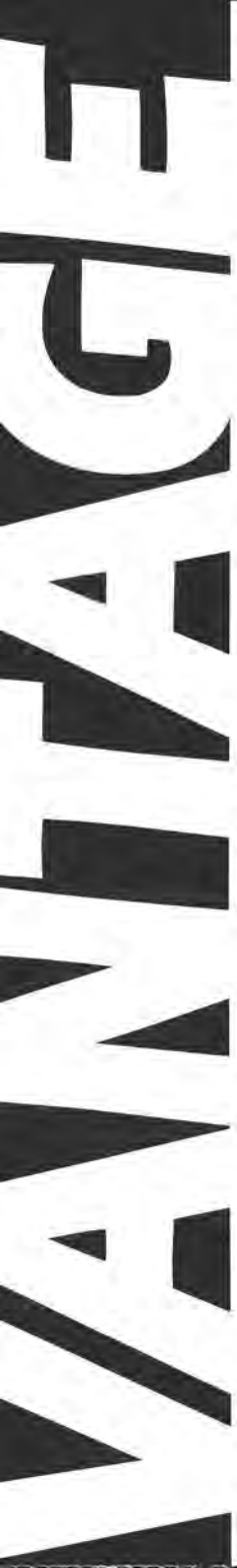
Please Note: This warranty is subject to correct installation as outlined in the Building Code Acceptable Solution Clause E2/AS1 External Moisture or the Alternative solution WANZ Window Installation System.

PURCHASER Mulholland Construction Ltd
ADDRESS 3 Fairway Oaks Drive Waikanae
SITE ADDRESS 22 Fairway Oaks Drive Waikanae.
MANUFACTURER URBAN JOINERY COMPANY LTD
WARRANTY NO. 1507.
ADDRESS P.O. BOX 49-066
WELLINGTON MAIL CENTRE
DATE INSTALLATION COMPLETED 30/8/10
SIGNATURE Smith.

This Producer Statement covers product supplied as per our quotation and is based on window schedules, floor plans and elevations as supplied.

QUOTE NO. 1507 **DATE** 30/8/10 **REVISION DATE** 27/7/10.

Supplied Only ☒ **Supplied & Installed** ☐ **Unglazed** ☐ **Glazed** ☒



CARE AND MAINTENANCE of Vantage Aluminium Joinery

Vantage Aluminium Joinery is designed and manufactured to the highest quality specifications. Regular cleaning will retain the appeal of your joinery for many years.

During construction ensure that fresh concrete, plaster or mortar is immediately removed from the surface of the aluminium or glass. Wipe with a damp cloth and wash down with clean water.

Pay particular attention to ensuring that builders debris and dirt is cleaned from the inside of sliding and hinged door sills, so that drainage holes remain unobstructed.

The building owner should clean the aluminium frames each time the windows are washed in order to remove atmospheric dirt and grime. A soft cloth with warm water and a mild household detergent are recommended.

Cleaning once every four months should be sufficient, but in coastal or industrial environments washing down may be required every one to three months.

Certificate of Roof Installation

THIS CERTIFIES THAT THIS ROOF HAS BEEN INSTALLED TO THE
STANDARDS REQUIRED BY AHI ROOFING LIMITED AND THEREFORE
MEETS THE REQUIREMENTS OF THE AHI INSTALLATION WARRANTY
FOR A PERIOD OF FIVE YEARS FROM THE DATE BELOW.

Name of Purchaser **Mulholland Construction Ltd**

Address Warranted **22 Fairway Oaks Dr**

Waikanae Beach Wellington

Type of Warranty **Tile Warranty**

Installation Contractor **Horowhenua Tile Co Ltd**

Date of Warranty **04.08.2010**

Brand **Corona Shake Textured Charcoal 300**



SIGNED



 **GERARD®**
ROOFS

90 - 104 Felton Mathew Ave,
P.O. Box 18 071, Glen Innes,
Auckland, New Zealand
Freephone: 0800 104 868
Freefax: 0800 766 324
Email: info@gerardroofs.co.nz
Web: www.gerardroofs.co.nz

Name of Purchaser **Mulholland Construction Ltd**
Address Warranted **22 Fairway Oaks Dr**
Waikanae Beach Wellington
Type of Warranty **Tile Warranty**
Installation Contractor **Horowhenua Tile Co Ltd**
Date of Warranty **04.08.2010**
Brand **Corona Shake Textured Charcoal 300**

Warranty number
108833

Purchase Order No.
92

AHI Roofing is proud to provide you with the attached **Gerard Roofs® Warranty**.

Our tiles are made from Zinalume coated steel, which is pressed prior to the application of an acrylic topcoat. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 50-year pro rata **weatherproof** and 15-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read the attached warranty and maintenance guide** for your Gerard Roof.

In addition, please undertake the following actions to **validate your Gerard Roofs Warranty**:

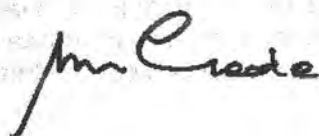
1. Please **complete the attached warranty card** and post back to Gerard Roofs.
2. Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
3. Please **file your warranty** in a safe place.

For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit **www.gerardroofs.co.nz**.

Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

Yours sincerely



Max Goode
Customer Service Manager

90 - 104 Falcon Mathew Ave,
P.O. Box 18 071, Glen Innes,
Auckland, New Zealand
Freephone: 0800 104 868
Freefax: 0800 766 324
Email: info@gerardroofs.co.nz
Web: www.gerardroofs.co.nz

Name of Purchaser **Mulholland Construction**
Address Warranted **22 Fairway Oaks**
Waikanae
Type of Warranty **Klass Warranty**
Installation Contractor **Horowhenua Tile Co Ltd**
Date of Warranty **21.07.2010**
Brand **Klass Fascia 155 Black**

Warranty number
108547

Purchase Order No.
89

AHI Roofing is proud to provide you with the attached **Gerard Roofs® Warranty**.

Our Rainwater Systems are made from Zinalume coated steel. This manufacturing system provides long term protection in the harshest of climates, including marine environments. This is why we are able to offer you fully backed 10-year pro rata **surface coating warranties**.

Most building materials require some servicing and maintenance during their product life and roofs are no exception. It is therefore important that you take the time to **read the attached warranty and maintenance guide** for your Gerard Product.

In addition, please undertake the following actions **to validate your Gerard Roofs Warranty**:

1. Please **complete the attached warranty card** and post back to Gerard Roofs.
2. Please **input your name and address details** (in the space provided) in the upper left-hand corner, of the first page of your warranty.
3. Please **file your warranty** in a safe place.

For more information about Gerard Roofs, suggested maintenance programs or your warranty please visit **www.gerardroofs.co.nz**.

Or alternatively you can call the Gerard Roofs Helpline on **0800 104 868** during office hours.

You can also contact us by fax, e-mail or via the internet.

Yours sincerely



Max Goode
Customer Service Manager



Safety • Competency

Please Post to PK Electrical PO Box 57068 Manukau EWRB 551

Electrical Certificate of Compliance

No. 3307044

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 *MULHOLLAND CONSTRUCTION*

Address of installation *22 Fairway oaks*

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/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

43 No. of lighting outlets 1 No. of ranges
27 No. of socket outlets No. of water heaters
Was any installation work carried out by the homeowner? Yes ☒ No ☐

Please tick (✓) as appropriate where work includes:

☒ Mains ☒ Main earthing system
☒ MEN Switchboard closest to point of supply ☐ Electric lines

Description of work carried out (If necessary attach any pages with work done) *wired & fitted out new house, mains done by others, 43 lights, 27 power outlets, 18m cable, 2 Towel Racks, 3 fans, 1 Range hood, 11-05 lights, 1 05 pp, 1 Pipe socket, 1 Alarm, Aircon done by others, 1 water pump feed*

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 *Paul B Kelly*
Company *PK Electrical*
Signature *P Kelly*

Registration No. *5192044*
Contact Ph No. *027 4454589*
Date *27-10-10*

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.

