

# TAX INVOICE/STATEMENT

M Kapiti Council

Dr. to Tony Keen Builders LTD  
4 Ataran Grove PMH

No. 37-166-480

5/7/91

Your Ref.: \_\_\_\_\_

**327**

Quantity	Unit	Description	Price	\$	c
		Please Refund			
		Foot Path Deposits			
		For			
		4 Collage Drive		1167	
		146 McEneaney		1168	
		7 A Waimare AVE		1166	
<div> <div>RECEIVED</div> <div>30 JUL 1991</div> <div>KAPITI COAST DISTRICT COUNCIL</div> </div>					

WILJEFT13

TOTAL EXCLUSIVE GST \$

PLUS % GST \$

GST INCLUSIVE TOTAL \$

# KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer  
Private and  
PARAFARUMU



I, Kevin (full name)  
5 Cypress Grove (PLEASE PRINT)  
..... (Postal address)

hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full  
if different from above)

Lot 3 DP 64593

### Fees Payable (on application)

Inspection \$  
Connection \$ 1/2 subdivided  
Total \$ Retic

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Owners Signature

Date

### THIS PART TO BE COMPLETED BY PLUMBER

I, Mike Brognahan (full name)  
of 12 Alexander Rd Raurimu (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-laws. N.B. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

(Date)

- Existing Water Supply ..... To be retained/dismantled
- Pressure: high/low ..... "Header Tank"/Pressure Reducing Valve
- B/W Cylinder Type ..... Exhaust Pipe/Pressure Relief Valve
- Approximate Age of Water Piping ..... Copper/PVC/Alkathene .....
- If premises have swimming pool what capacity ..... Filter plant Yes/No
- State precisely how it is proposed to make the new connection:  
.....

### OFFICE USE ONLY

Permit No. <u>2527</u>	Job Inspected <u>12.3.91</u>	Building Register Entry
Date Issued <u>19.2.91</u>	Connection Recorded <u>March 1991</u>	

# KAPITI COAST DISTRICT COUNCIL

## APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer  
Private Bag  
PARAPARAUMU



I, Kevitt  
S Cypress Grove  
PLEASE PRINT

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full  
if different from above)

148 Maizengarb Rd

Lot

3

DP

64593

### Fees Payable (on application)

Inspection \$  
Connection \$ Mc subdivided  
Total \$ Retire

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Owners Signature

Date

### THIS PART TO BE COMPLETED BY DRAINLAYER

I, Mike Brosnahan (full name)  
12 Alexander Rd Raumati (address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

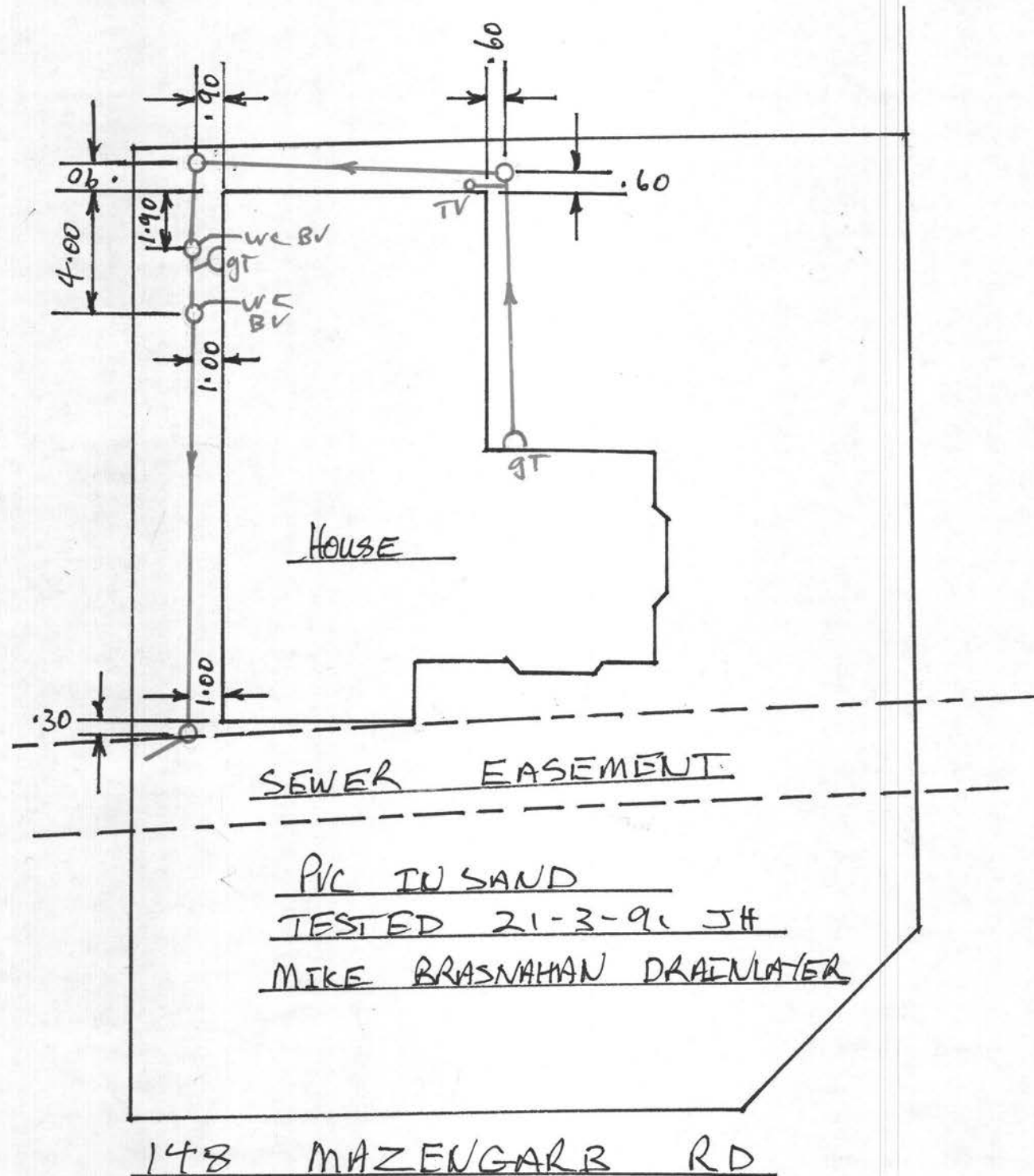
(Signature)

(License No.)

(Date)

### OFFICE USE ONLY

Permit No. <u>2527</u>	Job Inspected <u>21-3-91</u>	Building Register Entry
Date Issued <u>19-2-91</u>	Connection Recorded <u>March 91</u>	





# DO YOU NEED A BUILDING PERMIT?



## A GUIDE TO APPLICANTS FOR BUILDING PERMITS

### WHERE DO YOU APPLY?

Kapiti Coast District Council  
Ngarara Building  
Rimu Road  
PARAPARAUMU

### BUILDING PERMITS ARE REQUIRED when

1. A new building is to be constructed.
2. There is to be a change to the existing structure of a building.
3. Any outbuilding is to be altered or constructed, ie sheds, glasshouses, conservatories etc.

4. When there is a change of use, ie a dwelling converted to flats, a warehouse converted to offices etc.
5. Where there is to be demolition in whole or part of a building.
6. The reinstatement of fire or other damage.
7. Any retaining wall over 1200mm high or which is erected a distance less than its height from the boundary.
8. Any tank or swimming pool erected.
9. Any wall or fence, other than a retaining wall, over 1800mm in concrete or masonry, over 2400mm in timber, or over 3600mm in framing and netting, is erected.
10. Any mast, pole, radio or TV aerial over 6300mm in height.
11. Any construction or platform that exceeds 5m<sup>2</sup> and 1200mm in height from its lowest ground level.
12. A tent or marquee exceeding 28m<sup>2</sup>.
13. Any sign or hoarding or the repainting or refacing of any sign or hoarding.
14. Solid fuel heaters.

### WHAT SHOULD YOU BRING?

Every application for a Building Permit, in accordance with NZS 1900 for a building purporting to comply with this standard, shall be accompanied by two copies of a properly drawn plan showing the following:

- (a) Site plan — 1:100 scale.
- (b) A floor plan of each floor level
- (c) An elevation of each external wall — 1:100 or 1:50 scale
- (d) A cross-section
- (e) The type and location of each foundation element (for example, reinforced masonry foundation wall, anchor pile, cantilevered pile, etc).
- (f) Adequate information on all subfloor, floor, wall and roof, framing, including the type and location of each subfloor brace, diagonal brace and wall bracing element, and the number of bracing units assigned to each wall bracing element.
- (g) The type and location of cladding, sheathing and lining.
- (h) And any other necessary information in order to show the exact nature and character of the proposed undertaking as required by NZS 1900: Chapter 2.
- (i) Two copies of a complete specification.

