

Specification of work to be done and materials to be used in the
Erection and Completion of a House.

For MR C.R. LYONS *Hereinafter termed "The Owner"*

On Lot 20, D.P. 24082

Ngaio Road, WAIKANAE.

The whole of the works to be carried out by:-

van dorselaer construction co. ltd.

Hereinafter termed "The Contractor"

PHONIXX 3533 X 1000000.

X 6550 X 1000000.

436 Waikanae.

Registered Master Builder

PLEASE NOTE:

Due to the rustic nature and appearance of radiata pine,
some of our boards may have surface variations.

Lockwood owners should therefore accept the standard finish
and quality of timber used in our show houses as standard finish
for all units supplied.

In case of a dispute an independent party may be employed
to judge the application of the above specification.

SIGNED: _____

BUILDER: _____

OWNER: _____

Preliminary and General.

The Contractor shall provide all labour and materials - supply and maintain the required tools, plant, scaffolding, etc. and generally complete the building in the best trade manner in accordance with the true intent and meaning of the accompanying drawings and this specification.

*The working drawings with this specification and any special conditions attached shall form part of this contract. In the event of there being any difference between the drawings and this specification, the information shown on the drawings shall take precedence, figured dimensions taken in preference to scaling.

Insurance

Before commencing this contract, the Contractor will effect an insurance with an approved company to cover liability of the Owner for accidents or workmen's compensation for any accidental injury to any worker or death of same in the course of his employment, and the Contractor will maintain such insurance until the completion of the job. The Contractor shall also insure the works and keep them similarly insured until they are delivered up, against loss or damage by fire in the joint names of the Owner and Contractor for the full insurable value of the works executed.

Arbitration.

In any dispute arising between Owner (Employer) and Contractor (Builder) not soluble by the terms of this specification, it should be referred to arbitration within the meaning of the Arbitration Act, 1908.

Default and Bankruptcy.

The usual laws of bankruptcy and default apply to this contract.

Liens Act.

This contract is subject to the "Wages Protection and Contractors Liens Act 1939 and its amendments".

Cost Increases.

Arbitration Court Award increases and/or basic material cost increases in all trades mentioned herein and which are beyond the control of the building contractor, shall be agreed upon as extras to this contract, and will be met by Owner.

Extra Work.

No extra work may be carried out without the signed authority of the owner on the N.Z. Master Builders Association Official authorisation form.

By-Laws, Permits Etc.

The Contractor shall give all usual notices to the Local Authority, arrange for the inspection and testing of all work, apply for building permits and comply with the requirements of all Local Body by-laws; apply and pay fees for water connections, and charges for the use of water in connection with the construction of buildings etc. The cost of all building and other permits are included in the contract price. Where a road crossing is called for by local authority, then any fees arising shall be the responsibility of the Owner, and do not form part of the building contract.

Materials.

Should any of the materials specified for this contract be unprocurable at the normal time of purchase, negotiations shall be made for the provision of substitutes. Before any such substitutes are included in the building, the approval of the owner will be obtained. The price of difference resulting from the inclusion of the substitutes must be agreed upon before the respective work is commenced. Any substitute must also be acceptable to the Local Authority.

All materials placed by the Contractor upon the site of the proposed building and not incorporated in the said building and all waste materials shall be the property of the Contractor and shall be removed by him within fourteen days after the completion of the said building.

Setting out.

Survey-Pegs.

The owner shall be responsible for locating and clearly flagging all survey pegs before the setting out of the building on the site. The Contractor will be responsible for the accurate setting out of all work, to the dimensions shown on the drawings.

Workmanship.

All work shall be carried out in accordance with the best trade practice in strict conformity with the drawings and specifications.

Prime Cost Amounts.

DOORER P.C. - \$120.00 (~~Nets~~)

VISOR P.C. - \$160.00 (Cost plus 10%)

Site Preparation.

Mass. Excavation.

Excavation to the building site, if required, shall be arranged by the owner and the costs and charges do not form part of the contract price; unless incorporated as a "P.C. Sum" and included as such in the costing summary and the quotation.

The Contractor undertakes to provide supervision to any excavation work, for the taking of progress levels etc. and establishing finished levels.

Clearing of site.

The ~~owner~~ shall arrange for and pay charges for clearing the building site of all vegetation, such as scrub, trees etc., which encroach on the building site and access, so as to create unnecessary hindrance.

Site Access.

The owner shall arrange for and ~~pay charges for~~ metalling of site access, ~~suitable for heavy vehicles, if necessary.~~

Footpath damage.

The Contractor will be responsible for any damage to local body footpaths and/or road crossings, resulting from any vehicle used by him or his sub-trades, or delivery vehicles, of materials ordered by him.

Sub Contractors.

All sub-contractors shall be engaged and supervised by the Building Contractor.

Every Sub Contractor jointly and separately shall collaborate, wait on, assist and render all necessary assistance to complementary trades.

Additional work or adjustments must be arranged with the building Contractor or his agent, as under "Extra work" - Page 1 of this specification.

Concretor.

Materials.

Aggregate shall be sharp, clean sand and crushed hard metal or river shingle, free from earthy matter and of a size to pass through a 1" ring. Sand shall be sharp and gritty, free from salt, fresh and free from lumps.

Mix.

Mix concrete throughout in a mechanical mixer for not less than two minutes, add sufficient water to give a stiff workable mixture. Concrete throughout shall be composed of one part cement to four parts of crushed metal and two parts sand.

Piles.

All piles to be 8" x 8" concrete set in 12" x 12" x 6" concrete pads.

Footings.

Shall be 12" wide and 6" deep, reinforced with two $\frac{1}{2}$ " rods lapped at not less than 40 diameters at angles and intersections.

Base Walls.

Shall be 5" thick reinforced with $\frac{1}{2}$ " rods at 12" centres.

Rods lapped 18" at joints, ends, hooked around top and bottom horizontals, joints tied with No. 16 gauge iron wire.

Dampcourse.

Provide to the top of all concrete surfaces a damp-proof course of 3 ply malthoid fabric to protect the timber making contact with the concrete. Concrete floors as per plan detail.

Compaction.

Concrete shall be thoroughly compacted immediately after depositing by means of hand spading and slicing tools or by use of an approved power-driven vibrator of a size appropriate to the section being poured.

Reinforcement.

Reinforcement shall consist of round mil-steel rods complying with conditions and tests embodied in N.Z.S.S. 197, accurately fabricated and fixed in position. Hook ends of all rods except where shown otherwise. Hooked rods shall be lapped at least 40 diameters and unhooked rods 54 diameters. Laps and intersections shall be bound together with 16 gauge black iron wire and secured so that they will not be displaced during the placing of the concrete.

Bend all horizontal rods not less than 2ft. around angles.

Plaster.

All external faces of the foundation walls shall be plastered with cement plaster composed of one part of cement and three parts sand, the whole to be at least 3/8" thick.

Chimneys.

Chimney flue shall be of precast sections assembled to the makers' specifications. All flues shall be reinforced with four $\frac{1}{2}$ " rods.

Carpenter.

Supply and Assembly of Lockwood Components.

Refer to green specifications attached, which forms part of and shall be read with this specification.

Components shall be transported and unloaded at client's site, covered with tarpaulins or similar until construction starts.

All components shall be assembled in a workman-like manner.

General.

Carpentry work on conventional construction forming part of this contract.

Workmanship.

The whole of the buildings to be properly framed and erected in a workman-like manner. All framing timber shall be of full size specified, cut true and square. Joinery is to be constructed to the best known methods of joinery wood-work, by mortice and tenon, dovetail, tongue and groove, mitre, glue etc. Tenon pins shall be $1\frac{5}{8}$ " non-ferrous metal. Sashes shall be jointed by mortice and tenon with wedges and pins. All shifting beads, glazing fillets, moveable boards or panels are to be secured with galvanised fixings.

Wall Framing.

Any timbers enclosed within the foundations and exposed to ground atmosphere shall be treated timbers.

Ceiling heights shown on $\frac{1}{8}$ " scale drawings are between floor joists and ceiling joists in all cases.

Basement bearing walls.

Space 4" x 3" studs at 18" or 4" x 2" studs at 16" centres.

Allow for three rows of dwanging well nailed between studs.

Top and bottom plates to be in 4" x 3" gauged timber.

Single Storey Walls or basement non-bearing partitions shall be framed in 4" x 2" studding at 18" centres.

Minor partitions may be in 3" x 2" construction.

Window Framing.

The under side of head trimmers to window openings shall be 6'8" above floor joists unless specially shown otherwise on the $1/8$ " scale drawing.

Window openings of 8' 4 $\frac{1}{2}$ " or more shall have 4" x 3" rough sills.

Braces.

Check 6" x 1" braces in flush with face of studs at an angle of approximately 45 degrees.

Exterior Linings.

As per plan.

Fix over building paper weighing not less than 30lbs per roll of 500 square feet. (**8" x 1" shiplap, Redwood, Cedar or treated Pine**)

Internal Wall Linings.

Gibraltar Board.

Gibraltar Board shall be 3/8" 1st grade. Fix and stop in a suitable manner.

Pinex Hardboard.

3.16ths. Pinex hard-board shall be nailed with 1" panel pins set in approx. 60 degrees and driven in pairs to form a dove-tail at 8" centres round edges of sheets and at 12" centres on face sheets.

Joints shall be V-ed.

Flooring. As per plan and costing. **3" x 1" Pine finger jointed.**

Ceilings. As per plan where applicable.

Kitchen cupboards.

All Cupboards as shown on floor plan and on detailed drawings of same. No alterations to these items will be accepted without an authorisation form.

Any extra cupboards to be paid for on a cost plus 10% basis.

This procedure also applies in cases where P.C. sums are allowed for.

Roofers.

Corrugated Galvanized Iron

Fix as indicated on plan, 26 s.w.g. long-run corrugated galvanized iron roofing. Side laps to be $1\frac{1}{2}$ " corrugations, primed with micaceous iron oxide acrylic roof paint before fixing. Lead head roof nails to be used at minimum of 2'6" centres on sheets.

Ridging.

16" lead edged ridging to be fitted with 6" end laps, flashings beaten well into sheet corrugations.

Barges.

~~Fit square edged barge capping with 12" laps.~~

Bitumastic Tile Roof.

Lay bitumastic tiles to specification of manufacturers minimum roof pitch to be 15 degrees. Centres of fixing shall be as recommended by the maker, with $1\frac{1}{4}$ " galvanized flat-head nails.

Ridging.

As supplied by the Manufacturer.

Barge Capping.

As supplied by the Manufacturer.

Tile Maker.

Tile Colour.

Metal Strip Type Roofs.

Fix in strict accordance with the makers' specifications.

Plumber 1.

General.

The Plumbing, Drainage contractor shall provide all materials, labour and plant necessary for the carrying out of the work in accordance with this specification. Local Authority and Sanitary Inspectors' requirements, give all necessary notices and take out permits before the work is commenced, arrange for the testing of the drains. All fittings shall be tested to withstand a full water pressure.

Materials.

a. Copper Tubing.

Copper tubing shall comply with the requirements of N.Z.S.S. 546, and gauges shall be in accordance with appropriate tables, viz:- Water table, 1,3/8" diameter. 20 S.W.G. $\frac{1}{2}$ " to 1" inclusive. 19 S.W.G.

Sanitation 2, $1\frac{1}{4}$ " to 2" diameter 18 S.W.G. 3" 17 S.W.G. 4" 16 S.W.G.

b. P.V.C. Alkathene Piping and P.V.C. Traps and Wastes.

These materials may be used, providing strict conformity to manufacturers specification is adhered to. Approval must be obtained from first, the Local Body concerned and second an authorization from the owner must be obtained if called for.

c. Lead Pipe.

Lead pipe shall be based on a nominal weight of 6 lbs per square ft.

d. Cast Iron Pipe and Fittings.

To be Walter McFarlane or other approved Manufacture of thickness required by the Local Body but not less than 3/16" metal and have a protective coating of bitumen or other approved compound.

e. Galvanized Sheet Iron.

Galvanized Iron shall be 26 gauge.

f. Sheet Lead Flashing.

Lead flashings to be best milled lead of a minimum average weight of 4 lbs per square foot for all roof openings.

Pipe connections.

Joints in pipes and fittings shall be water and air-tight and made as follows:-

In cast iron work.

With tarred gasket $\frac{1}{2}$ " thick, run with molten lead to the full depth of the socket and thoroughly caulked.

Cast Iron Earthenware.

to be 1 to 2 cement and sand mortar neatly trowelled to dense smooth surface, or an approved non-setting mastic.

Screwed Galvanized Wrought Iron.

To have British Standard threads fixed with an approved jointing compound. Remove burrs before jointing to restore the full bore of the pipe.

P.V.C.

welding
Cement to manufacturers' specification.

Plumber 2.

Pipe Connections Contd.

Lead. Wiped ball joints

Lead to Wrought Iron.

With intermediate screwed brass ferrule of "Sanitary" union.

Copper to Copper.

Joints to hot water cylinder shall be of compression type to allow of ready disconnection of cylinders. Joints generally shall be made by brazing with silver solder, with melting point not exceeding 760 degrees C. Joints are to be made with the end of the pipe flared.

Tests.

Before wall linings are fixed, subject hot and cold water pipe work to the full head of water constituting the normal cold supply. The test shall be of not less than three hours duration, and leaks if any, made good.

Spoutings. 24 S.W.G. Galvanized Iron.

Provide 5" quarter round or other approved shape of spouting fixed to fall to outlets. Provide all stopped ends, mitred returns and outlets. Support spouting on brackets at 3'0" centres.