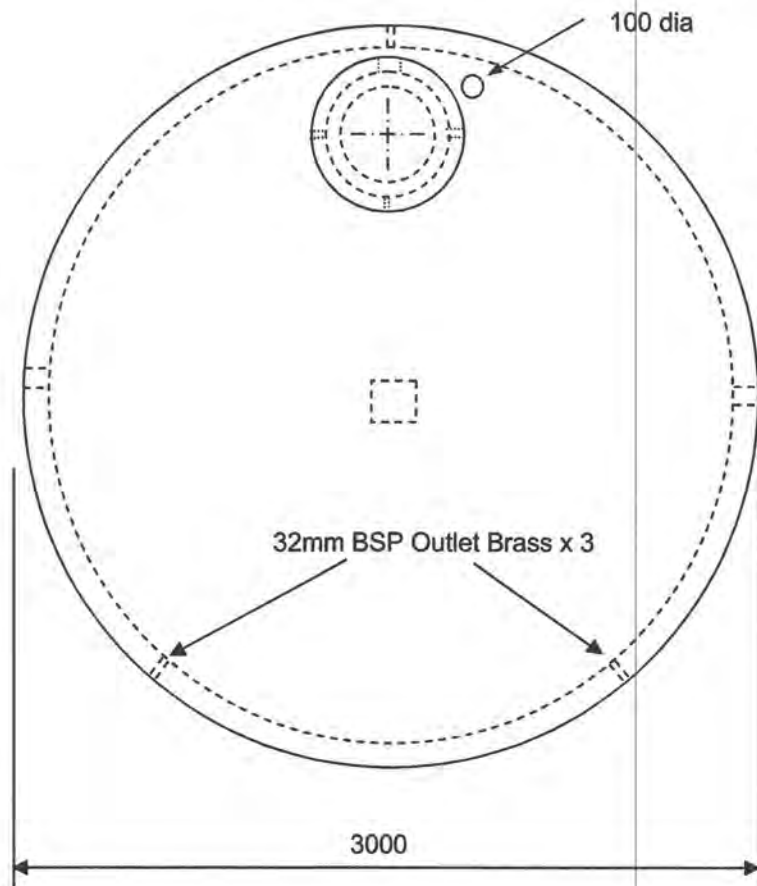
Name *AJ STUENGER*
Signature *AJ Stunger*

Registration No. *I2866*
Date *29/10/10*
Contact Ph No.

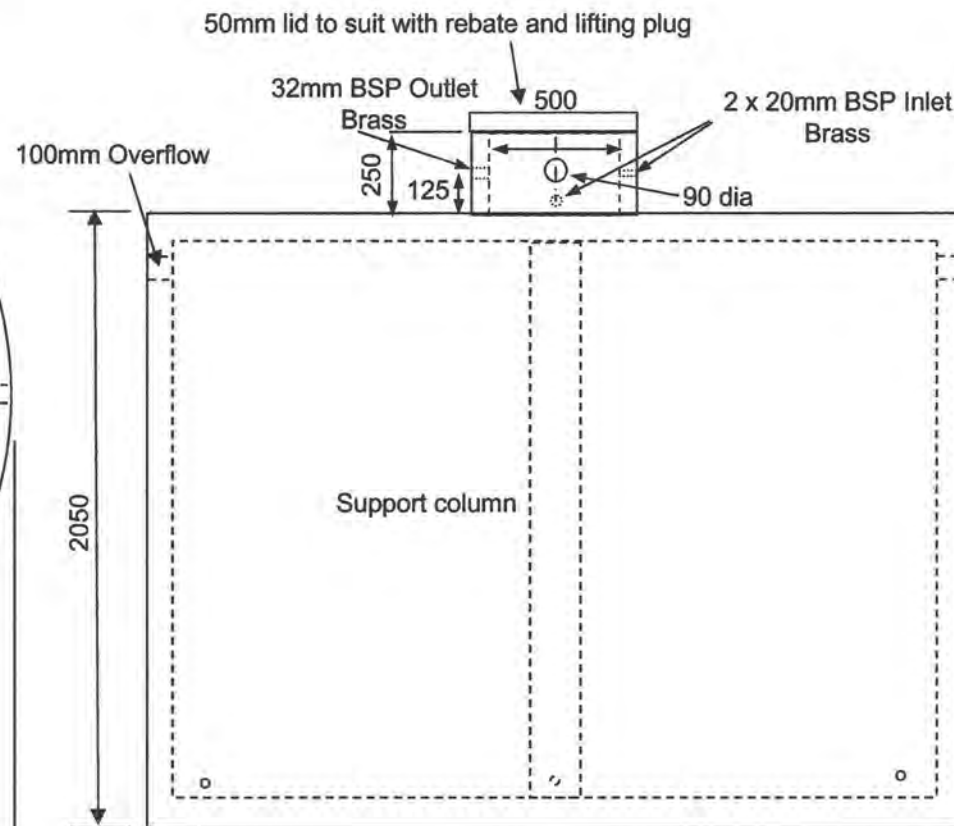
Concrete 11,000 Litre Underground Tank

watersmart[®]
Advanced Water Management Solutions

21 Ihakara St
Paraparaumu
free ph 0508 928 377
www.watersmart.co.nz



PLAN



ELEVATION





DEPARTMENT
OF CORRECTIONS

CIE Wanganui Precast,
Pauri Rd.,
Wanganui.
6/7/07



Corrections Innate Employment

North Is West Coast
Regional Office

Pauri Road
Kaitoke
PO Box 209
Wanganui
Tel +64-6-348 8800
Fax +64-6-348 8801

Producer Statement – Water Tanks.

Issued by CIE Wanganui Precast, Department of Corrections, Wanganui prison,
Wanganui.

To: Water Smart, Paraparaumu.

IN RESPECT OF : Water Tanks

I, John Hackshaw, a duly authorised agent of CIE believe on reasonable grounds that
the Water Tanks we manufacture are suitable for the containment of potable water,
and are fit for this purpose.

On behalf of CIE Wanganui Precast, Wanganui Prison.

John Hackshaw.
Production Manager.
CIE Wanganui Precast.

Placemakers Paraparaumu

A Member of Frame and Truss Manufacturers Association NZ

**PRODUCER STATEMENT
FRAMING COMPONENT DESIGN**

This producer statement is issued by Placemakers Paraparaumu Ltd to

Name of Builder : Mulholland Construction

Mitek : Components **Frames** to be built at

Job Address : 22 Fairway Oaks, Waikanae

On Our Drawings ;

Building Consent No:

Job Reference No. : 43602

As a Mitek Component Fabricator Accredited By Mitek NZ Ltd:

our design is based on standard designs selected from
the Gang-Nail System Manual or MiTek 20/20 V4.5

Computer-Aided Design Program produced and certified by Mitek NZ Ltd
which have been prepared in accordance with NZS3603 and
AS/NZS1170:2002

Of the approved documents issued by the Building Industry Authority

In compliance with Clauses B1 and B2 of the New Zealand Building
Code.

Designers Name : M Taylor Date: 28/01/2010

For and behalf of Placemakers Paraparaumu

Placemakers Paraparaumu
A Member of Frame and Truss Manufactures Association NZ

PRODUCER STATEMENT

This producer statement is issued by Placemakers Paraparaumu Ltd

Name of Builder : Mulholland Construction

**Mitek Components: Ganglams, Trusses, Flitch Beams,
 All Posistruts, GN Lintels & Rafters**

Job Address: 22 Fairway Oaks, Levin

Building Consent No:

Job Reference: 43602

As a MITEK component fabricator accredited by MITEK NZ Ltd,

our design is based on standard designs selected from
the MITEK System Manual or MiTek 2100 or 20:20 Ver V4.5

Computer-Aided Design Program produced and certified by MITEK NZ Ltd
which have been prepared in accordance with NZS3603 and AS/NZS1170:2002

Of the approved documents issued by the Building Industry Authority

In compliance with Clauses B1 and B2 of the New Zealand Building Code.

Designers Name : M. Taylor Date : 28/01/2010

For and behalf of Placemakers Paraparaumu

Date: 28/01/2010

Fabricator: Placemakers Paraparaumu

Job Name: Mulholland Construction
22 Fairway Oaks
Waikanae

Building Consent No: _____
(to be provided by the City / District Council)

Attn: City / District Council

We have been engaged to provide the trusses for the above project and have enclosed the truss layout and Producer Statement to allow completion of the consent application. On advice from the building project owner, the structure will be designed under the following parameters:

Wind Zone High

Snow Load N/A

Earthquake Zone A

Roof Material Light

Treatment Definition	External walls	<u>H1.2</u>	Trusses	<u>H1.2</u>
	Internal walls	<u>H1.2</u>		

We can advise that the following will be provided at the time of truss manufacture to both the building owner and your office:

1. A full as-built truss layout and Producer Statement
2. Specific truss / truss and truss / top plate fixing details indicated on the truss layout.
3. All lintel sizes outside NZS3604: 1999 will be indicated on the truss layout.
(all timbers to be MSG8 unless otherwise stated on layouts)
4. Top plate to stud connections will be indicated on the truss layout.