Plans to be in ink or prints, drawn to scale and clearly legible.

For domestic garages, glasshouses and minor alterations, the following is required:

- (a) Site plan — 1:100 scale
- (b) A floor plan of each floor level
- (c) An elevation of each external wall — 1:100 or 1:50 scale
- (d) A cross-section
- (e) Two copies of a complete specification.

If plans and specifications are not of an acceptable standard delays will result.

NEW ZEALAND BUILDING INSPECTOR 49

# KAPITI COAST DISTRICT COUNCIL APPLICATION FOR PERMIT

TO : The General Manager, Kapiti Coast District Council

I/WE Tony Keen (Print) of  
4 Atarua Grove P.M. (Postal Address) 84621 (Telephone),  
hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated at: (Please ensure this portion is complete fully)

SITE ADDRESS	
Street No.	<u>148</u>
Street Name	<u>Macenzarb Rd</u>
Town	<u>Paraparaumu</u>

LEGAL DESCRIPTION	
Valuation No.	.....
Lot	<u>3</u> DP <u>64593</u>
Section	<u>College Gardens</u> Block
Survey District	.....

OWNER	
Name	<u>Mr &amp; Mrs Kevin</u>
Address	<u>5 Cypress Grove</u> <u>Paraparaumu</u>
Phone No.	<u>71580</u> Home ..... Bus

LAND AREA	<u>800</u> Ha/sqm
SIGNATURE OF APPLICANT	<u>[Signature]</u> <u>4/2/91</u> DATE

## BUILDING

DESCRIPTION OF PROPOSED WORK	
<u>Dwelling</u>	<u>195</u> <u>185</u> sq metres

BUILDER	
Name	<u>Tony Keen</u>
Address	<u>4 Atarua Grove</u> <u>P.M.</u>
Phone No.	<u>84621</u> Home <u>025</u> <u>428585</u> Bus

ESTIMATED VALUES (incl. GST)	
Building	\$ <u>147000</u>
Plumbing	\$ <u>7000</u>
Drainage	\$ <u>2000</u>
TOTAL	\$ <u>156000</u>

DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE	
Site and/or Drainage Plans	<input checked="" type="checkbox"/>
Floor Plans	<input checked="" type="checkbox"/>
Cross-sections and details	<input checked="" type="checkbox"/>
All elevations	<input checked="" type="checkbox"/>
Wall Bracing Calculations	<input checked="" type="checkbox"/>
Specifications	<input checked="" type="checkbox"/>
Structural Calculations	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>

IMPORTANT - No work to be commenced before permit is issued.



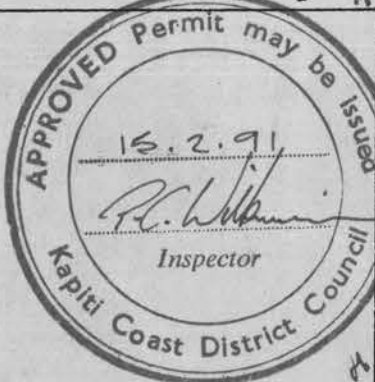
PLUMBING & DRAINAGE PTO



OWNER ..... LOT ..... DP .....

PROPERTY ADDRESS ..... DATE REC'D .....

Type of Building: Dwelling ☐ Retail ☐ Additions ☐ Accessory ☐  
 New ☐ Industrial ☐ Alterations ☐ Other ☐

DEPT	REQUIREMENTS	YES	NO	COMMENTS	CHECKED / DATE STAMP
Town Planning	Zoning Conforms				
	Dispensation				
	Planning Consent				
Plumbing				Note on Plan. OK No P&D spec.	
Drainage					
Stormwater					
Building General Commercial	To Channel				
	To Drain				
	Confined To Lot				
Egress	To NZS 4121				
Structural	Specific Design				10
	Foundation				
	Structure				
	Roof				
	Special Floor Level				
	E/Works Bylaw Conditions				
Engineer	Access Crossing Type A/B/C			TYPE B. Plus. 35 Sign	
	Sealed				

O/Deposit REON

# PLUMBING AND DRAINAGE

DESCRIPTION OF PROPOSED PLUMBING AND DRAINAGE WORK
New Dwelling

PLUMBERS
Name M.J. BROSNAN
Address 12 Alexander Road
Phone No. 87303 Home 87206 Bus

DRAINLAYERS
Name
Address Ditto
Phone No. Home Bus

Signature [Signature] Date 7-2-91

Signature [Signature] Date 7-2-91

ESTIMATED VALUES	
Plumbing \$ 6000	(Labour Value of Plumbing Work) \$ 1800
Drainage \$ 1200	(Labour Value of Drainage Work) \$ 600
Total P & D \$ 8000	Total Labour \$ 2400
(Labour and Materials)	

For Office use only

INVOICE NO. 166	DATE 18-2-91	RECEIPT NO. 143607	DATE 19-2-91
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Building	FEES	BUILDING PERMIT NO	DATE ISSUED
		18264	19-2-91
Plumbing	\$ 257 -	PLUMBING PERMIT NO	DATE ISSUED
Drainage	\$ 101 -	2527	19-2-91
Sewer Connection	\$ -	DRAINAGE PERMIT NO	DATE ISSUED
Water Connection	\$ -	2527	19-2-91
Vehicle Crossing	\$ 728 -		
Damage Deposit	\$ 400 -		
Structural Checking	\$		
Building Research Levy	\$ 156		
Development Levy	\$		
TOTAL	\$ 2,323		
GST INCLUDED	\$ 258-11		

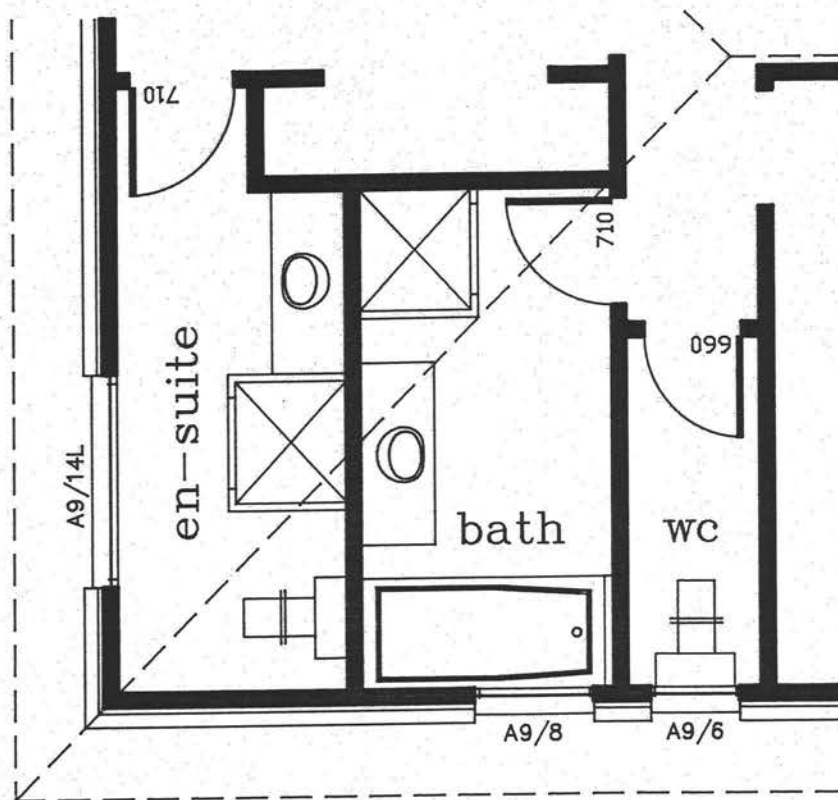
Vehicle Crossing

Order No. 878

Refund 1168

Checked [Signature]

Date 2-8-91



Proposed Dwelling  
 Lot 3 College Gardens  
 Paraparaumu  
 Revised En-Suite

Kapiti Coast District Council  
 AMENDED PLANS

Date .....

INSPECTOR



## CHECK LIST

ADDRESS 148 MAZENGARRE ROAD, PARAPARAUMU DATE 15.2.91

DISTRICT SCHEME DESIGNATION .....

COASTAL LINE .....