Downpipes. 24 S.W.G. Galvanized Iron.

Downpipes shall be 3" in diameter seamed with slipped joints.

Hot Water Supply System. **Tank unit type.**

Hot Water Cylinder.

Provide and install an electric hot water cylinder of~~30~~ gallons capacity. The hot water cylinder shall comply with N.Z.S.S. 720 and both cylinder and casing shall be marked as required by Clause 17 of that specification.

Element and Thermostat.

Fix element and thermostat provided by the electrician, using graphite-asbestos jointing washer supplied with the element. On no account shall the joint either for element or thermostat be made with red or white lead, or other hard-setting compound.

Piping for Hot Water.

Take in branches to all sanitary fittings. From the supply tanks carry a 1" diameter solid-drawn copper overflow pipe by the shortest practicable route to discharge outside the building.

Hot and Cold Water Cocks; Taps, and Control Valves.

All cocks, taps, and control valves shall be "Kowhai" noted as "Standard" on fittings schedule attached to this specification.

Otherwise the scheduled make and type to be supplied and fitted.

Hose Taps.

Allow two brass cocks per dwelling in a position as shown on the floor plan.

Surface Piping.

W.C. Cistern feed pipe, and all other exposed piping, shall be copper $\frac{1}{2}$ " dia. chrome plated, traps and wastes where exposed, shall be white P.V.C.

Sanitary Fittings.

As shown on floor plan, and as per schedule of internal fittings.

Vanity Tops.

If shown on plan will be supplied by building contractor to facilitate manufacturers of joinery units. Allow for piping, connecting wastes and supply and fitting cocks as per schedule.

Sink Bench.

Bench top supplied by building contractor: allow for connecting service pipes and supplying and fitting Kowhai Taps unless another make is noted on schedule.

W.C. Cistern.

Supply and fix "Dux" P.V.C. white cistern and flush pipe.

W.C.

The W.C. pan shall be white glazed earthenware fitted with a Modernite P.V.C. seat, complete with hinges and buffers.

All sanitary fittings shall be approved New Zealand manufacture.

Wastes.

The joint between the W.C. pan and the socket into which it is connected shall be made by the Plumber as follows:-

Care shall be taken that a $\frac{1}{4}$ " end clearance is left and joint is made by fully packing with an approved white mastic Seelastic or other similar material, over a suitable gasket.

All other joints on the riser shall be made by the Plumber in a similar manner, except that there shall be no end space between the spigot and socket.

Cold Water Supply.

Lay on cold water supply from existing street main (or section boundary) to house in $\frac{3}{4}$ " piping to a point inside foundation.

Water piping outside the limits of the buildings is to be sunk not less than 18" into ground and is to enter the building under or through the foundation wall.

Drainlayer.

General.

The whole of the drainage work shall be carried out in accordance with the by-laws of the local authority, and to the satisfaction of its inspectors.

Provide all fittings necessary to complete the work and lay all drains to an even and consistent fall not less than 1 in 40.

Connect up vent pipes fixed by the Plumber.

Soak holes and septic tanks if applicable shall be a minimum of 10' from any dwelling.

Materials.

Drain Pipes and Fittings.

Drain pipes and fittings are to be generally 4" internal diameter unless otherwise shown, and tenders shall be based on the use of first class salt-glazed earthenware with rubber ring joints.

When so instructed by the Local Authority Inspector, use concrete pipes to N.Z.S.S. 594, or pitch fibre to B.S.S. 2760, or asbestos cement pipes to N.Z.S.S. 285 or pipes of other materials acceptable to the Local Body.

NOTE: All drainage work to septic tank by Contractor.

Electrician.

General.

All work shall be carried out to conform with the Supply Authorities By-laws and to the satisfaction of authorised inspectors.

Materials and workmanship shall be first class. Hot points to be 3-pin, white plastic. Switches to be flush type.

Points.

Supply and fit 14 lights and 11 heating points.

All extra points to be charged at rates agreed upon - subject to "extra work" clause, (Page 1 of this specification)

Hot Water Element.

Supply and fix a 1250 watt electric heating element to hot water cylinder, if 30 gallons capacity, ~~1500 watts~~.

Electric Stove.

Supply and install an electric cooker. P.C. Sum ... \$129.00 complete with all wiring and off-on switch to local By-Laws and regulations.

Switch-Board.

Supply and hang in approved position an 18" x 18" switch panel and Meter Board incorporating all items as required by the Supply Authorities.

Supply Galvanized iron case with lift off glazed cover.

Wiring Materials.

The installation may be wired using any of the materials, or methods complying with the electrical wiring regulations.

Mains. Overhead.

Arrange for connection to power supply authority mains, to maximum distance of 60' .

N.B.

Any extra poles required or underground service connections charges are not allowed for in the contract price, unless stated so in the quotation.

Exhaust Fan.

If shown on the plan, install and wire to position shown, with switch within easy reach. "Robat Freshaire" unit complete with outside weather cowl.

Painter 1.

Preliminary.

All materials shall be the best of their type available.
Workmanship shall be to a standard as would be approved by the Master Painters Guild. Colours to Owners choice to be selected from samples provided by the Painting Contractor.

Preparation.

All reasonable care shall be taken to clean down surfaces to be varnished and painted.

Interior Work. **Note: Ceilings varnished.**

Varnishing 1st Coat. All ~~interior surfaces~~ ceiling surfaces to receive 1 coat Monopak flat varnish. Any thinning of varnish is allowable only to a workable consistency, otherwise straight from the tin application only is approved.

Stopping. Stop with Linseed oil putty, tinted to appropriate shade, all open knots or other imperfections.

Varnishing 2nd. Coat. All surfaces as above to receive coat of Monopak satin varnish.

Other Surfaces.

Interior Doors. 1st. and 2nd. coat of varnish as above - (optional alternative - two coats satin enamel paint to owner's choice)

Door Frames, Windows. Two coats satin enamel (colour to owner's selection within standard range).

N.B. These surfaces are pre-primed at Lockwood Buildings Ltd. factory.

Alternative finish. 1 coat undercoat, 1 coat high gloss.

Kitchen and Other Joinery Units.

Varnished area to be three-coat work as interior wall surfaces.

Painted surfaces. Seal with 'all seal' or sealer undercoat, stop imperfections with putty and follow with 2nd and 3rd coats of satin enamel (colours to owner's selection).

Alternative finish: 1 coat undercoat and 1 coat gloss.

Selection of colours.

Colours to be selected from standard colour samples presented by the painter. Any special mix colours to owner's requirements, will bear an extra charge, which will be agreed upon between the owner and painting contractor before any such work is undertaken. This also applies to staining of varnished wall surfaces.

Beams.

Monostain tinters or Madison oil-stain may be applied to these, depending on the depth of stain required.

Alternative finish 1 coat undercoat or one coat of enamel.

Exterior Work.

Sealing. Weather seal aluminium profiles, sides of joinery etc., with steel sash putty, neatly cut against profiles and joinery.

Painter 2.

Feature Entrance Doors. (Panelled or Solid Flush).

If a varnished effect is required, apply on hanging door one coat Madison oil (clear or stained) second coat at end of Painting contract.

Decks, Porches, Screens, Baseboards, Posts.

Decking floor, deck sub timbers, screens, baseboards, (All Tanalith Treated Timbers) to receive one 'priming coat of oil-stain during erection. (N.B. Handrail top rail only - to be primed with red lead primer and finish as exterior paint work - white).

Spouting, Downpipes, Galvanized Iron Garage Doors etc.

One coat (colour to choice) of Aquaproof Acrylic Metal Etch Roof paint. After first washing down with detergent and water to remove greases and zinc salts.

Structural Steelwork.

After fabrication and before erection prime with Rust Anode, after erection apply second and final coat as exterior work.

Extra items not included in Contract unless stated so in the quotation.

Timber Floors.

Fine sand and floor, apply one coat Everglaze floor varnish (pure Polyurethane, moisture catalyst). Stop nail holes with appropriately tinted putty and apply two further coats.

Schedule of Materials.

Interior Varnishes. Giant 'Monopak' polyurethane reinforced flat satin gloss.

Interior Stains. - Giant 'Monostain'

Interior Paints - Giant 'All Seal'

" " Sealer/ undercoat

" 'Semitone' Satin Enamel

" Monogloss Full Gloss Enamel.

Exterior Paints. - " Exterior undercoat
" " full gloss.

Exterior Oils. - " Madison Oil-stain.

Roof Paint - " 'Aquaproof' or similar.

Floor Varnish - " Everglaze

HALLPAPER: Allow a P.C. sum of \$1.25 per roll

MOSSIAN IN HALL: Include in contract.

<u>Schedule of Internal Fitments</u> , to be read with and forms part of the Specification for a Lockwood House for... MR.C.P. LYONS	
<u>Kitchen Units</u> . Carcasses..... Pine	Doors..... Paint Grade
Drawer Fronts..... Rimu	
Drawer Handles..... Recessed	
Door Handles..... Metal type	
Door Hinges..... Butt galvanised	
Door Catches..... Ball catch	
<u>Sink Bench</u> .	
Type..... Formica	Colour..... To choice ...
Size.....	No. of Bowls.....
Bowl type.....	
<u>Sink Faucet</u>	..... None Taps..... Kowhai
<u>Dresser Tops</u>.	..... Formica Colour... To choice
<u>Exhaust Fan</u>	..... None
<u>Stove</u> .	Make..... Model... X120.00
<u>Hot Water Cylinder</u> .	Type Low pressure Capacity.. 30. gallons ..
<u>Laundry Tub</u> .	No... One Type Stainless steel ..
	Tub Fixing..... Unit
<u>Owner's Washing Machine</u> .	Type..... N.A.
	Special Plumbing Reqd.
<u>Owner's Clothes Drier</u> .	Type..... N.A.
	Special Connections Reqd.....
<u>Bathroom</u> .	Special Linings... Serrastone 16" above bath
	Dado Height.....
<u>Bath</u> .	Make... Harvey Size..... 5'6"
	Colour..... White Taps..... Kowhai
	Other Fittings.....
<u>Handbasin</u> .	Make.... Porcelain Size... Copewan
	Colour..... White Taps... Kowhai
	Basin Fixing.... Brackets (cold water only)
<u>Vanity Unit</u> .	Top..... Formica Colour. To be selected
	Basin..... Enamel or steel ... Colour. White
	Taps. Kowhai Refer to plan for cupboard unit.
<u>Mirrors</u> .	N.A.
<u>Towel Rails</u> .	One 3' standard.
<u>Shaving Cabinet</u> .	Standard 18" x 16"
<u>Shower Base</u> .	Stainless Size... 36" x 30"
<u>Shower Lining</u> .	Hardboard painted
<u>Shower Taps</u> .	Kowhai Rose .. Medium round.
<u>Shower Door</u> .	N.A.

Special Electrical Requirements.

.....No fittings allowed for,.....

.....Outside covers to be paid for as extra......

Water Supply and/or Special Plumbing Requirements.

.....40 feet supply allowed for only......

Sewerage/Stormwater Disposal.

.....Sewerage to septic system included in contract......

.....Stormwater to soak pits......

Heating.

.....Visor P.C. \$160.00.....

.....P.C. sum of \$40.00 for slab heating included......

Hardware.

.....Standard Lockwood Satin finished......

Special Notes.

.....Diamond deck carport roof unlined, but painted.....

.....with 2 coats acrylic. Shed not lined, but 20 feet of
.....shelving, allowed for. Front door flush type external......

.....Alvista wardrobe doors. Dux cistern, white seat......

.....All external walls alloy foil installed one side......

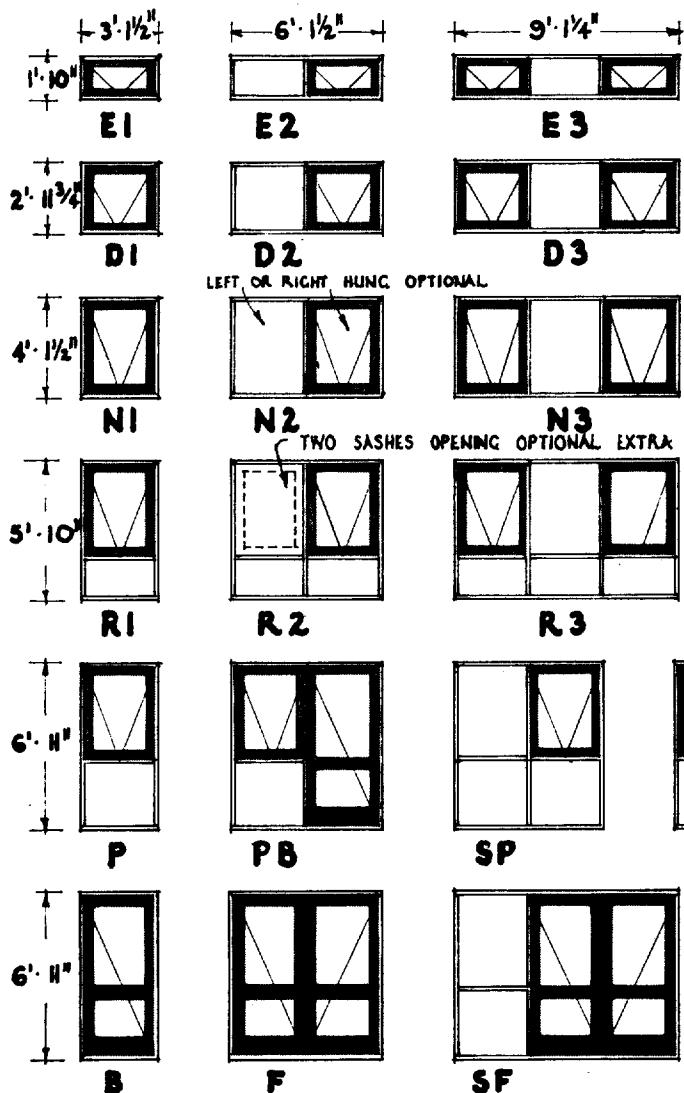
.....Master bedroom ceiling also, acoustic pinex tiles
.....to same. Concrete floor to shed 3" thick......