Acknowledgement of this letter, along with the Building Consent number, by fax to our office, would be appreciated.

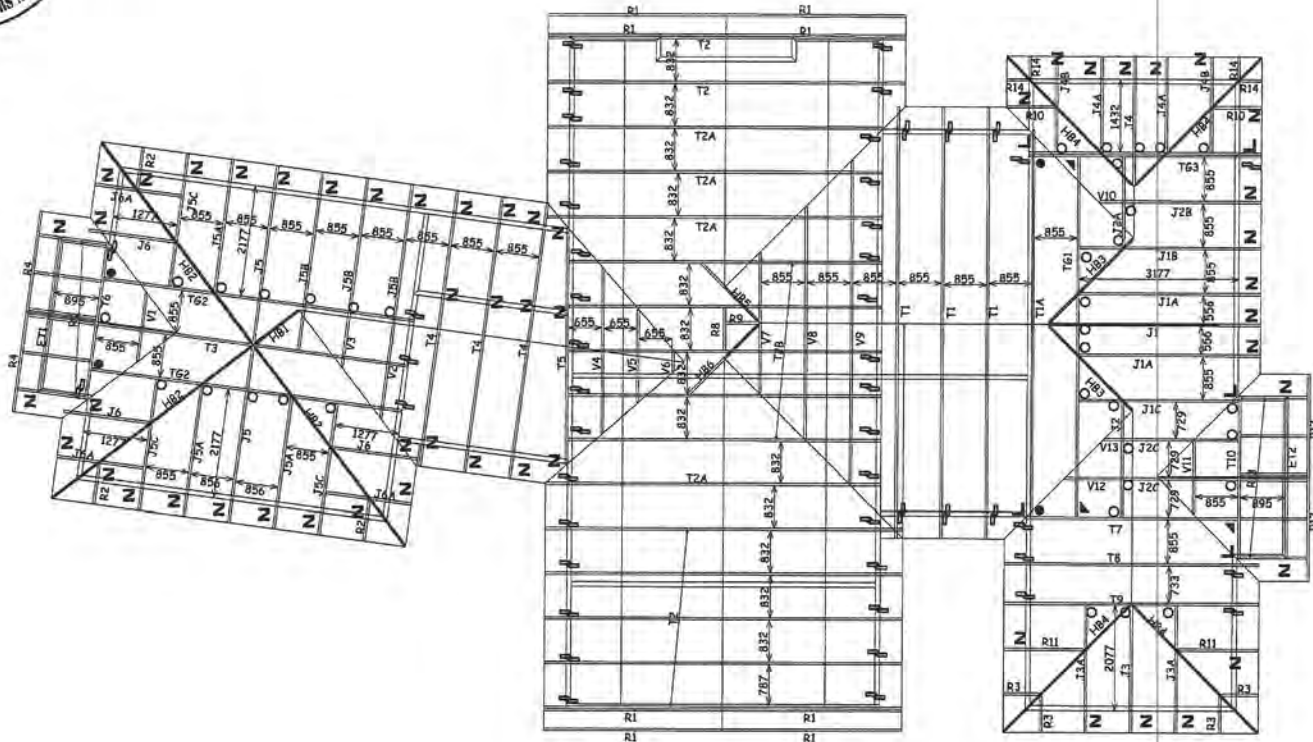


Table 10.1 (from NZS3604:1999) Summary of roof bracing systems. (see 10.1.4)

Roof Type	Roof plate diagonal bracing unless surfaced (see 10.4)	Roof space diagonal bracing	Hip or valley rafters	Hip and top plate
Light Hip			Minimum 2 per ridge	
Heavy Hip	One per 15m ² roof plate area	Plus	Minimum 2 per ridge	Plus top plate connected at 45° maximum on the wall bracing elements (see Figure 10.1.1)
Light Gable	One per 15m ² roof plate area	Or 45° each end of ridge, and maximum 75mm any bracing		
Heavy Gable	One per 15m ² roof plate area unless maximum 2 per plate	Plus One per 15m ² roof plate area, parallel to ridge, and not less than 25mm from a potential rafter end		

Outrigger Fixing (from Table 10.10 & 10.14 NZS 3604 1999)

	Hand driven nails	Power driven nails
Outrigger to Gable End truss top chord	2 / 100 x 3.75 skewed nails and 1 "Z" nail	2 / 90 x 3.15 power driven nails and 1 "Z" nail
Outrigger to top chord of std truss (butt joint)	2 / 100 x 3.75 (end nailed)	3 / 90 x 3.15 (end nailed)

NOTE : Where no fixings have been indicated use 2 / 90 x 3.33mm (driven) skew nails.

Roof Weight & Type : Light (Longrun Iron)
 Design wind speed category: Very High
 Timber size and grades : 90x45 MSC8 & MSC10 (HL2)
 Earthquake Zone : A / Seew Zone : 1

No. off	Fixing description
1 pairs	"Z" nails (1 pair)
1	JH37 x 90
1	JH37 x 120
1	JH47 x 90
1	JH47 x 120
1	JH47 x 190
1	JH70 x 180
1	JH95 x 165
1 pairs	CPC 80
1	200x100x1mm Nail on plate
1	320x100x1mm Nail on plate
1 pairs	Multi-Grips (pair)
1 pairs	CT108 (pair)
1	CT400 (cyclone ties)

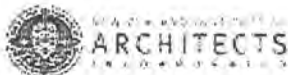
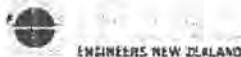
Truss to Truss Fixings.		(in all other situations use 2 / 100mm skew nails)		Truss to Top Plate Fixings.	
Fill all holes with Product nails 30x3.15mm	JH70 x 180	Fill all holes with Product nails 30x3.15mm	JH95 x 165	Fill all holes with Product nails 30x3.15mm	CPC 80
Fill all holes with Product nails 30x3.15mm	JH95 x 165	Fill all holes with Product nails 30x3.15mm	CPC 80	Fill all holes with Product nails 30x3.15mm	CT200 (pair)
Fill all holes with Product nails 30x3.15mm	CPC 80	8 x Product nails 40x3.15mm / 4 x Type 17, 35mm screws	200x100x1mm Nail on plate, (fill all holes to within 10mm of the timber edge)	8 x Product nails 30x3.15mm / 4 x Type 17, 35mm screws	CT400 (cyclone ties)
Fill all holes with Product nails 30x3.15mm	320x100x1mm Nail on plate, (fill all holes to within 10mm of the timber edge)			"Z" nails (pair)	Multi-Grip (pair)
Fill all holes with Product nails 30x3.15mm				Fill all holes with Product nails 30x3.15mm	

TRUSS LAYOUT FOR : MULHOLLAND CONSTRUCTION
 22 FAIRWAY OAKS DRIVE, WAIKANAE.