AREA OF PROPOSAL ..... DOES ANCILLARY BUILDINGS EXCEED 55 sq m

IS PLANNING INVOLVED ..... PLANNING OFFICER INFORMED DATE .....

SITE VISITED .....

NATURE OF GROUND Soil report .....

FOUNDATIONS Concrete .....

STEEL REINFORCING .....

OVERSITE LEVEL .....

VENTILATION UNDER FLOOR N/A ..... FLOOR INSULATION .....

DAMP PROOFING TO WALLS N/A ..... TO SOLID FLOOR .....

CONCRETE FLOOR SLAB 100 mm. on dpc ..... REINFORCING HRC. 668 .....

BASE PLATES ..... FIXING .....

JOISTS ..... FIXING .....

BEARERS ..... BRACING X ..... BRACING LATERAL .....

FLOOR 1ST & 2ND .....  
WALL FRAMING 100x50 .....  
TOP PLATE 100x50 + Batten .....  
CEILING JOISTS .....  
CEILING BATTENS .....  
RAFTERS .....  
COLLAR TIES .....  
PURLINS .....  
STRUTS .....  
VALLEY/HIPS .....  
BEAMS & LINTOLS NZS. 3604 .....  
ROOF CROSS BRACING .....  
ROOF CLADDING ..... ROOF INSULATION R2.2 batts .....  
WALL CLADDING Brick Veneer / Cedar w/bords ..... WALL INSULATION R2.0 batts .....  
VENTILATION TO ROOMS Al. Windows .....  
HEIGHT OF STUD 2420 ..... BALCONY .....  
MINIMUM SIZE OF ROOMS ..... STAIRS .....  
OPEN FIRE/SPACE HEATER/FREE STANDING N/A ..... OTHER .....  
HEARTH ..... POSTS .....  
CHIMNEY/FLUE .....  
SIDE YARDS ..... REAR YARDS ..... FRONT YARDS ..... COURTYARDS .....  
PLUMBING & DRAINAGE - PLANS PASSED OVER ..... RETURNED 11.2.91 .....  
AMENDMENT REQUESTED ..... DATE .....

CHECKING INSPECTOR P. C. W. [Signature]





Job Lot 3 COLLEGE GARDENS

- HUDSON.

By P. BOLTON.

MAZENGARD RD PARAPARAUMU

Date 7-2-92

BRIEF

Provide design calculations for proposed garage  
lintel as shown on plan JIS Draughting.

Design to NZS3603 Timber Code  
NZS4203 Loadings Code

Loading

Roof	Monier tiles	0.53 kPa
	masses	0.15
	parties	0.03
	ceiling	0.09
	insulation	0.02
	base.	0.02
	DEAD	0.84 kPa
	LIVE	0.25 kPa

A = D + L<sub>k</sub> load case will govern over  
wind loading for heavy tile roof.

Loading on lintel  $w = \frac{(0.84 + 0.25) \times 0.90}{2} = 0.5 \text{ kN/m}$

Bending Moment M

$$M = w \frac{l^2}{8} = 0.5 \times \frac{4.8^2}{8} = 1.4 \text{ kN.m}$$

Try 200x100 LINTEL SPAN 4.80 metres  
 $Z = 590 \text{ cm}^3$

Bending Stress

$$\text{Actual } f_b = \frac{M}{Z} = \frac{1.4}{0.59} = 2.4 \text{ MPa.}$$

$$\begin{aligned} \text{Allowable } F_b &= K_1 K_2 F_b \\ &= 5.8 \text{ MPa} \\ &> 2.4 \text{ accept} \end{aligned}$$

$$\begin{aligned} K_1 &= 1.0 \\ K_2 &= 0.96 \\ l_b &= 4.8 \text{ m} \leq 2 \end{aligned}$$

Dead Load Deflection

$$\delta_d = \frac{5 w l^4}{384 E I} = \frac{5 \times 0.84 \times 4.8^4}{384 \times 810 \times 57.2} = 6 \text{ mm accept}$$

LINTEL  
200x100  
P.R.  
DRY  
100x100 SUPPORT

KAPITI COAST DISTRICT COUNCIL  
REGULATORY SERVICES  
INSPECTORATE BRANCH

No. 18-2-71FILE No. 80/166ADDRESS OF PROPOSED WORK 148 MAZENGARB ROAD, PARAPARAUMU.OWNER MR & MRS. KENITT. BUILDER TONY KEEN.

## BUILDING PERMIT CONDITIONS &amp; REQUIREMENTS

## 1. GENERAL REQUIREMENTS

- (a) The District Building Inspector is to be given 24 hours notice before carrying out the following inspections, before placing any concrete/placing foundations and again before fitting any internal linings and upon completion of the work.

- (b) To arrange for any of the above mentioned inspections by the DISTRICT BUILDING INSPECTOR

please contact either KEN SMITH.  
on 85139 between the hours of 8.00am and 4.30pm

Plumbing &  
Drainage  
Inspector

- (c) All work is to be carried out in accordance with the Kapiti Coast District Council Bylaws, and in particular with the following SPECIAL REQUIREMENTS:

All work shall comply with NZS.3604:1984.

All Foundations shall be to approved Solid bearing ground.

Note and comply with all Plumbing + Drainage Inspectors endorsements.

Note and comply with all endorsements on permit documents

NB: It is the owners responsibility to ensure the satisfactory overall standard of the workmanship. The issue of the Building Permit does not in any way guarantee or imply continuous supervision of the works by the District Building Inspector.

STRUCTURAL SUPERVISION: All structural work is to be supervised or observed by the Engineer responsible for design who shall furnish a certificate to the District Inspector on completion of the structural work verifying that the work has been completed in accordance with his plans and specification as approved in the building permit and that the workmanship is of satisfactory quality.

I have read the foregoing requirements and the Owner/Builder/Authorised Person hereby agrees to comply with them.

OWNER/BUILDER/AUTHORISED PERSON 

DATE \_\_\_\_\_

## PRELIMINARY AND GENERAL

This specification is to be read in conjunction with Plan

For the purposes of clarity the term Designer when appearing in this specification means either the Designer or person designated to act on his behalf.

### GENERAL

The Contractor and his sub-contractors and all tradesmen employed on the works are considered to be familiar with all normal standards and regulations and shall apply such standards and regulations throughout the job.

All workmanship and materials shall be of the highest quality and of the best description. 'Best' shall be taken to mean that there is no better class of workmanship or higher quality of material available or appropriate for the work or finish required.

The Contractor is to familiarise himself with all relevant regulations and standard association documents that may have any bearing on the contract. These are considered to be part of this specification where applicable. To aid the contractor a list of relevant documents appears at the end of this specification.

### TRADE NAMES

Where any article or material is referred to by a trade name, this shall be deemed to mean the type of article or material so mentioned or any other type approved by the designer as equal thereto in price, quality, finish and durability and equally serviceable for the purposes intended.

### SITE

Information as to the location of the site is shown on the drawings. Tenderers are to visit the site before submitting their tender and to satisfy themselves as to the site conditions and all other matters affecting the works; and shall be taken to have obtained for themselves all such information as may be necessary, notwithstanding any particulars given herein, or shown on the drawings; as no claims will be allowed on the grounds of ignorance of the conditions under which the works shall be executed.

The site will be available to the contractor immediately upon acceptance of the tender.

### SECURITY

At all times the contractor is not on site he is to ensure that the existing dwelling (where appropriate) and the extent of works is left secure against trespass from unauthorised persons and from damage that may be caused by the weather, to the satisfaction of the owners or their agent.

### CLEARING UP

The Contractor shall at regular periods during construction and prior to any areas being closed in, remove all waste materials and general debris.





At the completion of the works the contractor shall sweep all floors, remove all paint and putty marks, replace all cracked and broken glass and carry out any other work in connection with the contract that in the opinion of the designer is necessary or desirable to render the construction fit for immediate use.

#### **SITE ACCESS**

The Contractor will supply, fix and maintain such temporary crossings as are necessary for the protection of all kerbs, channels, driveways, footpaths, garden paths, gardens, lawns, berms and public utility services over which vehicles and or materials in any way connected with the contract are required or are likely to pass.

#### **DAMAGE OR INJURY**

The Contractor shall take all precautions necessary to prevent accident, damage, or injury to persons; shall pay any deposit required by the Local Authority or otherwise make good any damage to property; and at completion of works remove all temporary work.

#### **DEPARTURES FROM PLAN**

Any departures from the plan are to be confirmed by the Designer and may not be initiated without his approval.