LOCKWOOD GREEN SPECIFICATION

For Nos. 1-16 Components (Timber Joinery)

1. BEARERS: Ex 4" x 3" BORIC treated Radiata Pine. No. 1 framing grade.
2. FLOOR JOISTS: Gauged ex 6" x 2" BORIC treated Radiata Pine No. 1 framing grade.
3. FLOORING: Ex 3" x 1" or 4" x 1" BORIC treated Rimu finger jointed at random, random lengths or Particle Board.
4. ALUMINIUM ALLOY INTERLOCKING PROFILES: (Refer to diagram).
5. EXTERNAL WALLS:
Note.—Only ONE of the following (A, B or C) is to apply to any one contract.
(a) SUPER LAMINA (sheathed) 2 $\frac{1}{2}$ " thick constructed from two ex 8" x 1 $\frac{1}{2}$ " factory-merchant grade, BORIC treated Kiln dried Radiata Pine, Boards laminated with UREA-FORMALDEHYDE water resistant glue. The laminated board is sheathed with aluminium with a baked vinyl enamel finish with a 10-year guarantee against peeling and blistering. The interior surface of the board is sealed with a DULUX weatherprime solution.
(b) SUPER LAMINA (unsheathed) 2 $\frac{1}{2}$ " thick constructed from two ex 8" x 1 $\frac{1}{2}$ " factory-merchant grade, Kiln dried Radiata Pine, laminated with UREA-FORMALDEHYDE water resistant glue. The board is TANALITH treated and dipped in a weatherprime solution.
(c) LAMINA (sheathed) 1 $\frac{1}{2}$ " thick. Single board ex 8" x 2" factory-merchant grade, BORIC treated Kiln Dried, Radiata Pine sheathed with aluminium with a baked enamel finish. (For large halls and quantity orders only.)
6. INTERNAL WALLS: 1 $\frac{1}{2}$ " thick single board ex 8" x 2" factory-merchant grade, Radiata Pine, dipped in a weatherprime solution. (Containing Pentachorophenol, with Dieldrin added.)
7. JOINERY:
(a) Window sashes Glazed — 1 $\frac{1}{2}$ " thick Cedar, or other suitable timber, ready hung with hardware fitted.
(b) Window and external door frames: ex 6" x 2" TANALITH treated, kiln dried Radiata Pine weatherprimed (Cedar Tinted).
(c) Doors External: 1 $\frac{1}{2}$ " thick Cedar, Totara or Rimu with glass panels, ready hung with hardware fitted.
- (d) Doors Internal: Flush, varnish quality ready hung with hardware fitted in an ex 4" x 2" BORIC treated Radiata Pine frame weatherprimed (Cedar Tinted).
(e) Wardrobe doors (where indicated on Plan)—Hanging: Pine frame core sheathed with Hardboard in an ex 4" x 2" kiln dried Radiata Pine frame. Sliding: Hardboard panel in an aluminium frame.
8. ROOF SUPPORTING BEAMS:
(A) Type: 9 laminate ex 4" x 2" Boric treated splay joined Radiata Pine. Spans up to 26' 0".
(B) Type: 6 laminate ex 4" x 2" Boric treated splay joined Radiata Pine. Spans up to 14' 0".
(C) Type: 5 laminate ex 4" x 2" Boric Treated splay joined Radiata Pine. Spans up to 14' 0".
9. FULL SARKING: As internal walls (same timber and treatment, refer to No. 6).
10. BARGE BOARDS: Ex 8" x 1 $\frac{1}{2}$ " dressing grade TANALITH treated, Kiln Dried Radiata Pine weatherprimed.
11. SPOUTING BOARDS: Ex 5" x 1" and 3" x 2" dressing grade TANALITH treated Kiln Dried Radiata Pine weatherprimed.
12. BUILDING PAPER: On top of full sarking.
13. ROOF BATTENS: 1 $\frac{1}{2}$ " x 1 $\frac{1}{2}$ " shaped Douglas Fir (random length).
14. FINISHING MATERIALS: Scotia, skirting, $\frac{1}{2}$ round, cappings ex 4" x 2" Kiln Dried Radiata Pine, shelving ex 8" x 1" Radiata Pine, all unsealed, wardrobe rails $\frac{3}{4}$ " galvanised pipes, Flashing Baseboards TANALITH treated ex 4" x 1".
15. PILLARS & STIFFENERS: 4/4" x 1" laminates finished at 3 $\frac{1}{2}$ " square — all BOLIDEN treated.
16. CAULKING COMPOUND:

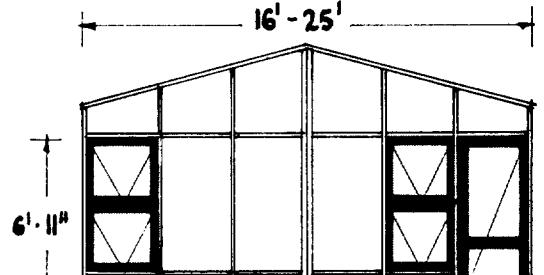
(Specification and design subject to alteration without notice.)



KEY TO CURRENT OVERALL SIZES OF LOCKWOOD JOINERY.

WHEN CODING WINDOW AND DOOR REQUIREMENTS:-

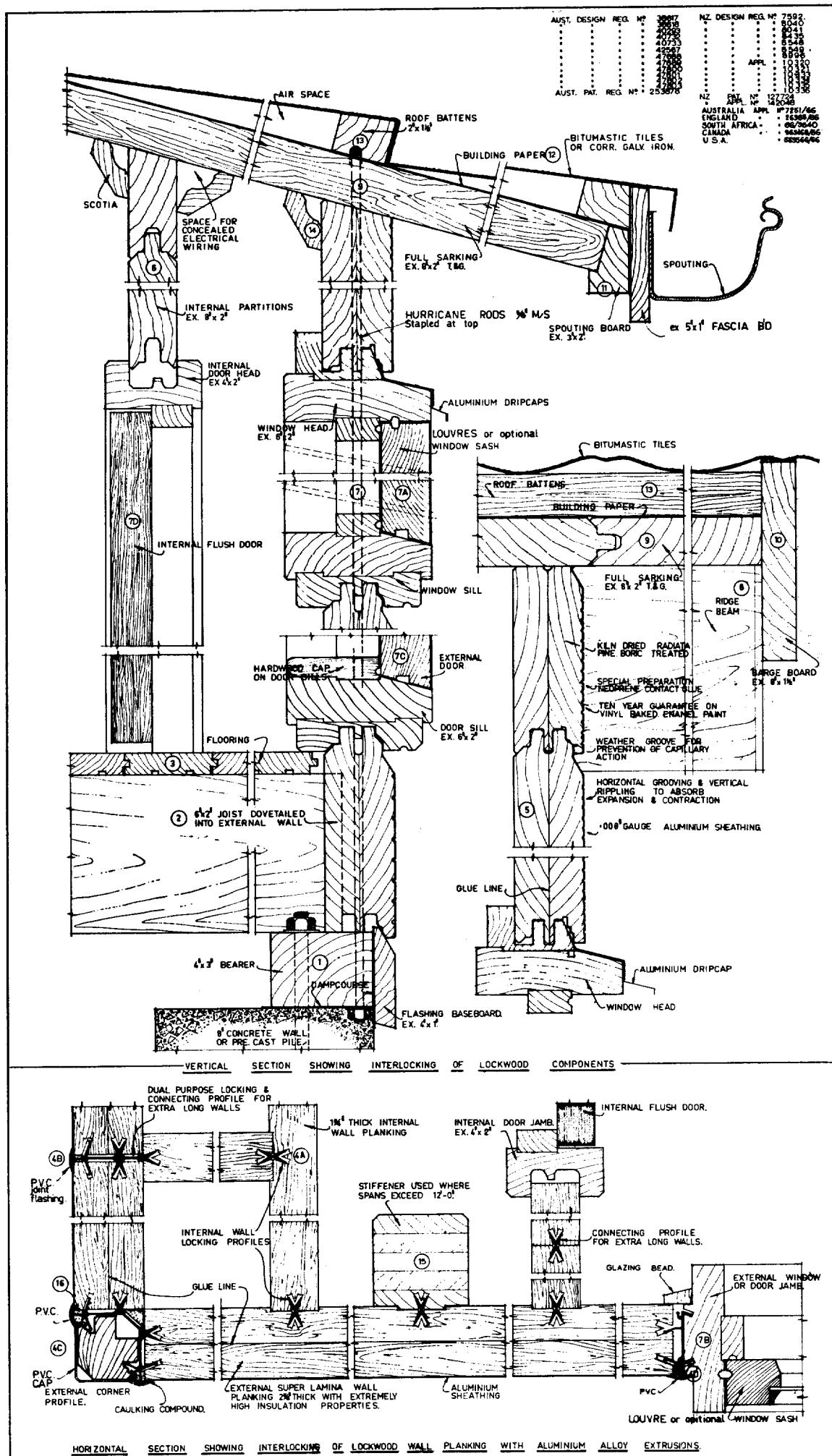
- (1) VIEW FROM OUTSIDE
- (2) NUMBER FROM LEFT TO RIGHT.
- (i.e.) S.P. if required reversed becomes P.S.
P.B.S. if required reversed becomes S.P.B.



GABLE FRAME:—MAY BE VARIED BY INCORPORATING ANY OF THE FRAMES IN THE 6' 11" HEIGHT RANGE.

+2' 9 1/2"

Cross-Sectional Diagram of Lockwood System



These are benefits normally included in contract prices for "Lockwood" buildings, at no extra cost:

1. Patented Lockwood solid wall construction;
2. Aluminium sheathing of external walls (for maximum durability);
3. 10-year guarantee against chipping, blistering or peeling of vinyl plastic enamel coating;
4. Insulation effectiveness to 'U' value of .25 (ceilings .22) which is equivalent to \$300 value of insulating material installed by other means in average house;
5. Internal walls of natural timber with synthetic varnish finish with expected minimum durability of 25 years and corresponding elimination of maintenance;
6. Sloping or flat ceilings with exposed beams and "spacious living" design;
7. Extra earthquake and shock-resistance of Lockwood interlocking system;
8. Special Lockwood gable frame with glazing to ceiling height.

Use the Lockwood method for any building. The Lockwood system is ideally suited for all kinds and sizes of buildings. Domestic: New homes (including holiday houses, farm cottages, etc.) from 500 to 3000 sq. ft. and over. Commercial: Flats, motels, offices, shops, tea-rooms, restaurants, etc. Institutional: Halls, school rooms, club rooms, churches, ski lodges, etc.

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

Morowhenua County Council

PERMIT No. 57448

Waukesha - CT.

DATE RECEIVED 15 : 6 : 70 : DATE ISSUED 24 : 6 : 70 :

ESTIMATED VALUE OF WORK

Now owing \$40,000 or more thereon in excess of \$280,000 and additional fee of \$10.00

SINGHAI STUDIES

For inspection required in the case of proposed structural alterations before plans for approval	\$1.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$0.50
For inspecting old timber before re-using the same in a new building	\$1.50

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$0.25

NOTE.— 1 All Plans and Specifications must be in ink.

Valuation Book No. 1694/584/42 Date

Application for Building Permit

TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address: Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with
the undermentioned particulars in Waikanae Canal Town, RIDING.

1. Type of Building: New dwelling.
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: Circular

Walls: timber

Roof: tiles - metal.