JOB # 43602

PLACEMAKERS PARAPARAMU.
 Drawn by : Matt Taylor
 PHONE (04) 298 8567 - FAX (04) 298 5488
 E-MAIL: Matt@pipelandphillips.co.nz

91137



Building Code Clause(s) **B1 ONLY**

PRODUCER STATEMENT – PS1 – DESIGN

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

ISSUED BY: **DEKE CONSULTING LTD.**

(Design Firm)

TO: **MULHOLLAND CONSTRUCTION LTD.**

(Owner/Developer)

TO BE SUPPLIED TO: **KAPITI COAST DISTRICT COUNCIL**

(Building Consent Authority)

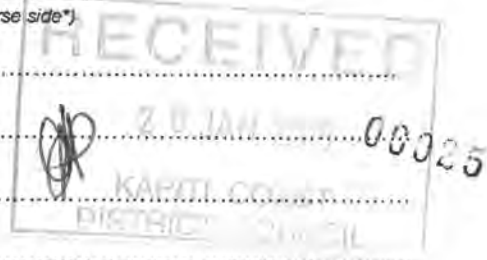
IN RESPECT OF: **RIBRAFT SLAB TO NEW RESIDENCE**

(Description of Building Work)

AT: **22 FAIRWAY OAKS DR, WAIKANA**

(Address)

LOT 3 DP 348205 SO



We have been engaged by the owner/developer referred to above to provide **CIVIL DESIGN OF RIBRAFT SLAB**

(Extent of Engagement)

services in respect of the requirements of

Clause(s) **NZBC B1** of the Building Code for

☐ All or ☒ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by Department of Building & Housing **NZBC B1 VM4**

(verification method / acceptable solution)

or

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled **RIBRAFT SLAB TO NEW MULHOLLAND RESIDENCE** and numbered **91137**

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions **GOOD GROUND (CONFIRMED BY OTHERS)**
- (ii) All proprietary products meeting their performance specification requirements;

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

I, **MALCOLM THOMSON** am: ☒ CPEng 144906 #

(Name of Design Professional)

☐ Reg Arch #

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

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

The Design Firm is a member of ACENZ ☐ YES ☒ NO

SIGNED BY **MALCOLM THOMSON** ON BEHALF OF **DEKE CONSULTING LTD.**

(Design Firm)

Date **20/11/09**

(signature)

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

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

DEKE CONSULTING LTD

**Residential Civil and
Structural Design**

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

Job Title:	Ribraft Slab To Mulholland Construction Residence	Page:	1
Designer:	AD Architecture Ltd	Job #:	91137
Owner:	Mulholland Construction Ltd	Date:	20/11/2009
Job Address:	22 Fairway Oaks Dr, Waikanae, Kapiti	By:	M Thomson
		Chkd:	

The design calls for a single light timber frame house (heavy cladding, light roof) supported on Firth Ribraft slab on grade.

The site has been not been assessed by Deke Consulting. the site is to confirmed as providing 100kPa allowable bearing capacity by a suitably qualified engineering professional prior to construction of the slab.

Materials and construction is to be in accordance with Firth specification contained in Firth Technical Solutions Ribraft Floor Systems except as altered by attached design.

The roof truss supplier is to advise of any point loads in excess of 10kN landing away from the edge beam. Full depth concrete pads will be required under these point loads.



Malcolm Thomson
CPEng
DEKE Consulting Ltd

DEKE CONSULTING LTD

Residential Civil and
Structural Design

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

Job Title:	Ribraft Slab To Mulholland Construction Residence	Page:	2
Designer:	AD Architecture Ltd	Job #:	91137
Owner:	Mulholland Construction Ltd	Date:	20/11/2009
Job Address:	22 Fairway Oaks Dr, Waikanae, Kapiti	By:	M Thomson
		Chkd:	

The design calls for new single storey house with heavy cladding. Attached is a calculation of shear key piles required for this house.

Calculation of Shear Pile Requirements

Use AS1170 design philosophy of preventing damaging movement up to an SLS event, and thereafter accepting increasing levels of damage as the event increases.

The site is either Class C or Class D soil.

Siesmic Loads

$C(t) = Ch(t) Z R N(T,D)$

Class C Soil	Ch(t)	2.36	Ru	1	Ductility	2	Timber Structure on Slab
	Z	0.39	Rs	0.25	ku	1.57	
	T	0.4	Sp	1	Ct	0.92	
			For base sliding Sp = 1.0		Cd	0.59	
Cd	ULS	0.59					
	SLS	0.23					
Class D Soil	Ch(t)	2.84					
	ULS	0.70					
	SLS	0.28					

Testing by Dr McManus University of Canterbury (Geotechnical Society Symposium, 2003) found the friction co-efficient of slab on polythene on sand had peak friction co-efficients of 0.42 for an unloaded slab and 0.53 for a loaded slab. Residual friction angles were 0.38 and 0.49 respectively.

These values are somewhat lower than that published by other sources, normally 0.7 peak and 0.5 residual.

Even using the lower values there will not be relative movement between the slab and the ground at SLS level event on Class C or Class D soil.

At ULS level event there may be relative movement between the slab and the ground. Note that services are sleeved to allow 25mm of relative movement between the slab and the ground, and that even small amounts of relative movement greatly increases ductility and reduces loads to the structure. Relative movement greater than this may break services to the house but will also serve to further reduce the forces transferred to the structure of the house. This is acceptable within the intent of NZS 1170.5 2004.

Accordingly, as a design professional, I believe that shear key piles are not required for the above residence.

DEKE CONSULTING LTD

*Residential Civil and
Structural Design*

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

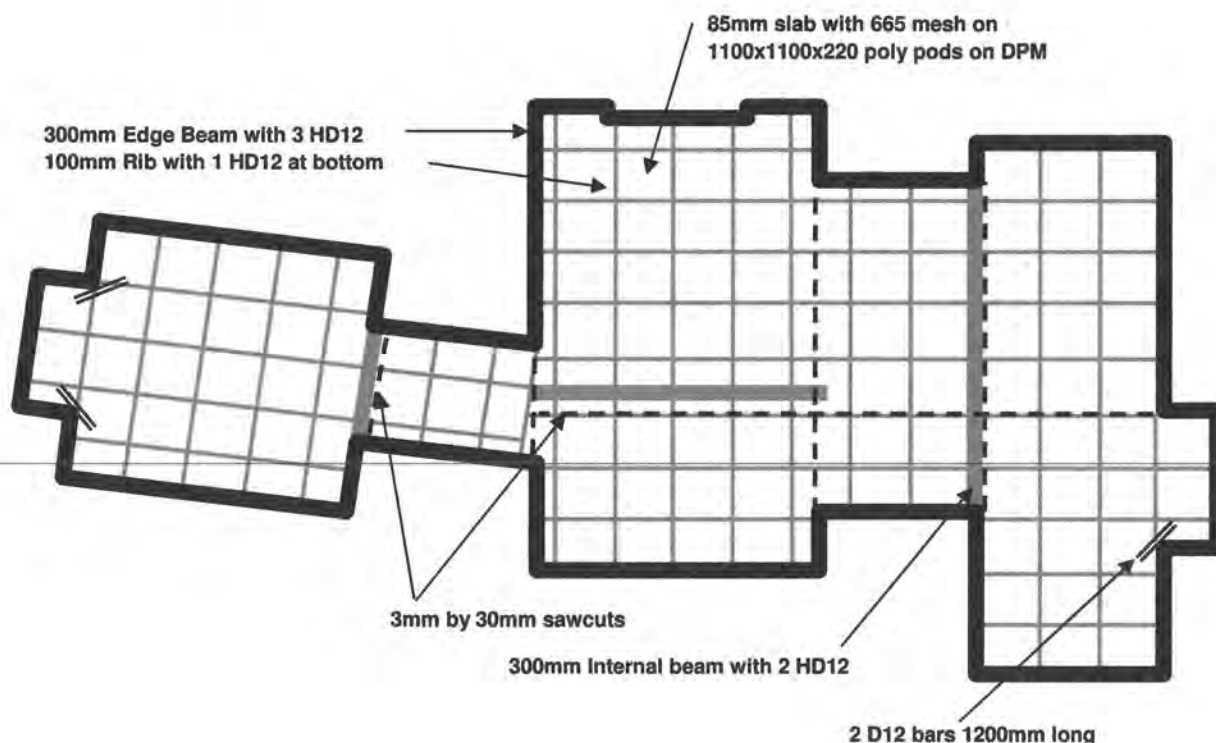
Job Title:	Ribraft Slab To Mulholland Construction Residence	Page:	6
Designer:	AD Architecture Ltd	Job #:	91137
Owner:	Mulholland Construction Ltd	Date:	20/11/2009
Job Address:	22 Fairway Oaks Dr, Waikanae, Kapiti	By:	M Thomson
		Chkd:	

Ribraft Plan

Not to scale See Coastal Architecture dwgs for dimensions and floor plan

Notes

- 1 Construction of Ribraft slab to be as per Firth Technical Manual except as altered by this design.
- 2 The insitu ground is to be stripped of topsoil. Inspect site and excavate any areas that contain organic material or are soft. Fill site with a minimum of 100mm of compacted hardfill to level required for slab and blind with sand.
- 3 Internal 300mm wide ribs to be located under load bearing walls (refer designers floor plan).
- 4 Services to be carried through slab in ducts 50mm larger than service to allow movement.
- 5 Sawcuts are to be made within 24 hrs of pouring of the slab. Note that cutting the slab reduces the risk of uncontrolled cracking but does not eliminate the risk. Should additional assurance against cracking be required, please refer to Deke Consulting Ltd for advice.
- 6 The roof truss supplier is to advise of any point loads in excess of 10kN landing away from external walls.