#### **REFERENCE TO ASSOCIATED REQUIREMENTS**

Where reference is made in this specification to any Act of Parliament, Regulation made thereunder. Code of Practice, National Standard, Manufacturer's Instruction or similar publication it shall be construed to mean the editions with all amendments current at the time of the acceptance of the contract.

#### **USE OF ELECTRICITY AND WATER**

The Contractor may use the existing services where required.

In the case of a new building the contractor is to arrange for his own temporary power and water connections to the site.

#### **NUISANCE**

Ensure minimum nuisance or inconvenience to residents or neighbours during the duration of the job.

#### **INSURANCES**

A Fire and Builders Risk Insurance will be required to cover the extent of works.  
If the works are an addition or alteration the above Insurance is to cover the specified works only. The owner will bear the Insurance of the existing building.

B Public Risk Insurance shall be taken out by the contractor alone and not jointly in the name of the owner and himself.

Builders All Risk Insurance shall be taken out by the contractor for the currency of the contract. sub-contractors shall be named as being included for their respective rights and interests.

The contractor is at liberty to make any additional insurance covers as he may think fit.

If the owner delays the completion of the contract by requiring extras and additions the contractor may be granted an adjustment in respect of any insurance premiums in order to place him in the same position as if such extras and additions had not been ordered.

The contractor will be required to continue any insurances until the whole of the works are completed notwithstanding that the owner may actually occupy any completed portions of the works.

## CONCRETE WORK

### CONCRETE STRENGTH

The following concrete strengths shall be used unless shown otherwise on the plan.

#### (a) SPECIFIED STRENGTH 17.5 Mpa

This strength concrete shall be used for the following parts of the work where applicable.

- 1) All beams lintels and columns
- 2) Suspended reinforced slabs
- 3) Footings to all foundation walls and piles
- 4) All concrete foundation walls
- 5) All reinforced retaining walls
- 6) External stairs where height of landing exceeds 900mm
- 7) All purposes not otherwise specified or detailed.

#### (b) SPECIFIED STRENGTH 10.5 Mpa

This strength shall be used for the following parts of the work where applicable.

- 1) All footpaths that do not serve as vehicular access
- 2) All slabs to basements laundries and toolsheds
- 3) Concrete surrounds for fence posts where required.

### SURFACE FINISHES

provide concrete with surfaces suitable for achieving finishes required. Surface tolerance to be not more than 5mm deviation from a 3.00m straight edge, no steps and no grade of surface from specified greater than 1 in 120.

With reference to NZ Portland Cement Association publication "Recommendations for the Specification of concrete Surface Finishes", the following surface finishes are required:

(a) F1 finish to concealed concrete surfaces of foundations above and below ground level. Form holes and honeycomb areas to be filled to the satisfaction of the Designer.

(b) F3 finish to concrete surfaces above ground level which are to be left exposed.

Where parting agents are used on Formwork the contractor is completely responsible for the adherence of other applied finishes.

Floor slab surfaces are to be finished to an even plane, there shall not be more variation than 5mm in level between any two points within 3.00m apart and the surface slope shall not exceed 1 in 120 from the defined surface.

### FOUNDATIONS

When the ground is considered by the Designer to have an insufficient bearing capacity, the contractor will be instructed as to any variation in the size of foundations or method of construction to be used.

Apart from the above provision, foundations shall conform to the detail drawings in all respects.



**Fastenings**

Cast bolts, steelwork, conduit, etc., as detailed within tolerances for the particular item. Drilling cutting or cartridge firing is not permitted without approval. Obtain instructions where fouling of reinforcing occurs.

**Openings**

Form openings for drains, pipes, cables, vents etc., where shown or required. Refer to subtrades for exact requirements.

**TESTS**

All test procedures will be in accordance with the relevant NZ Standard Specification unless otherwise specified.

~~The contractor shall deliver any samples if required, and provide labour and material for preparation of moulds, making compressive strength test cylinders and for making slump tests, under the supervisors direction.~~

~~Concrete compressive strength test sets shall consist of three specimens for testing at 28 days. One set may be taken for each 20 cubic metres of concrete poured except that normally not more than one set will be taken in one day.~~

~~The contractor shall be notified before the placing of concrete if any testing will be carried out.~~

## **PRIME AND SEALING**

Prime exterior dressed timber on all surfaces including ends, similarly seal coat with transparent sealer for transparent finishes.

## **MACHINING AND DRESSING**

Gauge framing, wall battens, sublinings and other timber having superimposed finished surfaces.

Dress finishing timbers to a smooth even surface, neither hand or machine planer or sander marks shall be visible when ready for decoration.

## **ADHESIVES**

Use type WPB synthetic gap filling adhesive at exterior.

When specified use type WPB synthetic gap filling adhesive at interior or in any areas where moisture may be present.

Where not otherwise specified use PVA for interior.

## **DAMPCOURSE**

Insulate timber plates against concrete or masonry with approved dampcourse not less than 3 mm thick, cut neatly over bolts.

## **WORK FOR OTHER TRADES**

Cut for, attend on and make good after other trades and fill all necessary bearers, dwangs and blocks where required.

Form access traps as required for plumber, electrician and other trades, and all necessary recesses in framing for cabinets, meters, etc.

## **TIMBER SCHEDULE**

Acceptance or rejection of timber will be strictly carried out.

Abbreviation NTGR means "National Timber Grading Rules".

Use available alternative timbers as follows:

NTGR GROUP I TIMBER DA STANDARD (TPA H3)

NTGR GROUP IV PINE FINISHING STANDARD (TPA H3)

For finishing timber at exterior not otherwise specified.

NTGR GROUP I TIMBER DA STANDARD (TPA H1)

NTGR GROUP IV PINE FINISHING STANDARD (TPA H1)

For interior cladding, door frames, window trim, jamb linings, architraves, skirtings, interior mouldings, unexposed shelves and divisions, joinery fittings not otherwise specified.

NTGR GROUP I TIMBER DA STANDARD (TPA H3)

NTGR GROUP IV PINE FACTORY STANDARD (TPA H3)

For carcass work, bench tops, exposed shelving.

NTGR GROUP IV PINE NO. 1 FRAMING (TPA H1)

NTGR GROUP 1 TIMBER BA STANDARD (TPA H1)

For wall, ceiling, roof framing, strapping and framing not otherwise specified.

RADIATA, CORSICAN PINE STRUCTURAL STANDARD (TPA H1)

NZ OREGON PINE

NTGR GROUP 1 TIMBER BA STANDARD (TPA H1)

For trusses, beam joists of larger section than 150mm x 50mm

NTGR GROUP IV PINE NO 1 FRAMING (TPA H3)

NTGR GROUP 1 TIMBER BA STANDARD (TPA H3)

For all under floor framing i.e. bearers, joists, jack studs, timber braces etc.

## **FOUNDATION AND FLOOR FRAMING**

Construct foundation and floor framing as required in accordance with the details shown on the plan.

Wedges, fillets etc., under plates are not permissible.

## **F L O O R I N G**

### **PARTICLE BOARD FLOORS**

High density particle board of approved manufacture is to be used. Sheets shall be laid with the run of the joists and all edges must be located over joists or dwangs, maintaining 6mm clearance at all exterior walls.

Where vinyl floor covering is specified in kitchens, laundries, bathrooms or toilets surface sealing of particle board otherwise specified shall be omitted, but all nail holes joints or indentations must be stopped.

### **PRELAYING OF FLOOR: GENERAL**

Prelaying of flooring is permitted subject to the conditions within this specification.

Building shall be roofed over and floor completely protected from rain and sun within three weeks of laying, whatever flooring is used.

Wastes and other below floor plumbing services must be fixed in place prior to laying of the flooring.

If flooring is carried beneath the external wall plates it shall finish 12 mm inside the perimeter of all such plates.

### **PRELAYING PARTICLE BOARD FLOORING**

Nailing shall be with galvanised floor brads at spacings to the manufacturers recommendations.

Nails shall be 55 mm minimum length, but must be at least 60 mm when fixing is to exotic softwoods.



Care is to be taken against damage to sheet surfaces during fixing of temporary wall braces or other building operations, and ferrous items such as wire nails, etc., must not be left lying on floor surfaces.

Any such damage or staining shall be rectified by the contractor at his expense and to the satisfaction of the designer.

### FLOOR SANDING

Floors including wardrobes, linen and coat cupboards shall be machine-sanded with No.1 1/2 glass paper or its equivalent except if particle board is used when No. 0 or its equivalent is used.

### WALL FRAMING

Ceiling heights are between floor joists and ceiling joists unless shown otherwise on the drawings.