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose)

3. Allotment: Lot: 2720 D.P.: 24082 Section:

Area: Block: S.D. Locality:

4. Owner's Full Name: A.R. C.R. Lyons

Address: 101 Wadestown Rd. Wadestown

5. Previous { If Section
Owner has been
recently transferred }

..... 14

Name of Street or Road

6. Frontage (Length): 20.0

..... 14

Name of Street or Road

7. Estimated Value of Building— \$ 8200.00: Total \$ 8985.00:

Plumbing and Drainage— \$ 735.00:

8. Fees \$ 33-00: F. Poll dep. \$ 60 33801
See Scales of Fees on Back Page.

BUILDING RESEARCH LEVY \$ 4.50 33804

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

- Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown.
- Front, Rear and Side Elevations.
- Cross section showing framing with bracing.
- Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant: Van Donselaar Consh. Co Ltd as BUILDER or OWNER.
Box 10 Waikanae

Address

Builder's Name { If not
and Address { the
applicant }

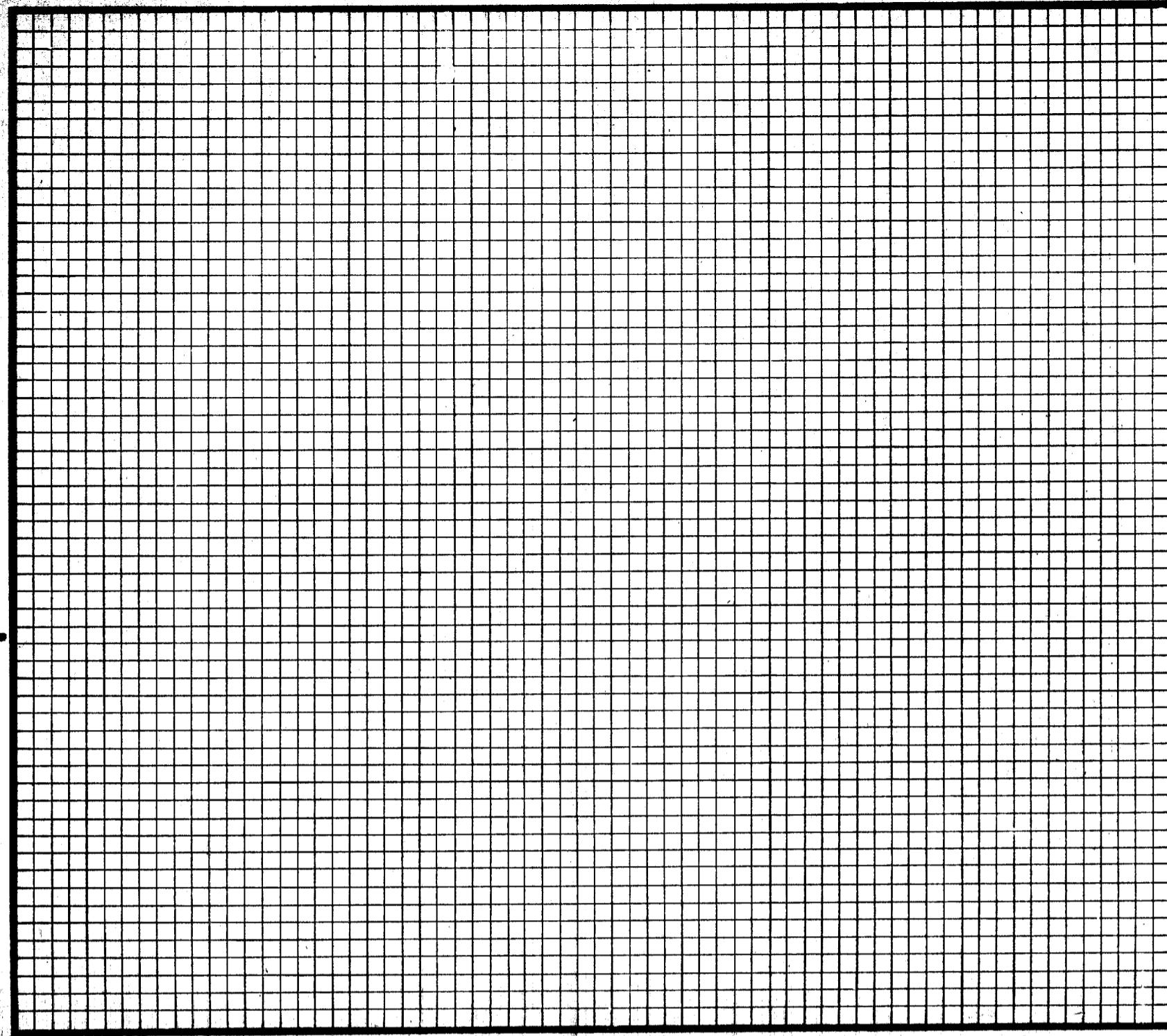
PLAN OF ALLOTMENT

NOTE—Showing position of proposed building on such allotment.
Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

Boundary Lines to be shown thus: _____

Generally DWELLINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Nqao road. Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Horowhenua County Council

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

SCALE OF FEES

For inspection required in the case of proposed structural alterations before plans for approval \$1.00 (10/0)

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building 50c. (5/0)

For inspecting old timber before reusing the same in a new building \$1.50 (15/0)

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid 25c. (2/6)

PERMIT No. 5040

B 023750

LOCALITY

DATE RECEIVED 10 : 12 : 68. DATE ISSUED 16 : 12 : 68.

ESTIMATED VALUE OF WORK

		FEES
Over \$200	\$200 (\$100) and not exceeding	\$200 (£100)
"	" " "	\$400 (£200)
"	" " "	\$600 (£300)
"	" " "	\$800 (£400)
"	" " "	\$1,000 (£500)
"	" " "	\$1,200 (£600)
"	" " "	\$1,400 (£700)
"	" " "	\$1,600 (£800)
"	" " "	\$1,800 (£900)
"	" " "	\$2,000 (£1,000)
"	" " "	\$2,500 (£1,250)
"	" " "	\$3,000 (£1,500)
"	" " "	\$3,500 (£1,750)
"	" " "	\$4,000 (£2,000)
"	" " "	\$5,000 (£2,500)
"	" " "	\$6,000 (£3,000)
"	" " "	\$7,000 (£3,500)
"	" " "	\$8,000 (£4,000)
"	" " "	\$9,000 (£4,500)
"	" " "	\$10,000 (£5,000)
"	" " "	\$11,000 (£5,500)
"	" " "	\$12,000 (£6,000)
"	" " "	\$14,000 (£7,000)
"	" " "	\$16,000 (£8,000)
"	" " "	\$18,000 (£9,000)
"	" " "	\$20,000 (£10,000)
"	" " "	\$25,000 (£12,500)
"	" " "	\$30,000 (£15,000)
"	" " "	\$35,000 (£17,500)
"	" " "	\$40,000 (£20,000)
"	" " "	\$50,000 (£25,000)
"	" " "	\$60,000 (£30,000)
"	" " "	\$70,000 (£35,000)
"	" " "	\$80,000 (£40,000)
"	" " "	\$90,000 (£45,000)
"	" " "	\$100,000 (£50,000)
"	" " "	\$120,000 (£60,000)
"	" " "	\$140,000 (£70,000)
"	" " "	\$160,000 (£80,000)
"	" " "	\$180,000 (£90,000)
"	" " "	\$200,000 (£100,000)
"	" " "	\$240,000 (£120,000)
"	" " "	\$280,000 (£140,000)

For every \$40,000 (£20,000) or part thereof in excess of \$280,000 (£140,000) add additional fee of \$10.00 (£5).

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval \$1.00 (10/0)
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building 50c. (5/0)
For inspecting old timber before reusing the same in a new building \$1.50 (15/0)
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid 25c. (2/6)

NOTE.—
1 All Plans and Specifications must be in ink.

APPLICATION

FOR BUILDING PERMIT

OWNER'S NAME T.V. and E.D. SIEATOR

FOR OFFICE USE ONLY.

REMARKS:

Need to be adequately secured to take not 12" into ground.

HOROWHENUA COUNTY COUNCIL

NOTE: This application is approved on condition that the building is not used for human habitation.

APPROVED

B. G. Field
COUNTY ENGINEER.

DATE 13 - 12 - 68

Valuation Book No. 1494/584/42 Date Dec. 1, 1968.

Application for Building Permit

TO THE BUILDING INSPECTOR, Postal Address: Horowhenua County Council,
Horowhenua County Council, P.O. Box 17,
Bath Street, Levin.

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with
the undermentioned particulars in Waikanae Coast Town. RIDING.
Utility Shed

Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations Concrete Block walls: Weatherboard Roof: T.R.O.N.

Total floor area: 80 sq. ft.

2. Purpose for which every part of Building is to be used or occupied (Describing separately each part intended for use or occupation for a separate purpose) Storage of Garden Tools

3. Allotment: Lot: 20 D.P.: 24082 Section: A 78C Kaitawa S.D.

Area: 0-1 - 04.5 Block: 1 X S.D. Locality: Waikanae

4. Owner's Full Name Thomas Victor SLEATOR and Elsie Dorothy SLEATOR
Address 51 Oxford Tce. Waterloo Lower Hutt.

5. Previous {If Section has been recently transferred }

Name of Street or Road 62 Ngai Road.

6. Frontage (Length) \$180 :

7. Estimated Value of Building, \$180 :

8. Fees \$1 - 00 :

See Scales of Fees on Back Page.

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including—

- Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown.

(c) Front, Rear and Side Elevations.

(d) Cross section showing framing with bracing.

- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.
- Signature of Applicant G.V.Sleator, a C.Q. Sleator as BUILDER or OWNER.

Address 51 Oxford St Lower Hutt.

Builder's Name { If not the applicant }
and Address

PLAN OF ALLOTMENT

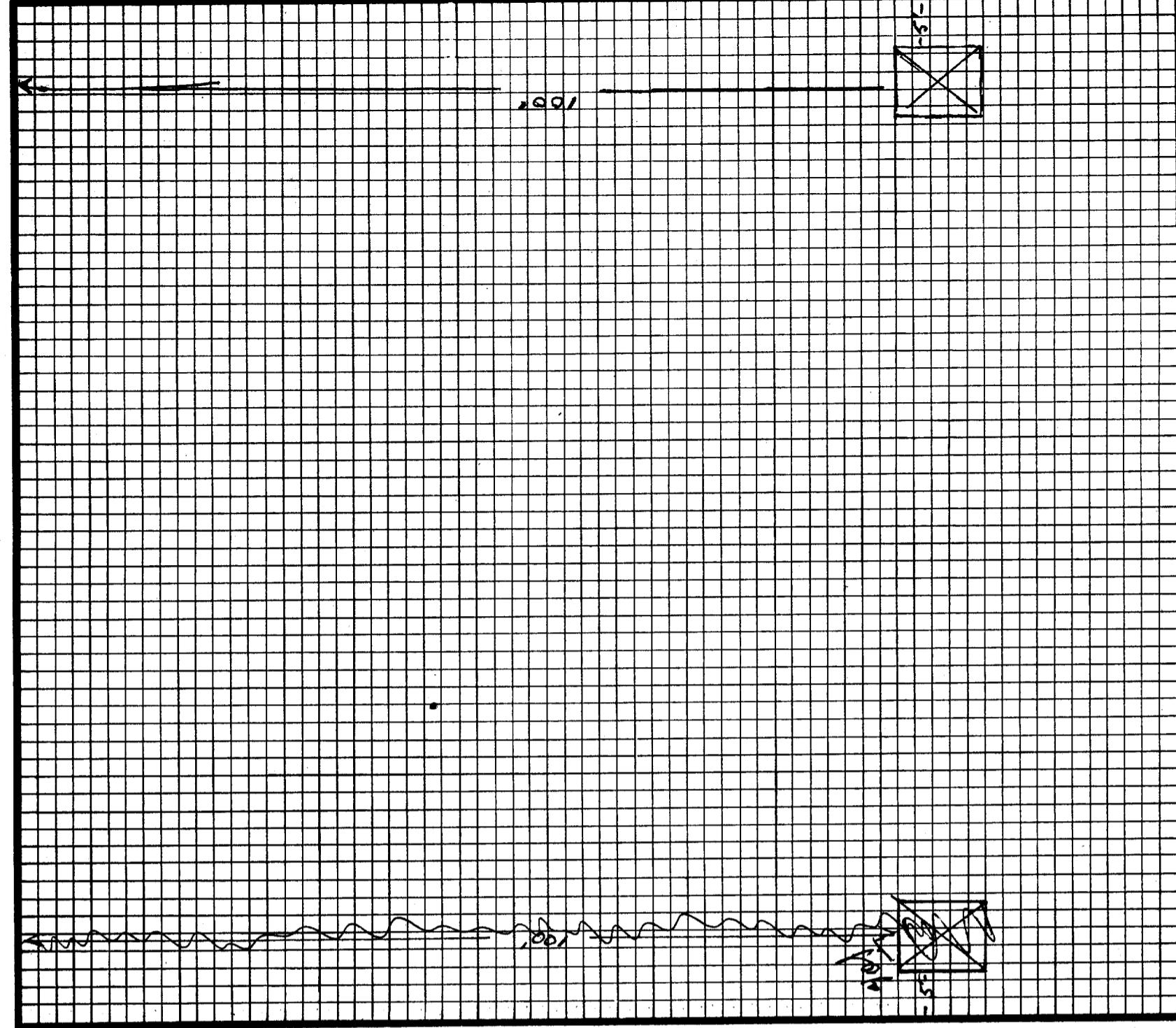
Showing position of proposed building on such allotment.

NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

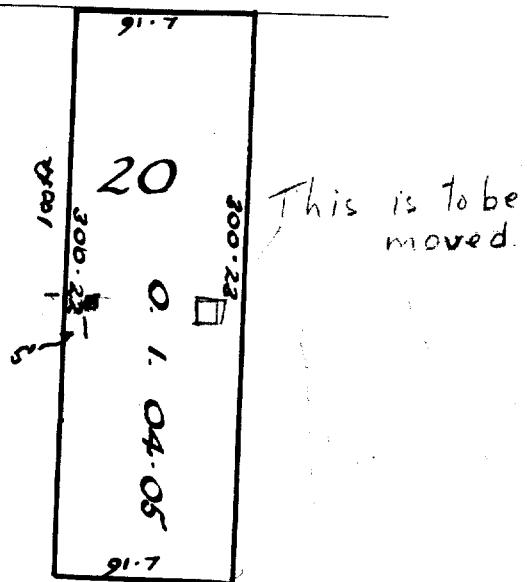
Boundary Lines to be shown thus: _____

Generally DWELLINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Ngai Road



Ngaio Rd.



Scale: 1 inch = 1 chain

Xd 154

Plan a shed re-sized
to permit No 5650

Kohukohi Rd.

27/4/70.