DEKE CONSULTING LTD, 68 NORTHLAND RD, NORTHLAND, WELLINGTON
PH (04) 976 7889 FAX (04) 976 7888 E.MAIL malcolm.thomson@clear.net.nz

DEKE CONSULTING LTD

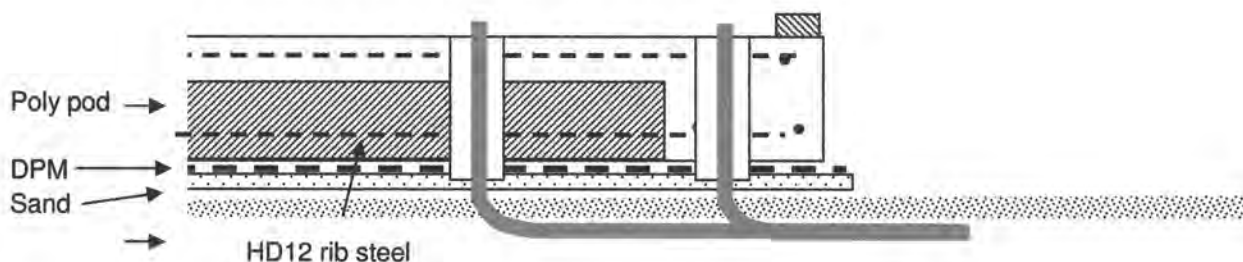
**Residential Civil and
Structural Design**

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

Job Title:	Ribraft Slab To Mulholland Construction Residence	Page:	8
Designer:	AD Architecture Ltd	Job #:	91137
Owner:	Mulholland Construction Ltd	Date:	20/11/2009
Job Address:	22 Fairway Oaks Dr, Waikanae, Kapiti	By:	M Thomson
		Chkd:	

Services Through Slab

Services to be placed centrally in ducts with ID 50mm larger than service OD



DEKE CONSULTING LTD

Residential Civil and
Structural Design

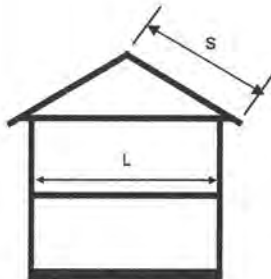
68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz
RIBRAFT FLOOR SYSTEM

RIBRAFT DESIGN - EDGE BEAM

<Job No.>: 91137 Date: 20/11/2009
<Job Title>: Ribraft Slab To Mulholland Construction Residence Designer: M Thomson
<Description>: Edge Beam Checker:

Loadings

Upper Wall must be Timber



Tributary Roof and Floor Lengths

WALLS

Lower: Timber = (North/South Taupo)
= 40 kg/m²
= 0.39 kPa
Height = 2.50 m
Load/m = 0.98 kN/m

Upper: Timber = (North/South Taupo)
= 50 kg/m²
= 0.49 kPa
Height = m
Load/m = kN/m

Other (Specify Wall Weight)

Weight = 150 kg/m²
= 1.47 kPa
Height = 2.50 m
Load = 4 kN/m

SUSPENDED MID-FLOOR

Tributary Length L/2

Unit/Floor = Timber
Topping = N/A
= 0.38 kPa
Live Loading = 1.50 kPa
Super Imposed Dead = kPa
Tributary Span = m
Dead Load/m = kN/m
Live Load/m = kN/m

ROOF

Tributary Length = S

Light = 0.46 kPa
Live Loading = 0.25 kPa
Tributary Span = 5.00 m
Dead Load/m = 2.30 kN/m
Live Load/m = 1.25 kN/m

Loadings Summary

Item	Value	Unit	Notes
Walls	4.66	kN/m	Dead
Mid Floors		kN/m	Dead
		kN/m	Live
Slab*	1.37	kN/m	Dead+SDL
	1.20	kN/m	Live
Roof	2.30	kN/m	Dead
	1.25	kN/m	Live^
Extra Dead		kN/m	Dead
Extra Live		kN/m	Live

* Includes Edge Beam Weight, SDL = 0.5 kPa LL = 1.5 kPa

^ Roof LL not added if midfloor exists else LL = 0.25 kPa



DEKE CONSULTING LTD

Residential Civil and
Structural Design

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

RIBRAFT FLOOR SYSTEM

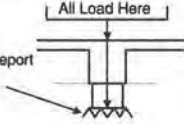
Job Details: Ribraft Slab To Mulholland Construction R 01137

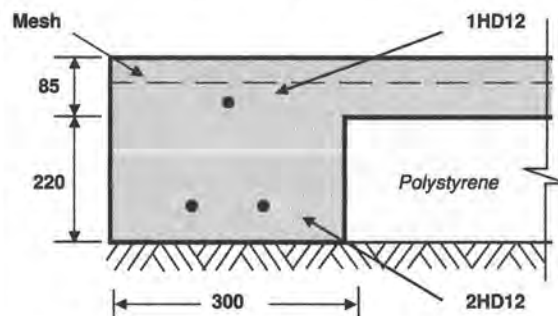
20/11/09

Working Loads	Dead	8.33	kN/m
	Live	2.45	kN/m
Ultimate Loads (1.2G + 1.6Q)	Dead	10.00	kN/m
	Live	3.92	kN/m
Total Ultimate Load on Edge	w = 13.92 kN/m		

Wall Construction Type	Brick Veneer min beam width 300mm
Edge Beam Details	Beam Width = 300 mm
	Pod Depth = 220 mm
	Top slab Depth = 85 mm
	Self Weight = 2.20 kN/m
	Construction Type = Standard Raft

Standard Raft Construction	
Bearing Capacity Over Platform:	100 kPa
Bearing Check =	OK!
Working Pressure =	31 kPa
Steel Requirements - As Per Firth Std Drg's	
Top Steel:	1HD12
Btm Steel:	2HD12

Continuous Piers	
(N.B. All Edge Beam Load in to 'strip' footing) Assume 100 kPa Bearing Under Edge Beam, unless a Soil Report indicates otherwise.	Bearing Capacity under Piers:
	kPa
 100 kPa min or as specified in Report under loadbearing areas.	Bearing Check =
	Pressure = kPa
Steel Requirements - As Per Firth Std Drg's	
Top Steel:	
Btm Steel:	

The prescribed Edge Beam design is:	
Location (ie: which wall): Edge Beam	Standard Raft Construction
	300 mm wide edge beam with 1HD12 in top & 2HD12 in bottom
	

DEKE CONSULTING LTD

Residential Civil and
Structural Design

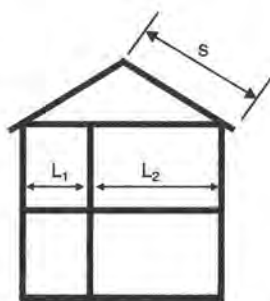
68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

RIBRAFT FLOOR SYSTEM

RIBRAFT DESIGN - INTERNAL LOADBEARING RIB

<Job No.>: 91137 Date: 20/11/2009
<Job Title>: Ribraft Slab To Mulholland Construction Residential Designer: M Thomson
<Description>: Internal Load Bearing Rib Checker:

Loadings



Tributary Roof and Floor Lengths

WALLS

Lower: HOTBloc Solid
Light (North/South Taupo)
= 400 kg/m²
= 3.92 kPa
Height = m
Load/m = kN/m

Upper: HOTBloc Solid
Light (North/South Taupo)
= 400 kg/m²
= 3.92 kPa
Height = m
Load/m = kN/m

Other (Specify Wall Weight)

Weight = 30 kg/m²
= 0.29 kPa
Height = 2.50 m
Load = 1 kN/m

SUSPENDED MID-FLOOR

Tributary Length = (L₁+L₂)/2

Unit/Floor = Timber
Topping = N/A
= 0.38 kPa
Live Loading = 1.50 kPa
Super Imposed Dead = kPa
Tributary Span = m
Dead Load/m = kN/m
Live Load/m = kN/m

ROOF

Tributary Length = S (Check if Rafter or Truss)