Gauge framing four sides to ensure accurate assembly and surfaces.

### PARTITIONS

Partitions are to be of the width shown on the drawings.

### DWANGS

To all lined walls provide *Two* rows of dwangs. These shall be 75x50 in external walls except that 100 x 50 are required where asbestos cement sheathing in sheet form is used, and full depth of studs in all internal partitions.

Where a door is placed within its own width from the corner of a room and opens against a wall-boarded partition fix a 150 x 25 dwang checked flush into studs at lock handle height. To all walls in kitchen, meal spaces and dining rooms not covered by built-in fittings, provided one row of 200 x 25 dwangs 800mm to centre line from floor and flush with the face of studs.

Provide all special dwangs that may be shown on the drawings, or as required for the fixing of all fittings, both internal and external.

### BRACING

Bracing shall be carried out as detailed on the bracing unit sheet found at the back of this specification and in conjunction with NZS 3604.

### BEAMS

Structural support for floors, ceilings and roofs where normal methods are not appropriate shall be shown on the plans and will be marked as beams (sizes will be shown) or trussed beams as detailed.

All such beams shall be supported so that the load is transferred to the foundations and footings.

### FRAMING

The framing of all exterior and interior bearing walls shall be completed before any roofing material is placed on the roof.

## LINTELS

Lintels and beams to openings in all walls shall be in accordance with Table 16 pages 70 and 71 of NZS 3604: 1981 unless detailed otherwise on the drawings.

## ROOF FRAMING

### GENERAL

Frame up for roof type shown on the plans and for the type of roof material detailed. The general method of framing and special methods where applicable shall be in full conformity with the appropriate details and specifications.

Brace all cable ends for 100 x 50 struts at 45 degrees from cable apices to plates over bearing partitions, and horizontally brace exterior angles with 150 x 25 diagonal braces firmly spiked to top of ceiling joists and blocking pieces on plates.

All roof framing timbers shall be fixed a minimum of 25mm clear of chimney shafts or flues from any type of space heater installations, unless shown otherwise.

### STRUTTING

Where normal methods of strutting roof framing by the use of struts are impractical, allow for alternative means of support for rafters by the use of beams or trussed beams as detailed on the drawings.

### TRUSS ROOF CONSTRUCTION

Approved nail plate trusses may be used in lieu of the normal roof framing detailed and specified. Roof trusses shall be designed and certified by a registered engineer, and built by an approved manufacturer. Timber used for trusses shall be selected Pinus Radiata No. 1 Framing or its equivalent in New Zealand grown Douglas Fir.

Truss design number and factory identification shall be shown on the face of a rafter or chord.

Part truss and conventional framing is not permitted, other than the corners of hip roofs below the last truncated truss.

Rafters and chords shall be a minimum dimension of 100 x 50 mm nominal.

The design and installation of the trusses must permit the eaves finish to conform to the details. Bottom chords of trusses in single storey construction shall be secured at each bearing point by skew nailing and with on Trip-L-Grip or two "Timlock" connectors to exterior wall plates. In two storey construction use twice this number at each bearing point.

Trusses are to be spaced at 900 mm or as indicated on the drawings.

### BRACING

Frame up and finish as detailed on the drawings.

*2. 2. 2. 2.*

## **BUILDING PAPER**

Provide fire retardent breather type building paper of approved manufacture.

Sheath exterior framing with building paper laid horizontally in single lengths lapped not less than 75 mm at all joints.

Clout or staple to framing at not more than 230 mm centres.

Lay only enough material as can be covered by exterior sheathing within one work period.

## **EXTERNAL SHEATHING**

### **GENERAL**

External sheathing to walls to be as indicated on the plan unless specified otherwise.

In all cases the sheathing shall be fixed as detailed, specified or as recommended by the manufacturers.

### **WEATHERBOARD**

Sand or plane all cut edges and prime with oil-based primer.

Scribe internal angles and mitre all other joints.

Fix boards with 75 x 2.8 gauge galvanised diamond head nails driven just above the lap. The use of soakers over mitred corners is optional.

Fix scribes etc., at window and door frames or wherever required to finish and weatherproof exterior.

Scribe, splay cut together, mitre and otherwise cut and neatly fix tightly into position, prime completely before fixing.

### **SOFFITS**

Line all soffits with 4.5 mm asbestos cement flat sheets, or approved asbestos/cellulose flexible flat sheet unless shown otherwise on drawings.

### **CEILINGS**

Lining to be as specified on the drawings.

### **THERMAL INSULATION**

All thermal insulation is to meet Local Authority regulations.

Insulate where appropriate the following areas:

- (i) Ceiling
- (ii) Walls, both interior and exterior
- (iii) Under floor.



12/01

Received with thanks by  
KRPITI CONST DISTRICT COUNCIL

Receipt no. 143607

9:12

19-02-91

681.00-  
257.00-  
101.00-  
728.00-  
400.00-  
156.00-  
2,323.00

BP166  
BP166  
BP166  
BP166  
BP166  
BP166  
BP166

GL 0130  
GL 0135  
GL 0135  
GL 3097  
GL 8031  
GL 8151  
CO R AJ KEEN

Inspector: M \_\_\_\_\_ File No. \_\_\_\_\_

Receipt No. 113607Date Permit Issued 19/2/91

## OWNER

Name A. K. V. 177Mailing Address 5 C. 11/20/91 G.A.  
Panama

## BUILDER

Name A. K. V. 177Mailing Address 5 C. 11/20/91 G.A.  
Panama

## PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

## SITE

Street No. 148Street Name Monroe St.Town/District Panama

Riding \_\_\_\_\_

## LEGAL DESCRIPTION

Valuation Roll No. \_\_\_\_\_

Lot 3 D.P. 64593

Section \_\_\_\_\_ Block \_\_\_\_\_

Survey District \_\_\_\_\_

## DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

## FLOOR AREA

## DWELLING UNITS

Whole  
Sq. Metres195Number  
Erected

\_\_\_\_\_

ESTIMATED  
VALUES  
\$Building  
Plumbing  
Drainage  
G.S.T.  
TOTAL127 000  
7 000  
2 000  
156 000

## NATURE OF PERMIT (TICK BOX)



NEW BUILDING

- exclude domestic garages and domestic outbuildings



FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED  
- include installation of heating appliancesNEW CONSTRUCTION  
OTHER THAN BUILDINGS - include demolitionsDOMESTIC GARAGES  
AND DOMESTIC OUTBUILDINGS

## FEES APPLICABLE

Building Permit ..... \$ 681  
Street Damage Deposit ..... \$ 100  
Building Research Levy ..... \$ 156  
Plumbing ..... \$ 257  
Drainage ..... \$ 101  
Sewer Connection ..... \$ \_\_\_\_\_  
Vehicle Crossing Levy ..... \$ 258  
M.S. Plumbing ..... \$ \_\_\_\_\_Water Connection ..... \$ \_\_\_\_\_  
G.S.T. ..... \$ 120  
TOTAL: ..... \$ 2085Receipt No. 113607Date of Payment 19/2/91Authorised Officer T. P. R.Special Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
As per previous notice  
copy of notice  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Inspected

REMARKS (e.g. stage reached with work)

12.3.91Preline o.k water on 2 wc's backvented sgl.19.2.91FOUNDATION SITING CORRIER FOOTINGS TO  
SOLID STEEL IN PLACE ALL OK

(CONTINUED OVER)