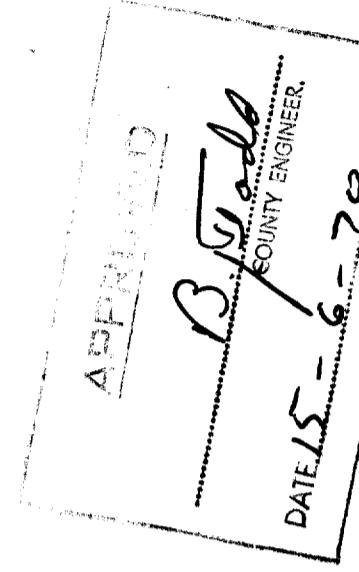
B. Todd.

Horowhenua County Council

PERMIT No. 1270

LOCALITY Wairarapa Ct.DATE RECEIVED 15 : 6 : 70.DATE ISSUED 24 : 6 : 70.**FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE****APPLICATION
FOR REDACTED DRAINAGE PERMIT**OWNER'S NAME C.R. Lyons.**FOR OFFICE USE ONLY**

REMARKS:

**SCALE OF PERMIT FEES****Estimated Value of Work:****Fee Payable:**

Exceeding \$100 but not exceeding \$200	\$1
Exceeding \$200 but not exceeding \$300	\$2
Exceeding \$300 but not exceeding \$400	\$3
Exceeding \$400	\$4
	\$4, plus \$1 for every \$200 or part thereof in excess of \$400.

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Valuation Book No. 1694/5884/42 Date, 19.....

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage Work Connect all drains and discharge into septic tank:

Complete drainage will replace tank at new dwelling

Allotment. Lot: 20 D.P.: 21082 Section: _____ Area: _____

Block: _____ S.D.: _____ Locality: _____

Previous Owner { If Section has been recently transferred

Frontage (Length) 60 (Name of Street or Road) Napio road

Water Supply (Description) Mains supply

Estimated Value of Plumbing Work \$

Estimated Value of Septic Tank \$

Estimated Value of Drainage Work \$

Permit Fees \$ 2 - .00 Total \$ 65.00

(For Scale of Fees see Back Page)

Full Name and Address of Owner: C.R. Lyons
101 Wadestown rd. Wadestown

NOTE.—The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
(b) Detailed drawings of septic tank — 1in to one foot.
(c) Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of 1in to foot for large premises — in DUPLICATE
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: Van Dusden Const. Co. Ltd.

Address: _____

Plumber's Name, { If not the applicant.
Address, and Registered No. _____

W.T. Rawleigh Greenway Rd. Waikanae

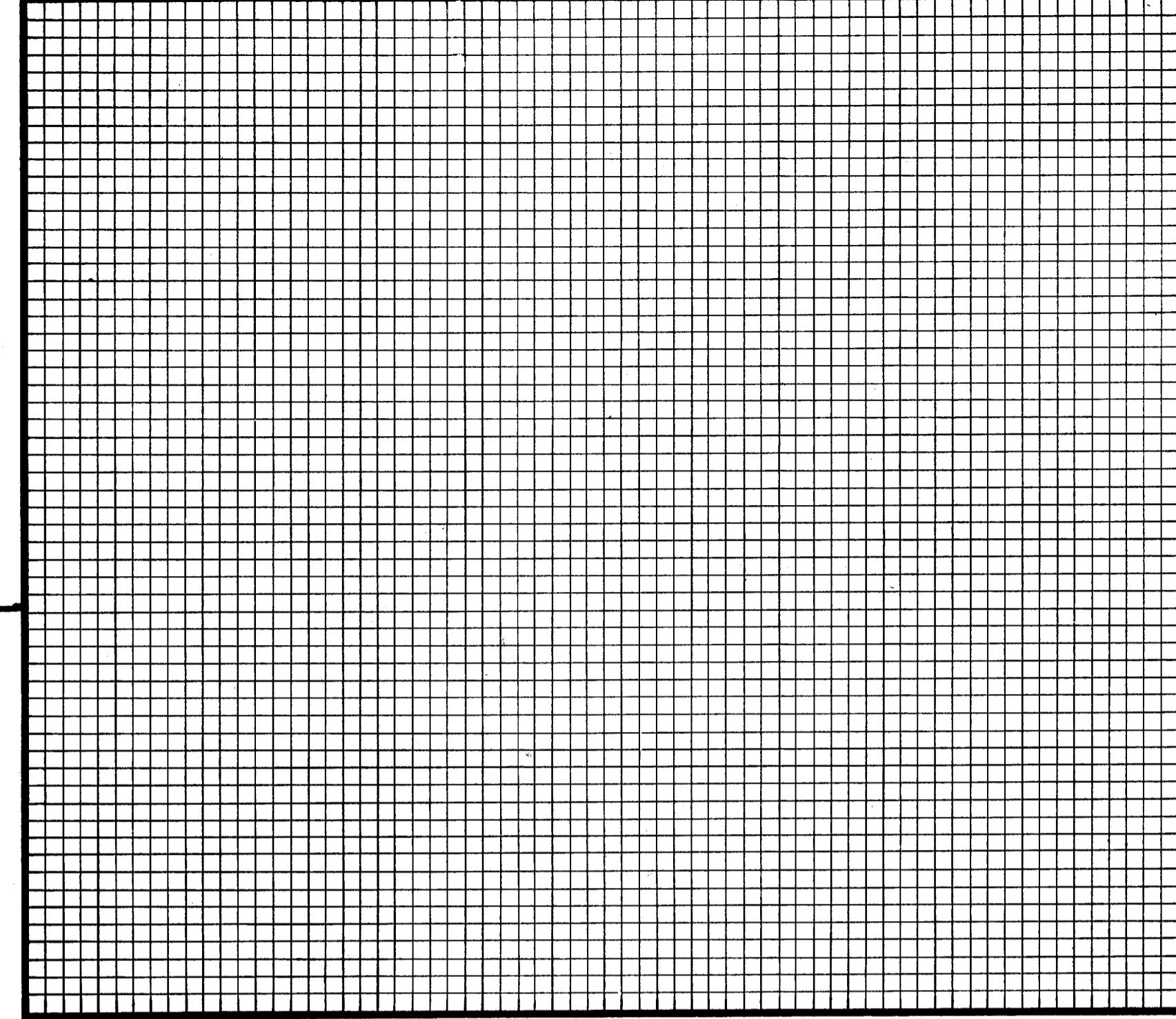
PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: -----
WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to Napio road.

Road



Horowhenua County Council

H.C.C./D.1

PERMIT No. 1271

LOCALITY Waikanae CT.

DATE RECEIVED 15:6:70.

DATE ISSUED 24:6:70.

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION

FOR PLUMBING PERMIT

C.R. Lyons.

OWNER'S NAME

FOR OFFICE USE ONLY

REMARKS:

APPROVED	<i>B. G. Smith</i>
COUNTY ENGINEER,	
DATE <u>15-6-70.</u>	

SCALE OF PERMIT FEES

Estimated Value of Work:

Fee Payable:

Not exceeding \$100	\$1
Exceeding \$100 but not exceeding \$200	\$2
Exceeding \$200 but not exceeding \$300	\$3
Exceeding \$300 but not exceeding \$400	\$4
Exceeding \$400	\$4, plus \$1 for every \$200 or part thereof in excess of \$400.

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Valuation Book No. 1404/584/62 Date 19

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 17,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Plumbing Work Install all sanitary fittings
as shown on plan or connect wastes
Complete plumbing installation for new dwelling.

Allotment. Lot: 20 D.P.: 24082 Section: Area:

Block: S.D.: Locality:

Previous Owner	If Section has been recently transferred	Block	Name of Street or Road	<u>Napao road</u>
Frontage (Length)	.....	.....	.....	.....
Water Supply (Description)	<u>mains supply</u>	.....	.....	.....
Estimated Value of Plumbing Work	.....	.....	.....	\$ 620.00
Estimated Value of Septic Tank	.....	.....	.....	\$ .00
Estimated Value of Drainage Work	.....	.....	.....	\$ .00
			Total	\$ 620.00

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1959 and Amendments.

Permit Fees \$ 6.00 WATER CONNECTION FEE \$ 24 Receipt No: 33800
(For Scale of Fees see Back Page.)

Full Name and Address of Owner: C.R. Lyons
101 Wakestown Rd. Whestown

NOTE.—The following MUST accompany this Application:—

- Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- Detailed drawings of septic tank — 1in to one foot.
- Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of 1in to foot for large premises — in DUPLICATE
Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: Van Douschae Cawle Co He
Address: Box 10 Waitomo

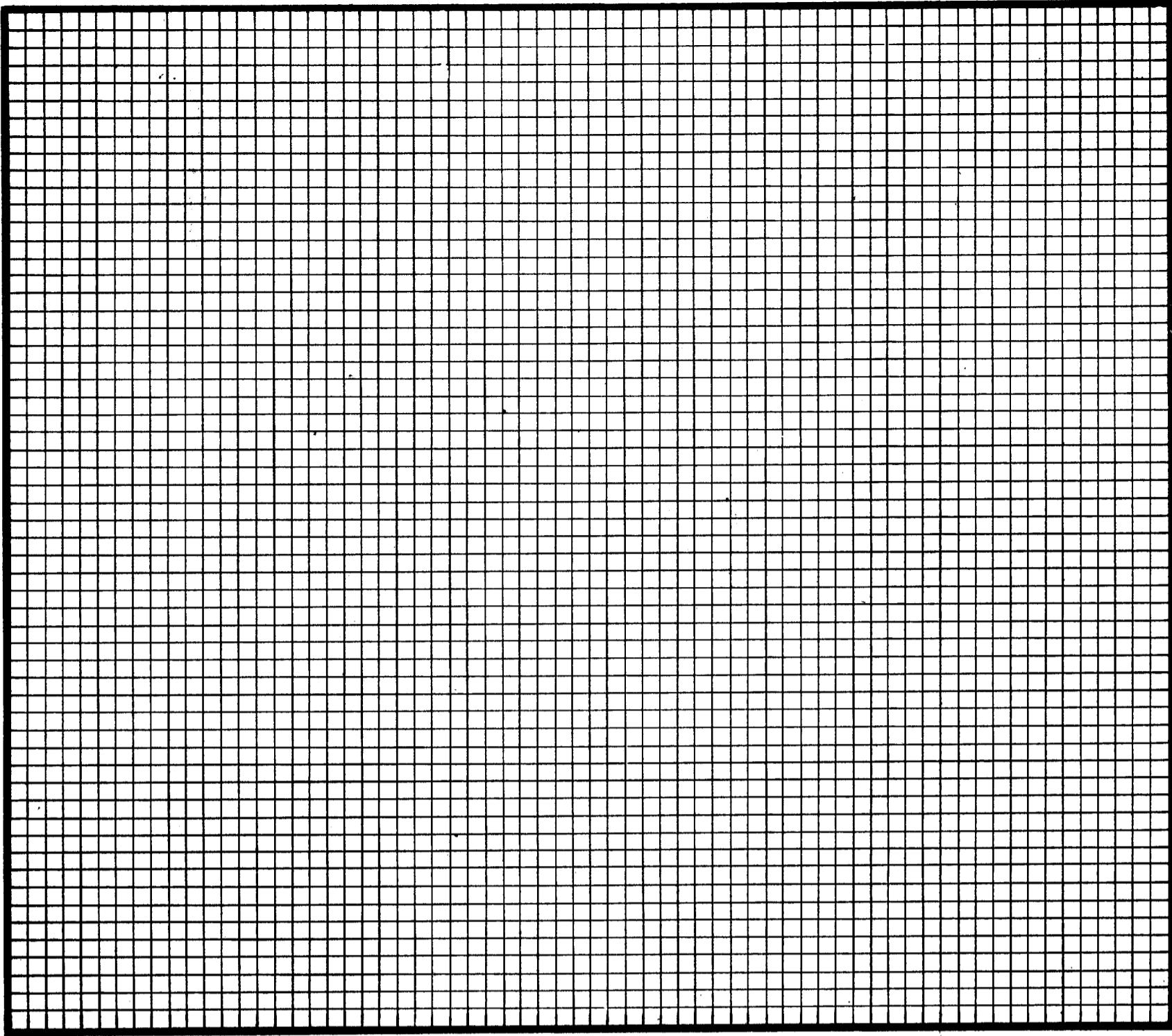
Plumber's Name, { If not the applicant }
Address, and Registered No. R. Walker Raven street Waitomo

PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: _____
WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to Napao road. Road.



Horowhenua County Council

H.C.C.D.

1871

PERMIT NO.W5472

LOCALITY *WAIKANAE SEWER*

DATE ISSUED 22 : 12 : 82.