Light = 0.46 kPa
Live Loading = 0.25 kPa
Tributary Span = 5.00 m
Dead Load/m = 2.30 kN/m
Live Load/m = 1.25 kN/m

Loadings Summary

Walls	0.74	kN/m	Dead
Mid Floors		kN/m	Dead
		kN/m	Live
Slab*	2.60	kN/m	Dead+SDL
	1.80	kN/m	Live
Roof	2.30	kN/m	Dead
	1.25	kN/m	Live^
Extra Dead		kN/m	Dead
Extra Live		kN/m	Live

* Includes Internal Rib Weight, SDL = 0.5 kPa LL = 1.5 kPa

^ Roof LL not added if midfloor exists else LL = 0.25 kPa

DEKE CONSULTING LTD

Residential Civil and
Structural Design

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

RIBRAFT FLOOR SYSTEM

Job Details: Ribraft Slab To Mulholland Constr Job Number: 91137

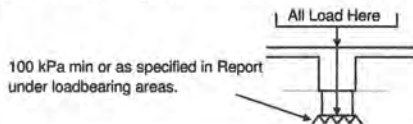
20/11/09

Working Loads	Dead	5.63	kN/m
	Live	3.05	kN/m
Ultimate Loads (1.2G + 1.6Q)	Dead	6.76	kN/m
	Live	4.88	kN/m
Total Ultimate Load on Internal	w =	11.64	kN/m

Internal Rib Details	Rib Width =	300	mm
	Pod Depth =	220	mm
	Top slab Depth =	85	mm
	Self Weight =	1.58	kN/m
	Construction Type	Standard Raft	OK!

Standard Raft Construction	Bearing Capacity:	100	kPa
	Bearing Check =	OK!	
	Working Pressure =	23	kPa
	Steel Requirements - As Per Firth Std Drg's		
	Btm Steel:	2HD12	

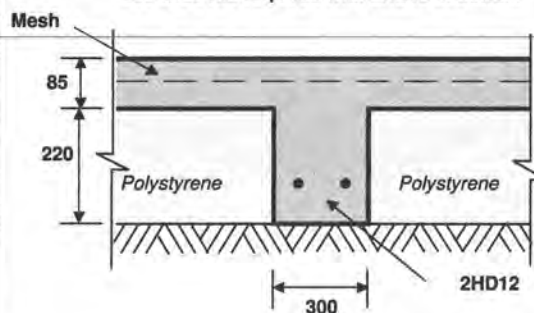
Continuous Piers (N.B. All Internal Load in to 'strip' footing) Assume 100 kPa Bearing Under Loadbearing Rib, unless a Soil Report indicates otherwise.	Bearing Capacity:		kPa
	Bearing Check =		
	Pressure =		kPa
	Steel Requirements - As Per Firth Std Drg's		
	Btm Steel:		



The prescribed internal rib design is:

Location (ie: which wall):
Internal Load Bearing Rib

Standard Raft Construction,
300 wide Rib required with 2HD12 in bottom



DEKE CONSULTING LTD

Residential Civil and
Structural Design

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

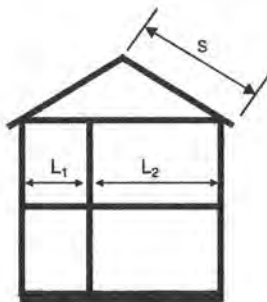
RIBRAFT FLOOR SYSTEM

RIBRAFT DESIGN - INTERNAL LOADBEARING RIB

<Job No.>: 91137 Date: 20/11/2009
<Job Title>: Ribraft Slab To Mulholland Construction Residential Designer: M Thomson
<Description>: Internal Rib Checker:

5

Loadings



Tributary Roof and Floor Lengths

WALLS

Lower: HOTBloc Solid
Light (North/South Taupo)
= 400 kg/m²
= 3.92 kPa
Height = m
Load/m = kN/m

Upper: HOTBloc Solid
Light (North/South Taupo)
= 400 kg/m²
= 3.92 kPa
Height = m
Load/m = kN/m

Other (Specify Wall Weight)
Weight = 30 kg/m²
= 0.29 kPa
Height = m
Load = kN/m

SUSPENDED MID-FLOOR

Tributary Length = $(L_1 + L_2)/2$

Unit/Floor = Timber
Topping = N/A
= 0.38 kPa
Live Loading = 1.50 kPa
Super Imposed Dead = kPa
Tributary Span = m
Dead Load/m = kN/m
Live Load/m = kN/m

ROOF

Tributary Length = S (Check if Rafter or Truss)

Light = 0.46 kPa
Live Loading = 0.25 kPa
Tributary Span = m
Dead Load/m = kN/m
Live Load/m = kN/m

Loadings Summary

Component	Unit	Value	Type
Walls	kN/m		Dead
Mid Floors	kN/m		Dead
Slab*	kN/m		Live
	kN/m		Dead+SDL
Roof	kN/m	1.80	Live
	kN/m		Dead
	kN/m		Live^
Extra Dead	kN/m		Dead
Extra Live	kN/m		Live

* Includes Internal Rib Weight, SDL = 0.5 kPa LL = 1.5 kPa

^ Roof LL not added if midfloor exists else LL = 0.25 kPa

DEKE CONSULTING LTD

Residential Civil and
Structural Design

68 Northland Rd, Wellington. Ph (04) 976 7889 Fax (04) 976 7886. e-mail malcolm.thomson@clear.net.nz

RIBRAFT FLOOR SYSTEM

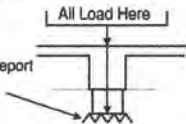
Job Details: Ribraft Slab To Mulholland Constr Job Number: 91137

20/11/09

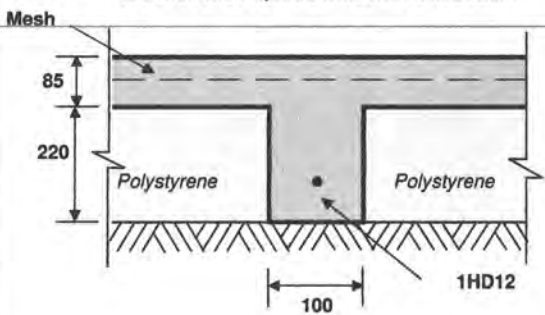
Working Loads	Dead		kN/m
	Live	1.80	kN/m
Ultimate Loads (1.2G + 1.6Q)	Dead		kN/m
	Live	2.88	kN/m
Total Ultimate Load on Internal	w =	2.88	kN/m

Internal Rib Details	Rib Width =	100	mm	
	Pod Depth =	220	mm	OK!
	Top slab Depth =	85	mm	
	Self Weight =	0.53	kN/m	
	Construction Type	Standard Raft		

Standard Raft Construction	Bearing Capacity:	100	kPa
	Bearing Check =	OK!	
	Working Pressure =	7	kPa
	Steel Requirements - As Per Firth Std Drg's		
	Btm Steel:	1HD12	

Continuous Piers (N.B. All Internal Load in to 'strip' footing) Assume 100 kPa Bearing Under Loadbearing Rib, unless a Soil Report indicates otherwise.		Bearing Capacity:		kPa
		Bearing Check =		
		Pressure =		kPa
		Steel Requirements - As Per Firth Std Drg's		
		Btm Steel:		

The prescribed internal rib design is:

Location (ie: which wall): Internal Rib	Standard Raft Construction, 100 wide Rib required with 1HD12 in bottom	
		

GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009



GIB® Wall Bracing Calculation Sheet A

single storey

V03/09

Job Details

Job No 9043
 Client Mulholland Const.
 Street and Number 22 Fairway Oaks Drive
 City/Town/District Waikanae
 Designer Adarchitecture
 Lot and DP Number Lot 3 DP 348205
 Date 29/10/2009



Select GIB® Lining
Option

10 mm GIB® Plasterboard



Building Specification

Number of storeys single
 Floor Loading 2kPa
 Foundation Type slab

Single Floor

Cladding Weight heavy
 Roof Weight light
 Room in Roof Space no
 Roof Pitch (degrees) 20
 Roof height above eaves (m) 1.0
 Building height to apex (m) 4.1
 Ground to lower floor level (m) 0.2

Complete Single Floor Column only

15
 1.0

Stud Height (m) 2.7
 Building Length (m) 24.9
 Building Width (m) 13.2
 Building Plan Area (m2) 198

3.0
 2.4
 10.0
 10.0
 200

Building Location

Wind Zone

High

Select by Building Consent Authority Map

or Preference High
 Region Preference selected
 Terrain Preference selected
 Exposure Preference selected
 Topography Preference selected

Earthquake Zone

A

Consult GIB® EzyBrace™ Systems, 2009
 for Wind Zone definitions

Bracing Units required for Wind

Demand W (BU)

Walls single
 along slab 712
 across slab 1135

Bracing Units required for Earthquake

Demand along / across E (BU)

Walls
 single
 slab 1205

©Winstone Wallboards Limited, 1999-2009. All rights reserved.

GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009



GIB® Wall Bracing Calculation Sheet B

Single or Upper Walls Along

V03/09

Along		Bracing Elements provided						Wind	Earthq.
1	2	3	4	6	5	7	8	9W	10EQ
Bracing Line	Minimum BUs Req/Ach	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	BUs Achieved	BUs Achieved
A	134	1	1.6		2.7	GS1(10)	GIB®	98	78
	OK	2	1.6		2.7	GS1(10)	GIB®	98	78
line totals		3	0.8		2.4	GS1(10)	GIB®	53	44
W	302	4	0.8		2.4	GS1(10)	GIB®	53	44
EQ	244	5							
B	70	1	1	7.5	2.4	GS1(10)	GIB®	67	55
	OK	2	0.5	7.5	2.4	GS1(10)	GIB®	32	27
line totals		3	0.5	7.5	2.4	GS1(10)	GIB®	32	27
W	468	4	2		2.4	GS1(10)	GIB®	138	110
EQ	379	5	2.9		2.4	GS1(10)	GIB®	200	160
C	70	1	1.8	7.5	2.4	GS1(10)	GIB®	123	98
	OK	2	1.8	7.5	2.4	GS1(10)	GIB®	123	98
line totals		3	3.9		2.4	GS1(10)	GIB®	269	215
W	736	4	3.2		2.4	GS1(10)	GIB®	221	176
EQ	587	5							
D	134	1	1		2.7	GS1(10)	GIB®	60	49
	OK	2	1		2.7	GS1(10)	GIB®	60	49
line totals		3	0.8		2.4	GS1(10)	GIB®	53	44
W	226	4	0.8		2.4	GS1(10)	GIB®	53	44
EQ	186	5							
E	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
F	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
G	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
H	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

©Winstone Wallboards Limited, 1999-2009. All rights reserved.

Wind

Earthq.

Totals Achieved	Achieved/Demand	W	243%	EQ	116%	1732	1396
Concrete Slab						OK	OK
Totals Required (from Demand)						712	1205

Wall Bracing Systems

For full construction details see technical literature

Single or Upper Walls Along

Supplier	System	Minimum Length (m)	BU's W/m	BU's EQ/m
	none			
GIB®	GS1(10)	0.4	Bracing Units per metre vary with length of wall	
GIB®	GS2(10)	0.6		
GIB®	BL1(10)	0.4		
GIB®	BLP	0.4		
GIB®	BLG	0.6		
Ecoply	EP1	0.6	130	130
Ecoply	EP2	0.6	145	150
Ecoply	EPG 0.4	0.4	120	125
Ecoply	EPG 1.2	1.2	150	150
Ecoply	EPGs 0.4	0.4	100	120
Ecoply	EPGs 1.2	1.2	150	120
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

©Winstone Wallboards Limited, 1999-2009. All rights reserved.

Concrete Slab

A limit of 150 BU/m applies to solid concrete slabs

Ensure not to enter custom elements with ratings higher than 150 BU/m

Distribution (NZS3604:1999 minimum values)

Internal wall bracing lines	70	BU
External wall bracing lines	10 x L(m)	BU
Lines supporting diaphragms	100	BU

Recommended distribution check (75% x D/n)

No bracing line less than	226	BU
---------------------------	-----	----

GIB® EzyBrace™ FP for GIB® EzyBrace™ Systems, 2009



GIB® Wall Bracing Calculation Sheet B Single or Upper Walls Across V03/09

Across		Bracing Elements provided						Wind	Earthq.
1	2	3	4	6	5	7	8	9W	10EQ
Line Label	Minimum BUs Req/Ach	Bracing Element No.	Available Wall Length L (m)	Angle to Bracing line (degrees)	Element Height H (m)	Bracing Type	Supplier	BUs Achieved	BUs Achieved
M	60	1	1.5	7.5	2.4	GS1(10)	GIB®	103	82
	OK	2	0.5	7.5	2.4	GS1(10)	GIB®	32	27
line totals		3							
W	134	4							
EQ	109	5							
N	70	1	2.5	7.5	2.4	GS1(10)	GIB®	171	136
	OK	2	1.7	7.5	2.4	GS1(10)	GIB®	116	93
line totals		3							
W	287	4							
EQ	229	5							
O	70	1	3.4		2.7	GS1(10)	GIB®	209	166
	OK	2							
line totals		3							
W	209	4							
EQ	166	5							
P	70	1	0.6		2.7	GS1(10)	GIB®	34	29
	OK	2	0.4		2.4	GS1(10)	GIB®	25	22
line totals		3	4		2.7	GS1(10)	GIB®	245	196
W	537	4	3		2.4	GS1(10)	GIB®	207	165
EQ	434	5	0.4		2.4	GS1(10)	GIB®	25	22
Q	132	1	0.4		2.4	GS1(10)	GIB®	25	22
	OK	2	2.5		2.4	GS1(10)	GIB®	173	138
line totals		3	2.9		2.7	GS1(10)	GIB®	178	142
W	376	4							
EQ	301	5							
R	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
S	enter	1							
		2							
line totals		3							
W		4							
EQ		5							
T	enter	1							
		2							
line totals		3							
W		4							
EQ		5							

©Winstone Wallboards Limited, 1999-2009. All rights reserved.

Wind Earthq.

Totals Achieved	Achieved/Demand	W	136%	EQ	103%	1543	1239
-----------------	-----------------	---	------	----	------	------	------

Concrete Slab						OK	OK
---------------	--	--	--	--	--	----	----

Totals Required (from Demand)						1135	1205
-------------------------------	--	--	--	--	--	------	------

Wall Bracing Systems
For full construction details see technical literature

Single or Upper Walls Across

Supplier	System	Minimum Length (m)	BU's W/m	BU's EQ/m
	none			
GIB®	GS1(10)	0.4	Bracing Units per metre vary with length of wall	
GIB®	GS2(10)	0.6		
GIB®	BL1(10)	0.4		
GIB®	BLP	0.4		
GIB®	BLG	0.6		
Ecoply	EP1	0.6	130	130
Ecoply	EP2	0.6	145	150
Ecoply	EPG 0.4	0.4	120	125
Ecoply	EPG 1.2	1.2	150	150
Ecoply	EPGs 0.4	0.4	100	120
Ecoply	EPGs 1.2	1.2	150	120
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			
Custom	Custom			

©Winstone Wallboards Limited, 1999-2009. All rights reserved.

Concrete Slab

A limit of 150 BU/m applies to solid concrete slabs

Ensure not to enter custom elements with ratings higher than 150 BU/m

<i>Distribution (NZS3604:1999 minimum values)</i>		
Internal wall bracing lines	70	BU
External wall bracing lines	10 x L(m)	BU
Lines supporting diaphragms	100	BU
<i>Recommended distribution check (75% x D/n)</i>		
No bracing line less than	181	BU



H1 Energy Analysis Calculation Method

for
New House
Mulholland Const.
22 Fairway Oaks Drive, Waikanae

prepared by

A.D
architecture

L T D

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

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

Reference Building - Non-Solid

Component	Description	Area (m ²)	R value	Heat Loss (Area/R-value)
Roof		161.10	2.9 ✓	55.6
Wall		125.80	1.9 ✓	66.2
Floor		160.00	1.3 ✓	123.1
Glazing (30%)	42%	53.92	0.26 ✓	207.4
Glazing (>30%)		0.00	0.31	0.0
Skylights		0.00	0.31	0.0
Total				452.2

NOTES:

Set wall area as either 70% of total wall area or actual wall area, whichever is lower.
 Set glazing area as either 30% of total wall area or actual window area, whichever is higher.
 Total area of glazing (including skylights) must be ≤50% of the total wall area.
 An R-value of 0.26 may be used for traditional leadlight glass if the total area is ≤2.6 m².
 Non-glazed areas of door openings greater than 3 m² are treated as wall.