20-2-91

PRISLAB NOT QUITE READY BUT UNABLE  
TO CHECK AGAIN BECAUSE OF INDUSTRIAL  
ACTION ~~WHS~~

13-3-91

PRISLAB ALL OK ~~WHS~~

21-3-91

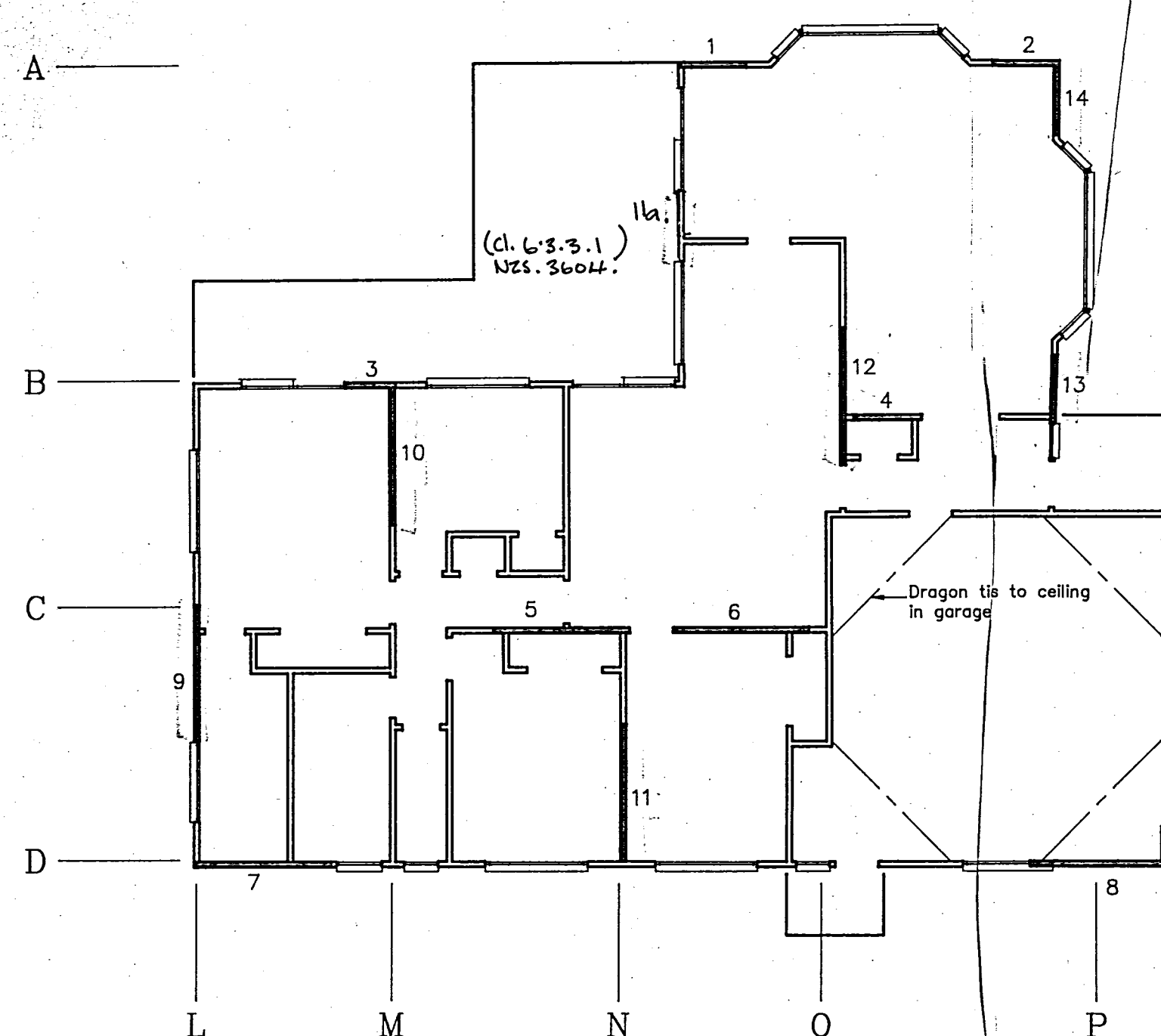
Drain test ok ~~WHS~~

COMPLETED (Signature)

~~WHS~~

Date

2/8/91



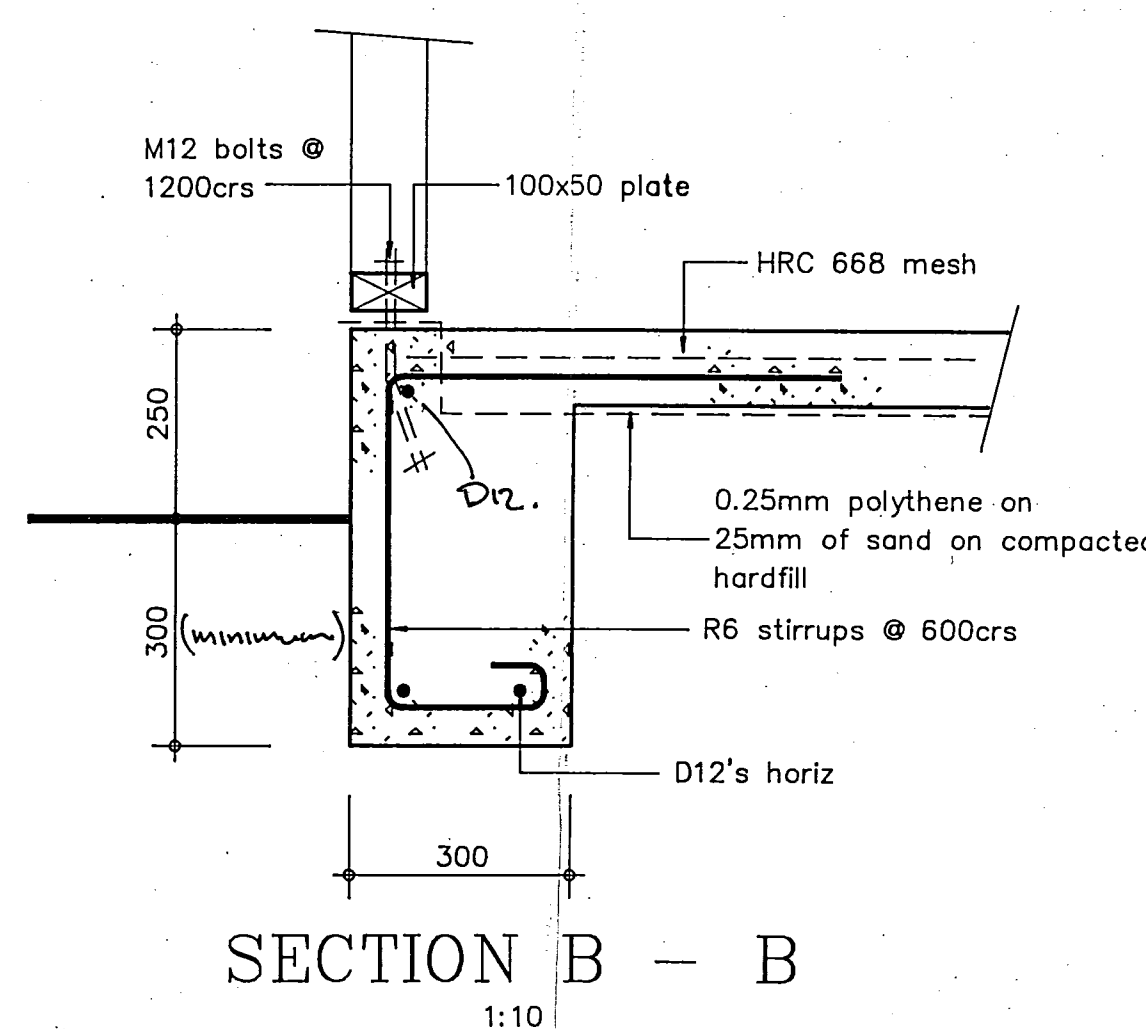
BRACING DIAGRAM  
1:100

BRACING CHART A									
NAME:	Hudson		ADDRESS: Lot 3 College Gardens						
ROOF TYPE:	Heavy ✓		Paraparaumu						
ROOF PITCH:	0 to 25 ✓		HEIGHT OF STOREY:		2.4 ✓				
STOREY:	Single ✓		HEIGHT OF ROOF:		1.8 ✓				
WIND AREA:	High		W	=	43 B.U.'s/m		✓		
EARTHQUAKE ZONE:	A	✓	E	=	3 B.U.'s/sq m		✓		
BUILDING LENGTH:			BL	=	17.3 m		✓		
BUILDING WIDTH:			BW	=	14.1 m		✓		
BUILDING PLAN AREA:			GPA	=	244 sq m		✓		
EARTHQUAKE B.U.'s			E x GPA	=	3 x 243.9		=	732 B.U.'s	
WIND: B.U.'s ALONG			W x BW	=	43 x 14.1		=	609 B.U.'s	
WIND: B.U.'s ACROSS			W x BL	=	43 x 17.3		=	747 B.U.'s	