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

**APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT**

DATE RECEIVED : : :

OWNER'S NAME *Logan*

FOR OFFICE USE ONLY

REMARKS:

SCALE OF PERMIT FEES

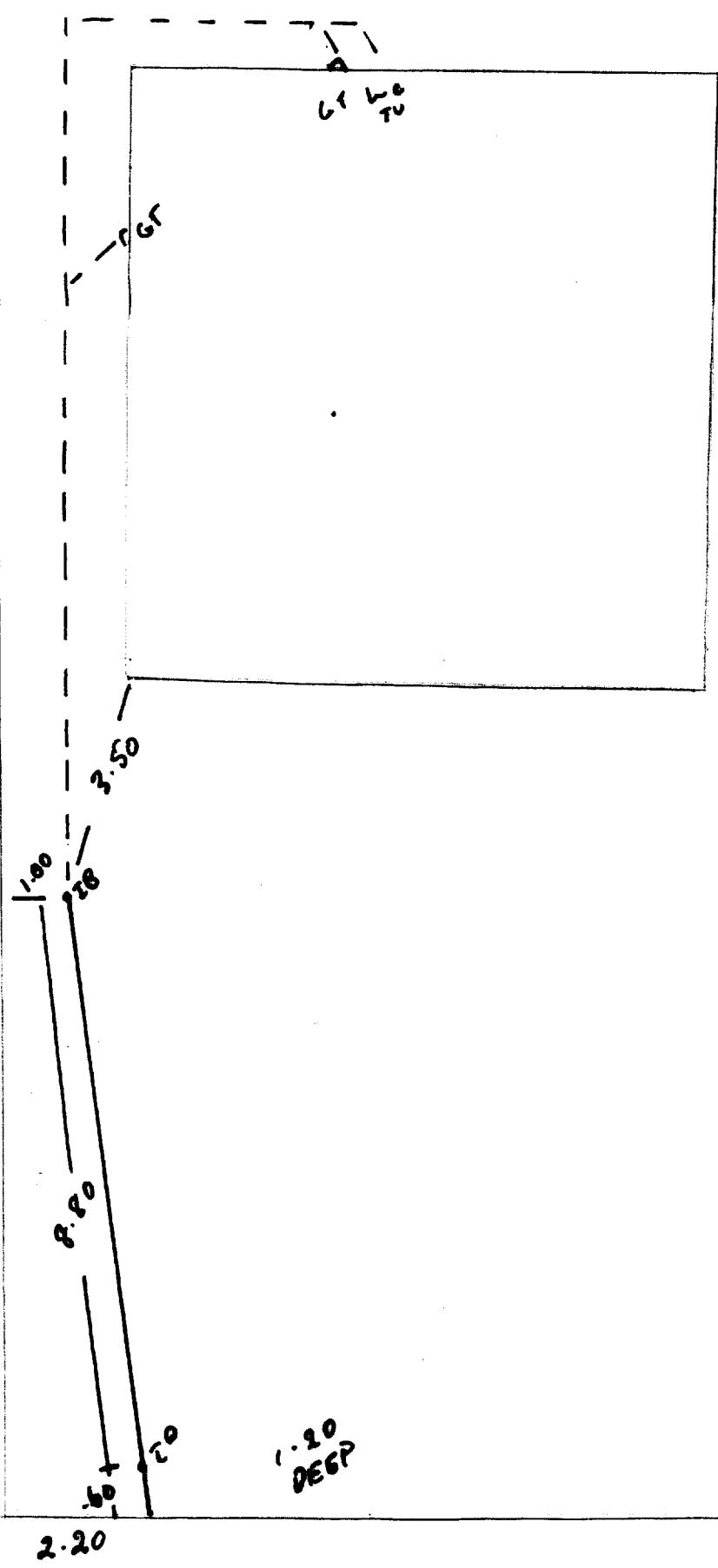
Estimated Labour Value of Work:

Not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

Plus \$6 for every \$100 or part thereof in excess of \$400.

APPROVED
<i>J. Jackson</i>
For COUNTY ENGINEER
DATE <i>8-12-82</i>

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.



Reo - 62 N6A10 Ro

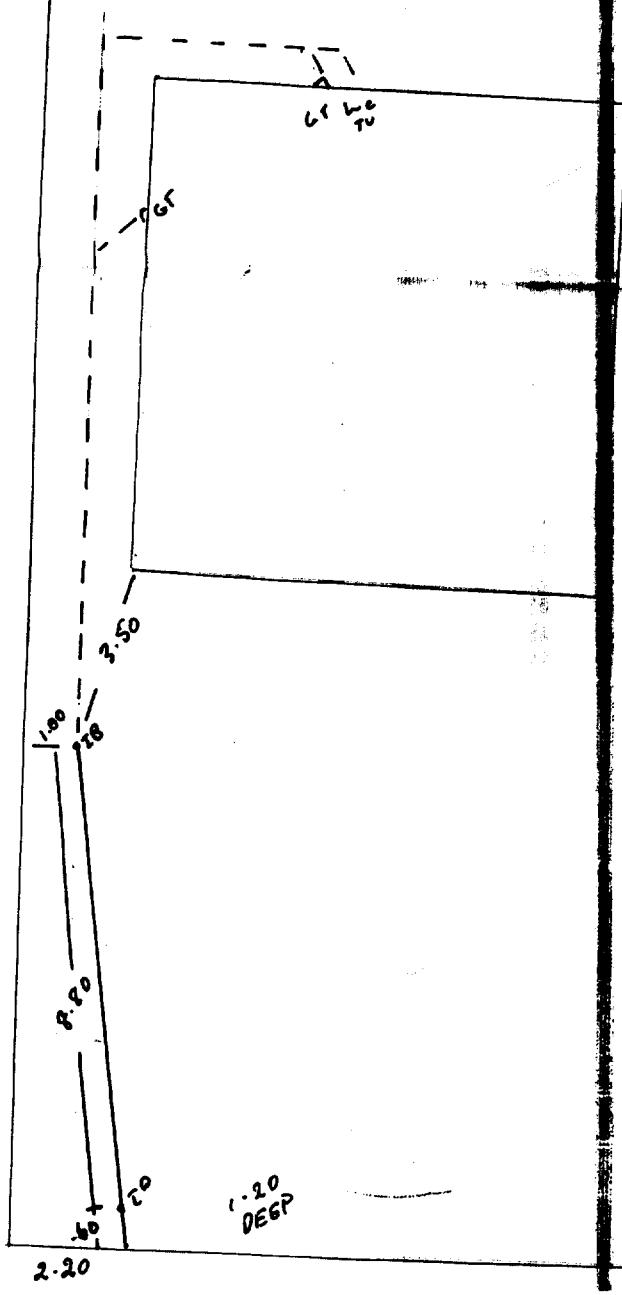
WT - 20

D.P - 24082

O/H - P McCown

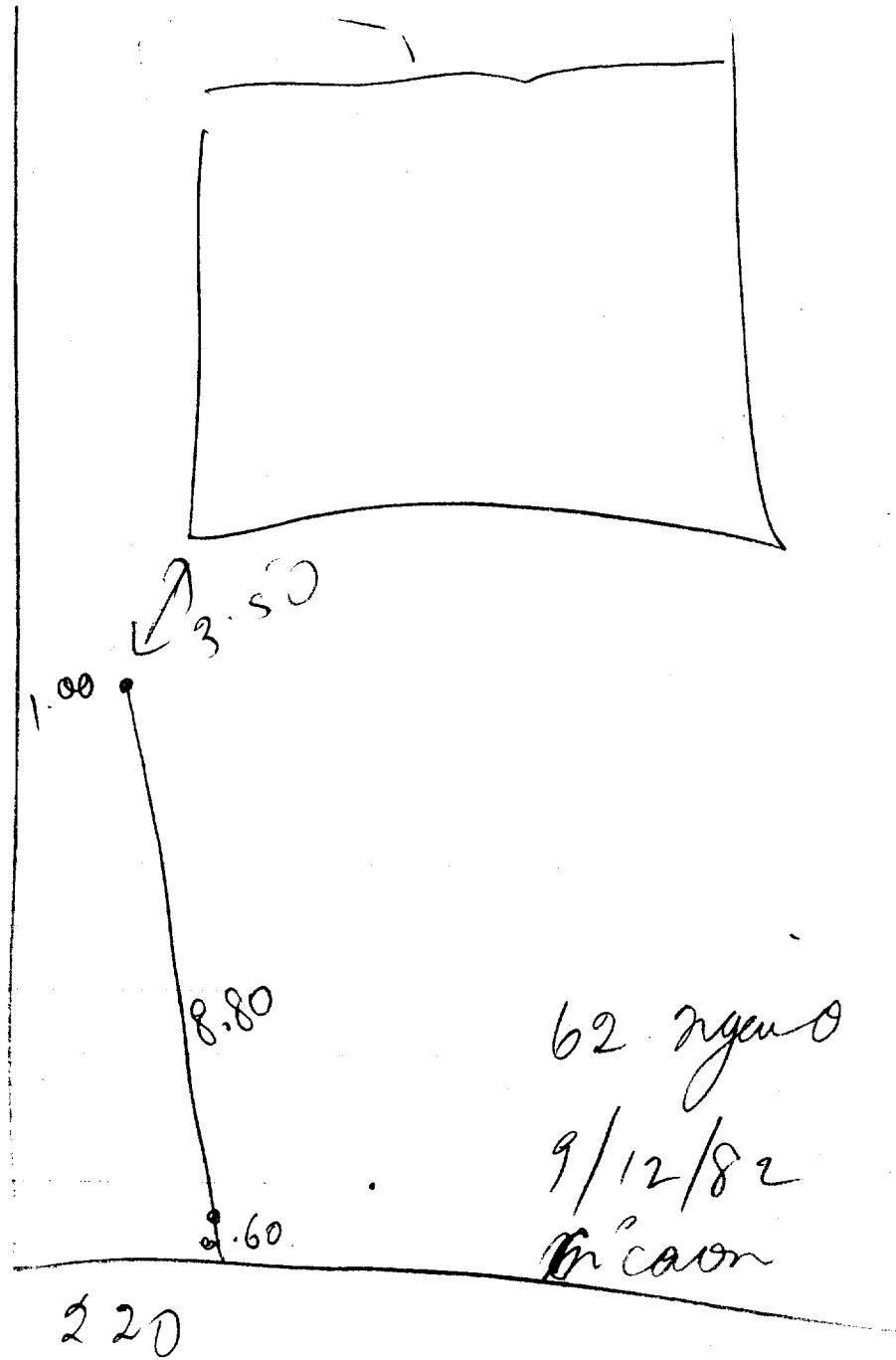
DATE - 9-12-82

PIPE - P.V.C.



Road - 62 NE 10 Rd
HOT - 20
D.P. - 24082
O/L - P McCOWN
DATE - 9-12-82
PIPE - P.V.C.

Ko'omiko
Kewa Kewa
62 ngai
Kawale.



PERMIT W No 5472

HOROWHENUA COUNTY COUNCIL

WAIKANAE DISTRICT COMMUNITY

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr P. A. McCown

PO Box 1

Manakau

(a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr C.R. Lyon and situated in 62 Ngao Rd Street (or Road), Waihau being described as Lot 20 DP 24082

Description of work: Connect to sewer

Estimated Value of work excluding materials:

Estimated Cost \$ 100.00

Receipt No. 7567

Permit Fee \$ 12.00

Connection Fee \$ _____

TOTAL \$ 12.00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of 19

Date 22-12-82

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL
WAIKANAE DISTRICT COMMUNITY
Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
 Horowhenua County Council
 LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at

Street/Road, owned by Mr the plumbing/drainage works specified in Permit No., issued on 19 ..., and I do hereby request that such works should be inspected.

Dated this day of 19

Plumber/Drainlayer

Address of Plumber:

FOR OFFICE USE ONLY

The works above referred to in Permit No.

I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: 19

Inspector

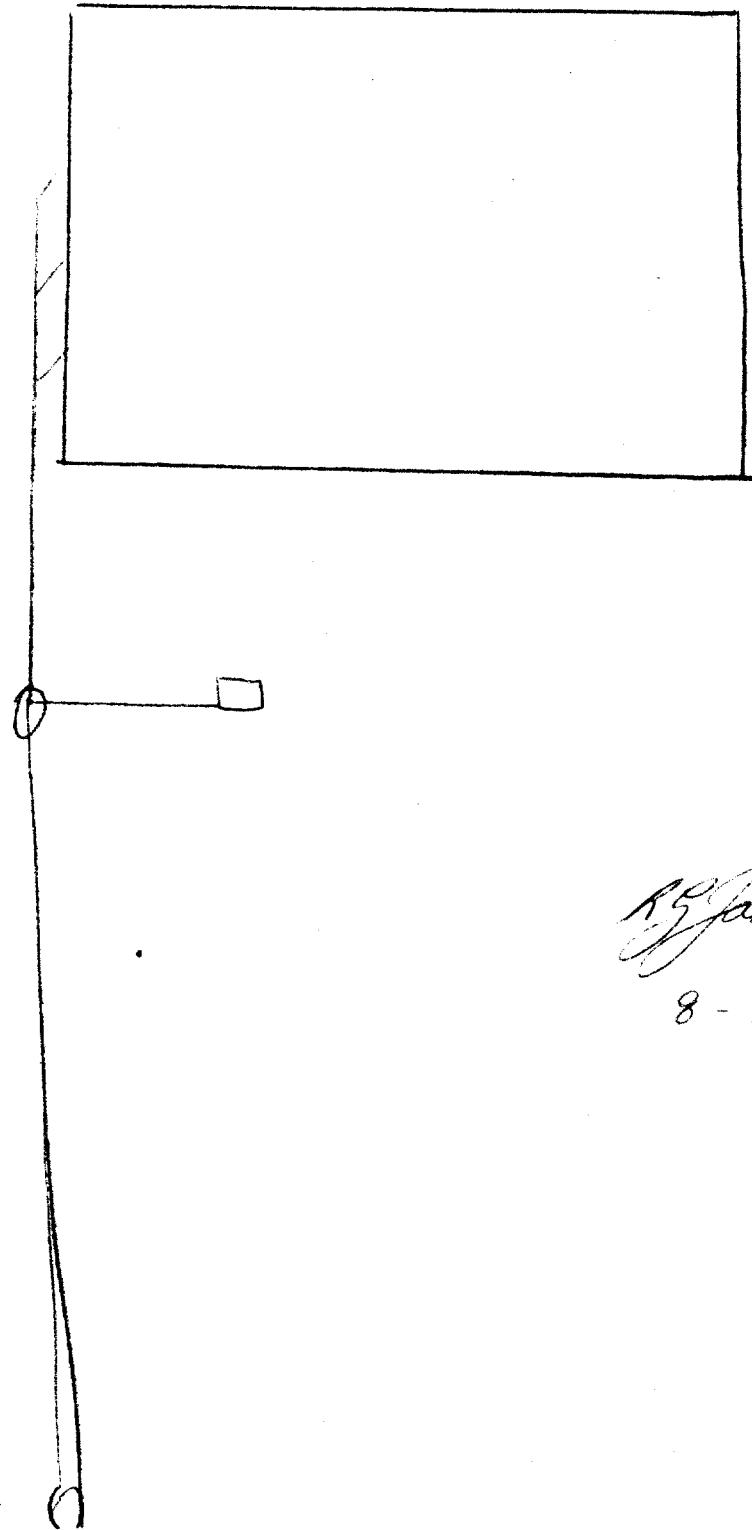
T & L Levin

WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.