Proposed Design

Component	Description	Area (m ²)	R value	Heat Loss (Area/R-value)
Roof Type 1	Profiled steel, 90mm frame, 900crs, R3.2 batts	161.10	3.10	52.0
Roof Type 2	NOT USED	0.00		
Roof Type 3	NOT USED	0.00		
Wall Type 1	Plast, 70 brick veneer, cavity, 90 fr, 400crs, R2.6 batts	99.10	2.02	49.1
Wall Type 2	BB WBD, cavity, 90mm frame, 400crs, R2.6 batts	29.20	2.07	14.1
Wall Type 3	GIB-10 2sides, 90mm frame, 600 crs, R2.6 batts	5.20	1.97	2.6
Wall Type 4	NOT USED	0.00		
Wall Type 5	NOT USED	0.00		
Floor Type 1	RIBRAFT floor - 90mm frame, A/P ratio 2.37	160.00	1.96	81.6
Floor Type 2	NOT USED	0.00		
Floor Type 3	NOT USED	0.00		
Glazing Type 1	Alum Frame, Double glass, clear	46.22	0.26	177.8
Glazing Type 2	NOT USED	0.00		
Glazing Type 3	NOT USED	0.00		
Skylight Type 1	NOT USED	0.00	0.43	0.0
Skylight Type 2	NOT USED	0.00		
Skylight Type 3	NOT USED	0.00		
Total				377.2

NOTES:

R-values must be no less than 60% of the R-value of the corresponding Schedule values
 Total area of glazing (including skylights) must be ≤50% of the total wall area
 Non-glazed areas of door openings greater than 3 m² are treated as wall.
 An R-value of 0.26 may be used for traditional leadlight glass if the total area is ≤2.6 m²

area/perim ratio - type 1	2.37
area/perim ratio - type 2	
area/perim ratio - type 3	

[illegible]

WALLS									
REVIT					MANUAL				
	actual walls (- opg) revit			133.50		manual walls (+ opg)			0.00
	ACTUAL WALLS			133.50		actual walls (- opg) manual			0.00
	TOTAL WALLS			179.72		30% of total walls			53.92
	70% of TOTAL WALLS			125.80		higher of 30% ttl wall \ actual wdw			53.92
	lower of 70% \ actual			125.80					
REVIT	wall type	1		99.10	MANUAL	wall type	1		0.00
	wall type	2		29.20		wall type	2		0.00
	wall type	3		5.20		wall type	3		0.00
	wall type	4		0.00		wall type	4		0.00
	wall type	5		0.00		wall type	5		0.00
	wall type	6		0.00		wall type	6		0.00
	wall type	7		0.00		wall type	7		0.00
	wall type	8		0.00		wall type	8		0.00
	wall type	9		0.00		wall type	9		0.00
	wall type	10		0.00		wall type	10		0.00
TOTAL	wall type	1		99.10					
	wall type	2		29.20					
	wall type	3		5.20					
	wall type	4		0.00					
	wall type	5		0.00					
	wall type	6		0.00					
	wall type	7		0.00					
	wall type	8		0.00					
	wall type	9		0.00					
	wall type	10		0.00					

0.00

WINDOWS							
REVIT			MANUAL				
revit wdws			46.22	manual wdws			0.00
ACTUAL WINDOWS (rev+manl)			46.22				
wdw area over 30%			0				
actual wdws minus 30% walls			-7.70				
REVIT	glazing type 1		46.22	MAN"L	glazing type 1		0.00
	glazing type 2		0.00		glazing type 2		0.00
	glazing type 3		0.00		glazing type 3		0.00
TOTAL	glazing type 1		46.22	manual wdws per wall type	wall type 1		0
	glazing type 2		0.00		wall type 2		0
	glazing type 3		0.00		wall type 3		0
					wall type 4		0
					wall type 5		0
					wall type 6		0
					wall type 7		0
					wall type 8		0
					wall type 9		0
					wall type 10		0

0.00

Risk Matrix Calculation

to E2 / AS1 Building Envelope Risk Matrix



Mulholland Const.
22 Fairway Oaks Drive, Waikanae
Lot 3
DP 348205

Wind Zone
HIGH

Face of Building	1,3-6,9,11,12,16-18	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	MEDIUM	1
Envelope complexity	LOW	0
Deck design	LOW	0
Total risk score	6,9,11,12,16	2

Face of Building	20,21,23,26,28	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	MEDIUM	1
Envelope complexity	LOW	0
Deck design	LOW	0
Total risk score	20,21,23,26,28	2

Face of Building	2,8,10,13-15,19	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	MEDIUM	1
Envelope complexity	MEDIUM	1
Deck design	LOW	0
Total risk score	2,8,10,13-15,19	3

Face of Building	22,24,27	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	MEDIUM	1
Envelope complexity	MEDIUM	1
Deck design	LOW	0
Total risk score	22,24,27	3

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

Face of Building	25	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	LOW	0
Envelope complexity	MEDIUM	1
Deck design	LOW	0
Total risk score	25	2

Face of Building	NOT IN USE	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	LOW	0
Envelope complexity	LOW	0
Deck design	LOW	0
Total risk score	NOT IN USE	1

Face of Building	NOT IN USE	
Risk Factor	Severity	Score
Wind Zone	HIGH	1
Number of storeys	LOW	0
Roof/wall intersection design	LOW	0
Eaves width	LOW	0
Envelope complexity	LOW	0
Deck design	LOW	0
Total risk score	NOT IN USE	1

SUITABLE CLADDINGS			
FACE	SCORE	CAVITY	CLADDING
1,3-6,9,11,12,16-18	2	Y	BB WBD ON CAVITY, PLASTER ON MASONRY ON CAVITY
20,21,23,26,28	2	Y	BB WBD ON CAVITY, PLASTER ON MASONRY ON CAVITY
2,8,10,13-15,19	3	Y	BB WBD ON CAVITY, PLASTER ON MASONRY ON CAVITY
22,24,27	3	Y	BB WBD ON CAVITY, PLASTER ON MASONRY ON CAVITY
7	1	Y	BEVELBACK WEATHERBOARD ON CAVITY BATTENS
25	2	Y	PLASTER ON MASONRY ON CAVITY
NOT IN USE	1		
NOT IN USE	1		

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

- 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*

- a) *Masonry veneer* ⁽²⁾
- b) *Stucco*
- c) Horizontal profiled metal ⁽³⁾ – corrugated and *trapezoidal* only

7 – 12

- a) Bevel back timber weatherboards
- b) Vertical timber board and batten
- c) Vertical profiled metal ⁽³⁾ – corrugated only

- 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

- a) Vertical profiled metal ⁽³⁾ – corrugated only

- 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

- a) Redesign the *building* to achieve a lower score, or
- b) Specific design
 - 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 <i>wind zone</i> as described by NZS 3604
	Medium risk	Medium <i>wind zone</i> as described by NZS 3604
	High risk	High <i>wind zone</i> as described by NZS 3604
	Very high risk	Very high <i>wind zone</i> as described by NZS 3604
B: Number of storeys	Low risk	One <i>storey</i>
	Medium risk	Two <i>storeys</i> in part
	High risk	Two <i>storeys</i>
	Very high risk	More than two <i>storeys</i>
C: Roof/wall intersection design	Low risk	Roof-to-wall intersection fully protected (e.g. hip and gable roof with <i>eaves</i>)
	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no <i>eaves</i>)
	High risk	Roof-to-wall intersection fully exposed (e.g. <i>parapets</i> , <i>enclosed balustrades</i> or <i>eaves</i> at greater than 90° to vertical with soffit <i>lining</i>)
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, <i>chimneys</i> , <i>dormers</i> 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 <i>cladding</i> type
	Medium risk	Moderately complex, angular or curved shapes (e.g. Y or arrowhead) with no more than two <i>cladding</i> types
	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple <i>cladding</i> 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 <i>deck</i> or porch at ground floor level
	Medium risk	Fully covered in plan by roof, or timber slat <i>deck</i> attached at first or second floor level
	High risk	<i>Enclosed deck</i> exposed in plan or cantilevered at first floor level
	Very high risk	<i>Enclosed deck</i> 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.