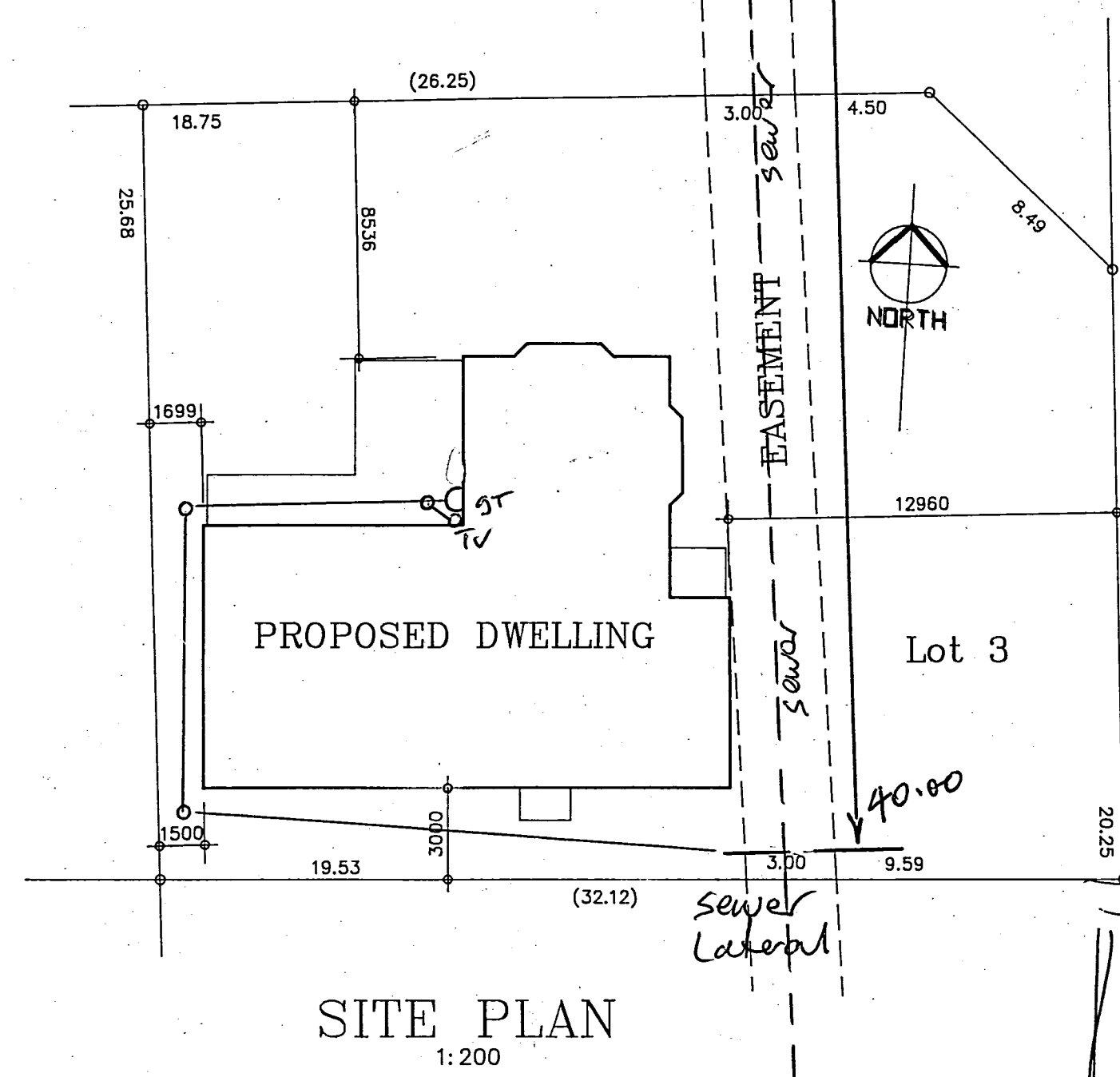
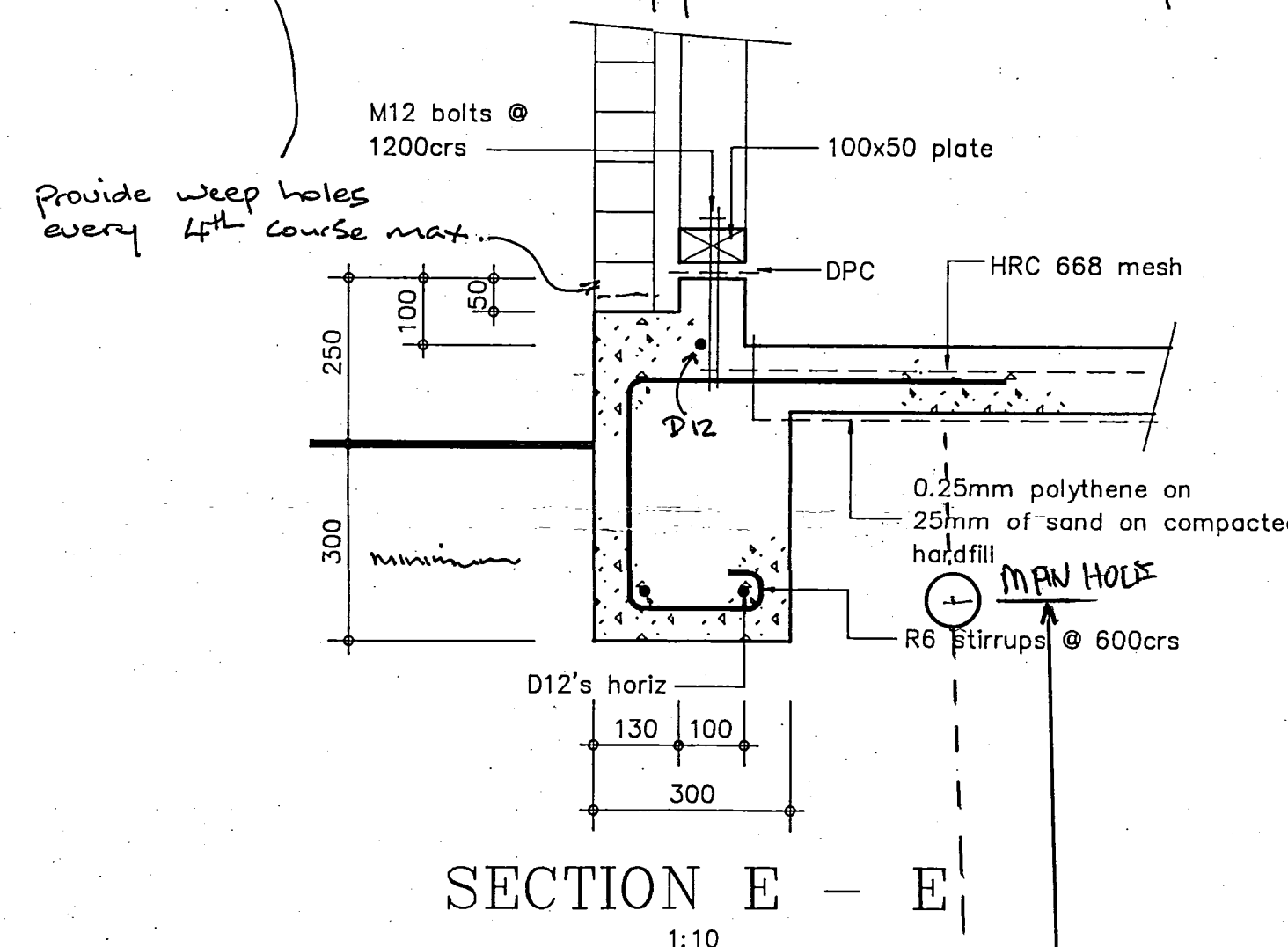
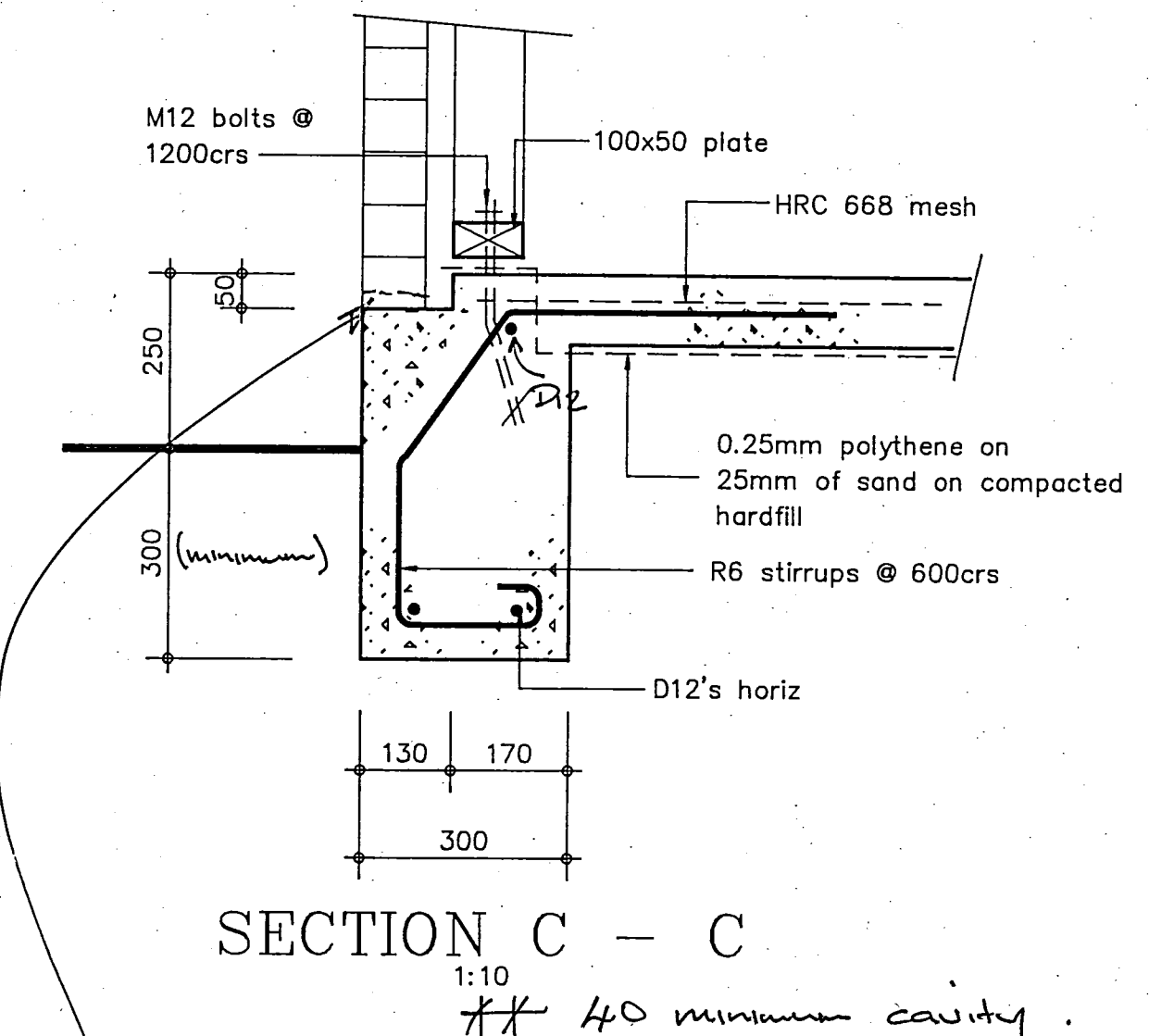