Boundary Lines to be shown thus: — - - - -

Frontage to 62 Ngaere Rd Road



R Jackson

8-12-82

*loss - New Binding file
please*
*Thanks
GJ*

KAPITI COAST DISTRICT COUNCIL

FOR THE DEPOSIT OF LAND TRANSFER PLAN 80324
THE SUBDIVISION OF LOT 2- DP 24082

W950028

MRS A LYON, 62 NGAIO ROAD, WAIKANAE

PURSUANT to Section 221(1) of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision on the following condition to be complied with on a continuing basis:

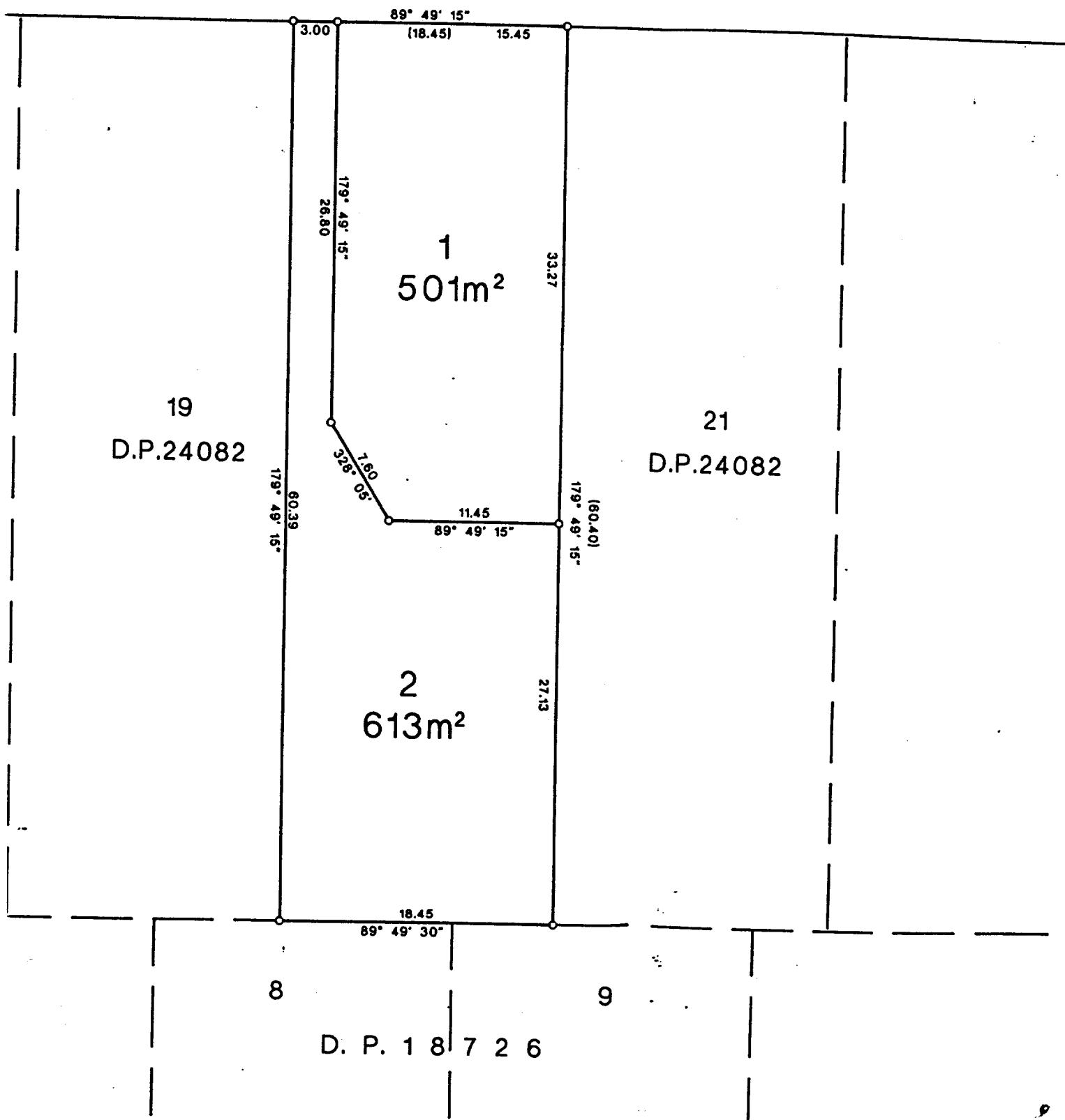
1. That it be noted that Council requires that the existing karaka tree on Lot 2 be preserved and that any dwelling on Lot 2 should accordingly be located generally within the northern half of Lot 2 as indicated by drawing number 1691:00-2 prepared by Connell Wagner Ltd April 1995.

Dated at Paraparaumu this 30th day of June 1995.


GENERAL MANAGER

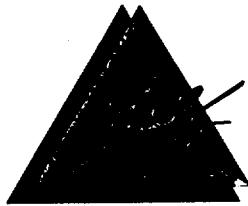
62 NGAIO ROAD

LEGAL ROAD 20.12 WIDE

LOTS 1 & 2 BEING A SUBDIVISION OF
LOT 20 DP. 24082

TERRITORIAL AUTHORITY KAPITI

Surveyed by Connell Wa



Base Consulting Engineers Limited

COPY

- Structural
- Foundation
- Soils

28 Queen Street
P.O. Box 434
Levin

Telephone Levin (06) 367 0088
Paraparaumu (04) 297 0088
Fax (06) 367 9339
Mobile (025) 444 080

95054
10 May 1995

Mrs A Lyons
62 Ngaio Road
WAIKANAE

)
Dear Mrs Lyons

R: Foundation Investigation

62 Ngaio Road, Waikanae

Following the engagement of our services, a foundation investigation was undertaken on the 9 May 1995 with the following results.

Description

The site comprises a section to be cross-leased with an existing dwelling occupying the front lot. The rear lot of the subdivision consists of two terraces with the upper terrace at the level of the existing dwelling and the other, some 5 metres lower adjacent to the rear boundary.

)
The slope and part of the terraces are clad in mature native trees.,

The investigation involved six (6) Scala Penetrometer probes at the locations shown on the attached plan. The test sites being measured off the boundary pegs and Eastern fence. Because of the possibility of siting the proposed dwelling on either terrace, three (3) probes for each site were undertaken.

Results

We infer from the results of the field work that the building sites comprise a thin stratum of river silt overlying a dense startum which is suitable for the dwelling foundations. The overlying softer soils were thicker on the slope.

Recommendation

Based on the results of our investigation we are of the opinion that the ground conditions meet the requirements of NZS 3604:1990 "Code of Practice for Light Timber Frame Buildings not requiring specific design." and conventional foundations may be used for a dwelling located on either level of the cross-leased section with some minor adjustments made to any part of the foundations located on the slope.

We trust this meets with your requirements.

Yours faithfully
BASE CONSULTING ENGINEERS LTD



Peter Bolton
MIPENZ

JOB CLIENT LOCATION BY CHECKED DATE

SKETCH OF LOCATION

(datum:

← N
Ref Site Plan

SCALA PROBES

(9 kg. hammer falling $\frac{1}{2}$ a metre to a steel anvil, driving a 16 mm diameter rod fitted with a 20 mm diameter cone.)

JOB No 95054 DATE 9/5/95

LOCATION 62 Ngao Rd
Warkanae

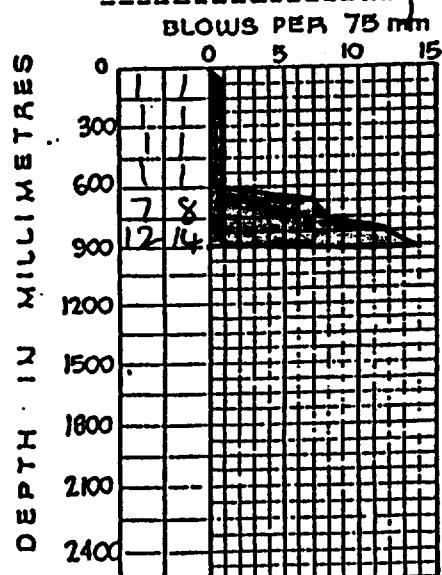
CLIENT Mr. A. Lyons

SIGNED P. Bottom

PROBING NO P1

Elevation : 0.0

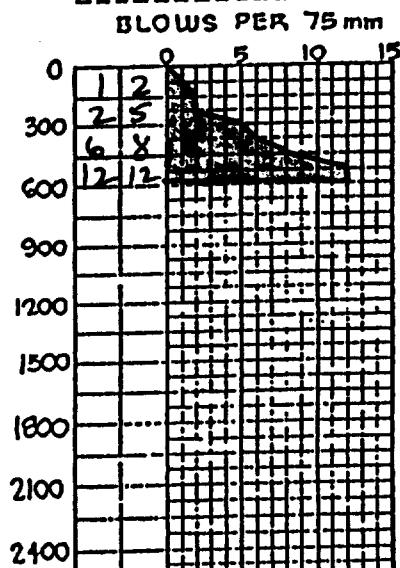
Remarks : Datum
near boundary



PROBING NO P2

Elevation : +9.2m

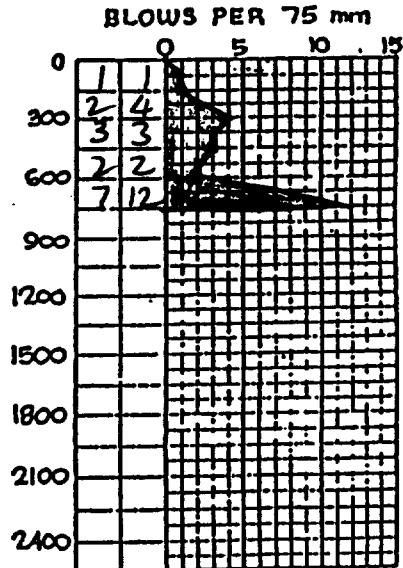
Remarks : Level



PROBING NO P3

Elevation : -0.4m

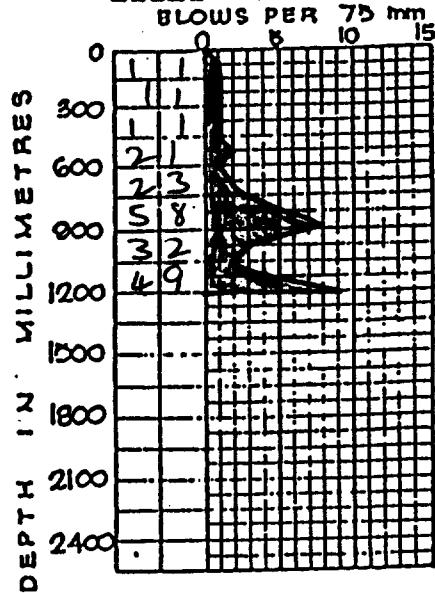
Remarks : lower level



PROBING NO P4

Elevation : +2.5m

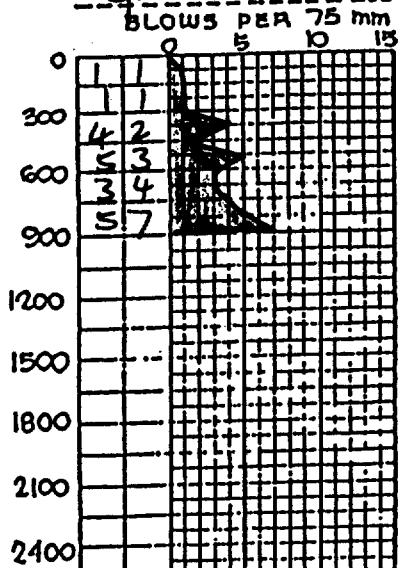
Remarks : slope



PROBING NO P5

Elevation : +5.0m

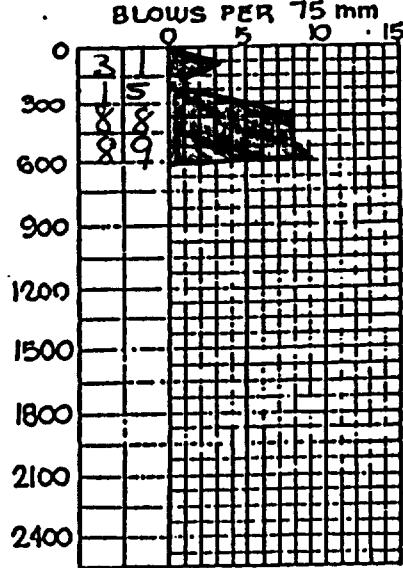
Remarks : top level
crossed



PROBING NO P6

Elevation : +5.0m

Remarks top level





NGAO ROAD

89° 49' 15"

(18.45)

3.00

15.45

95054
9.5.95Mrs A LYONS
62 NGAO RD
WAIKANAE

SITE PLAN

1
501m²
EXISTING
DwELLING(60.40)
179° 49' 15"

33.27

19

D.P.24082

21

D.P.2408

328° 05'

1.60

11.45
89° 49' 15"

P6

P5

27.13

P4

P3

P2
karakoTOE OF
BANK2
613m²

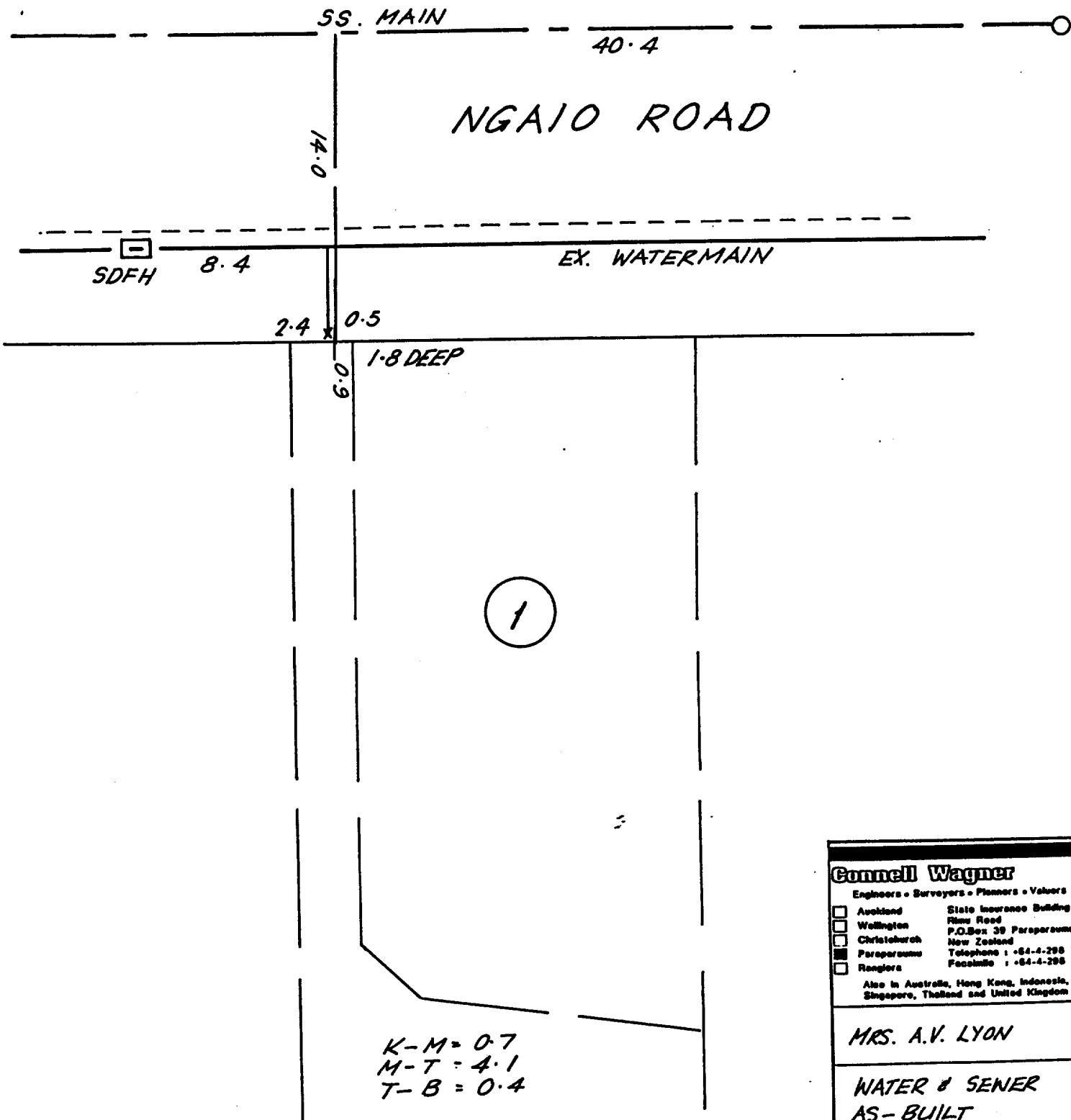
P1

18.45
89° 49' 30"

8

9

D. P. 1 8 7 2 6



Connell Wagner

Engineers • Surveyors • Planners • Valuers
 Auckland State Insurance Building
 Wellington Rm 802, P.O.Box 39 Paraparauone
 Christchurch New Zealand
 Paraparauone Telephone : +64-4-298 7
 Rangiora Facsimile : +64-4-298 7

Also in Australia, Hong Kong, Indonesia,
Singapore, Thailand and United Kingdom

MRS. A.V. LYON

WATER & SEWER
AS-BUILT

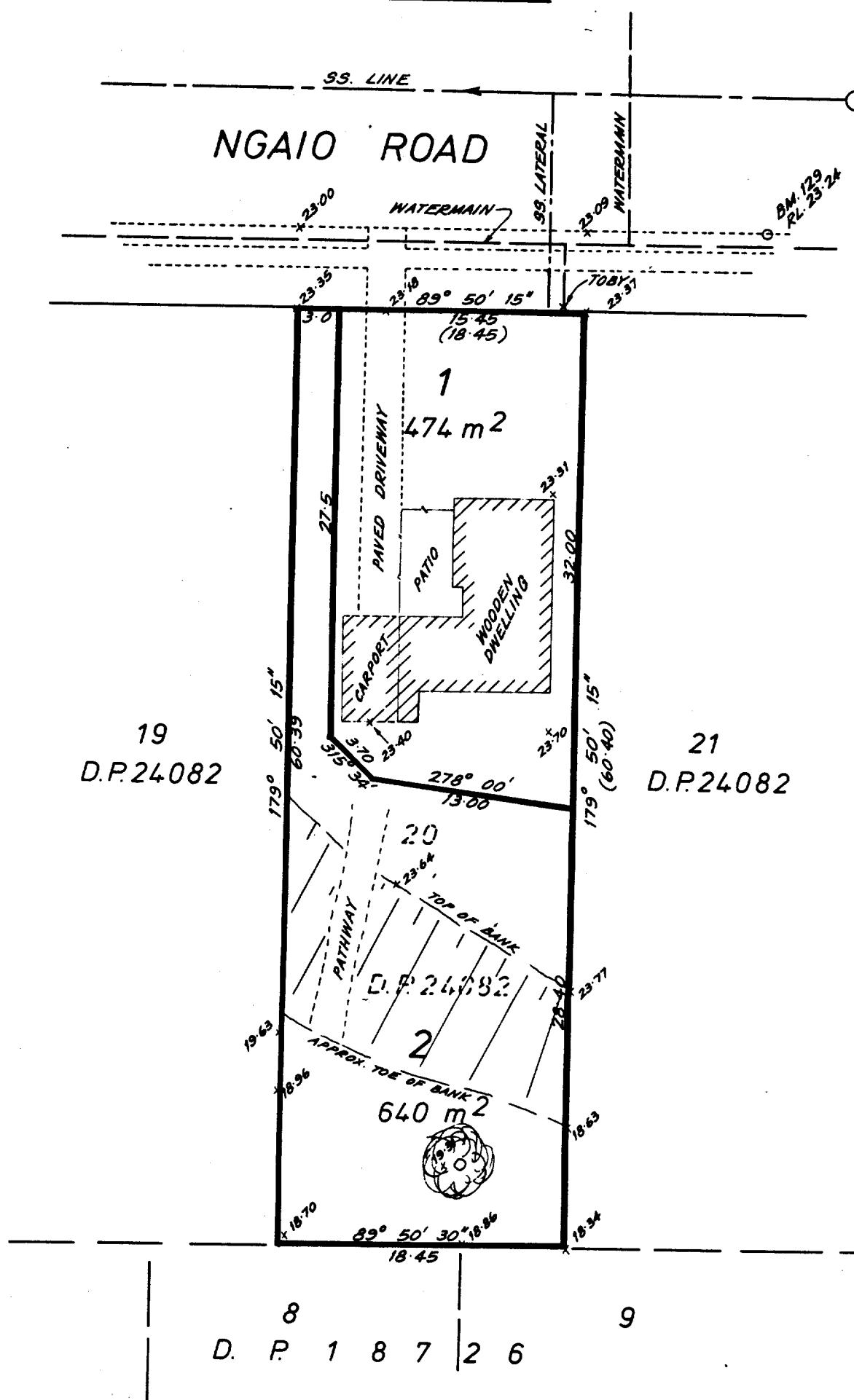
62 NGAIO ROAD
WAIKANAЕ

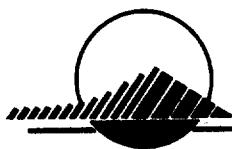
Date	Scale	A
MAY 1995	1:250	
Surveyed	1691	Drawing No
Designed	1691	
Drawn	B	
Checked		
Approved		

1691:00

SS. LINE

NGAIO ROAD





KAPITI COAST DISTRICT COUNCIL

MEMO TO: District Inspector

DATE: 16/6/95

SUBJECT: W 950028 Mrs. A. Lyon

19343

62 Ngaro Rd. Warkanae

Please note that for gravity disposal of sewage from lot 2, a minimum floor level for any future building consent will need to be R.L 22.5 for a gradient of 1 in 120, and 500mm cover. Refer to B.M 129 on scheme plan application attached, and as-built plan.

If a floor level is lower than this, the applicant will need a pumping line complete with chamber and valves etc.

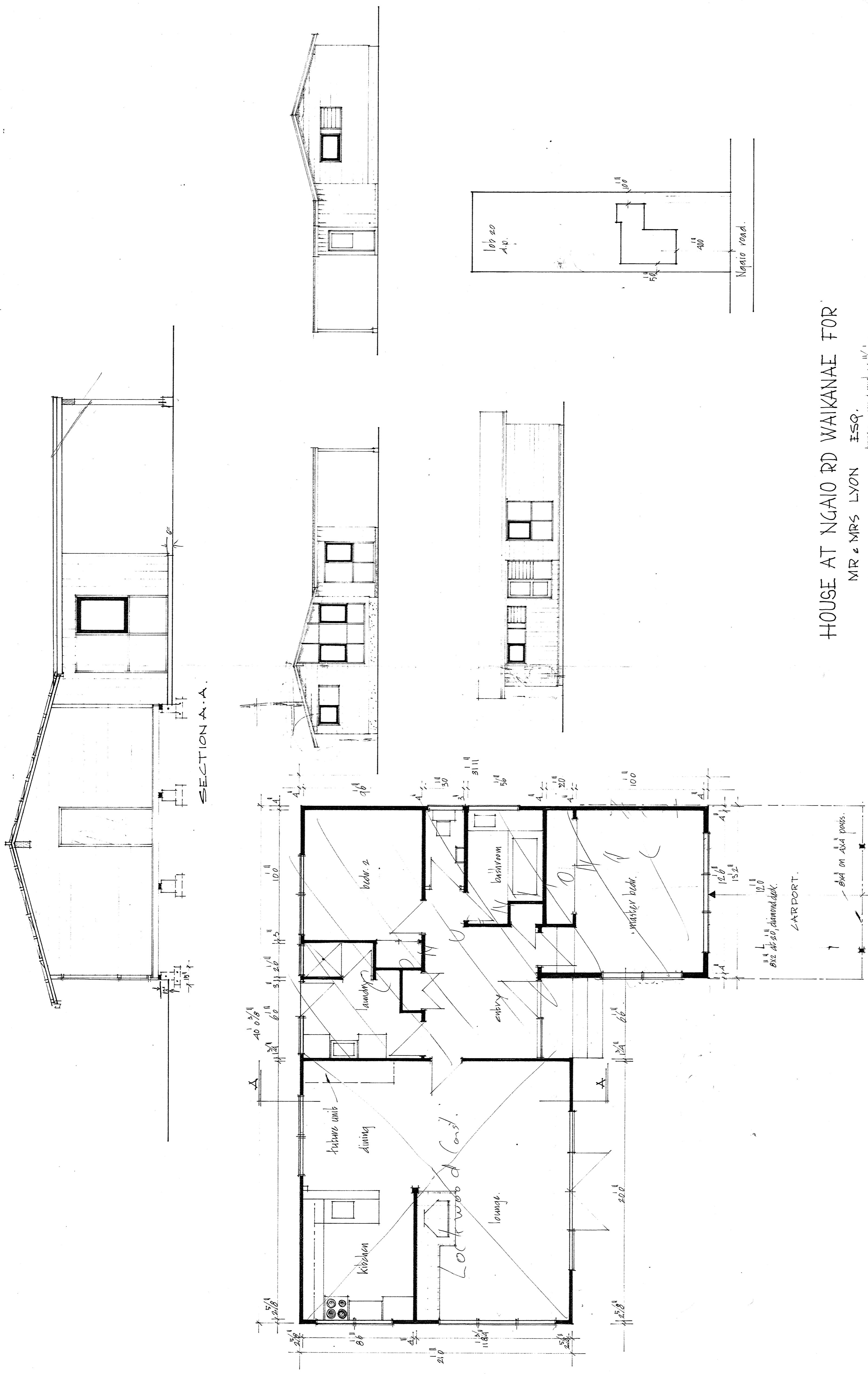
B. Bly
S/E.

.....
Signature

REPLY

.....
Date

.....
Signature



HOUSE AT NGAIO RD WALKANAIE FOR
MR & MRS LYON £50.