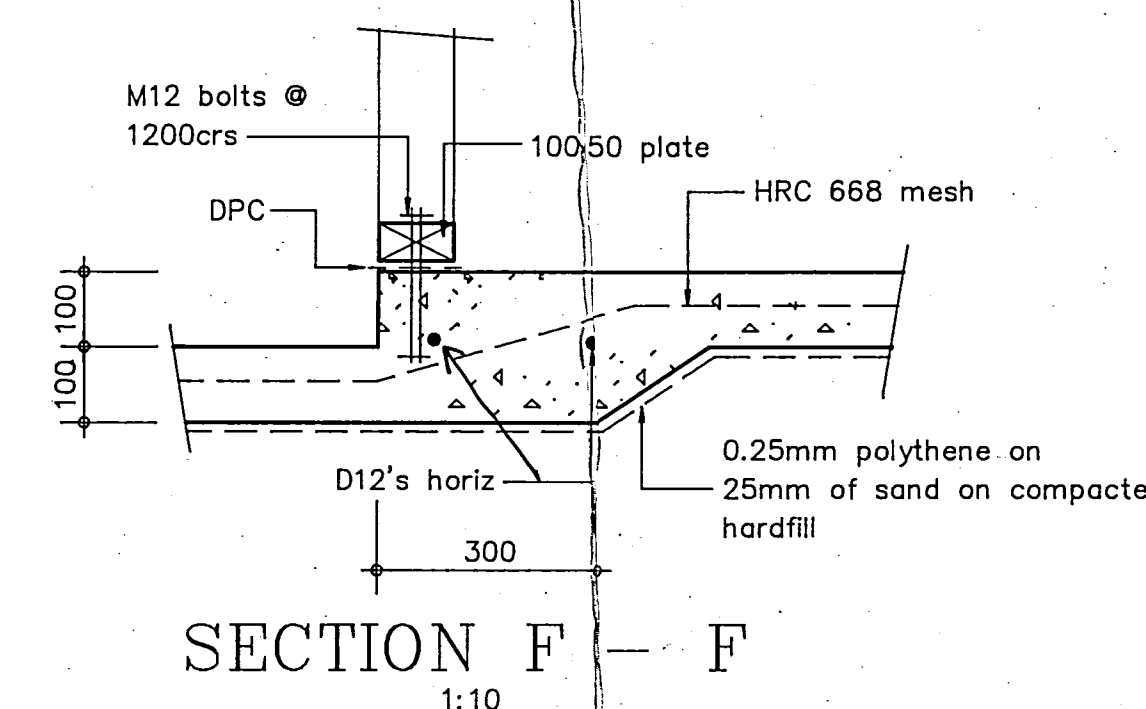
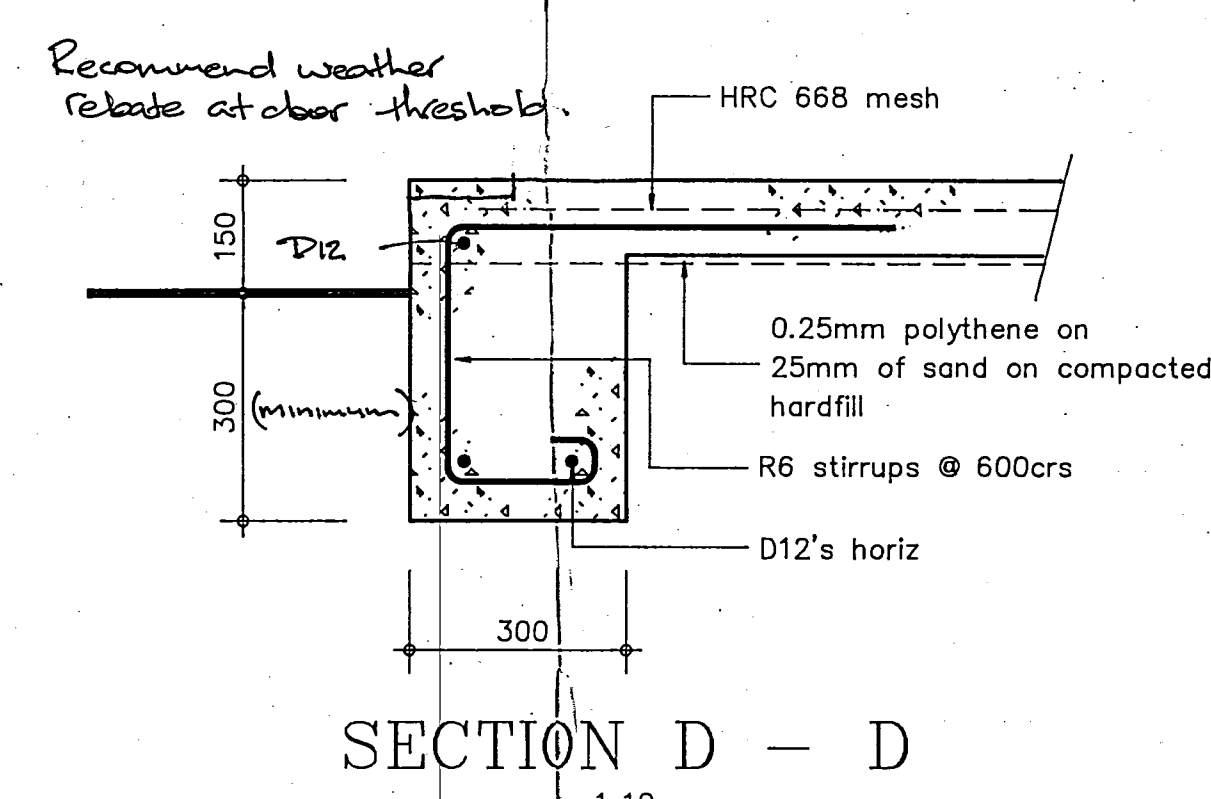
BRACING CHART B						
B.U.'s Required	Label	Brace #	Type	B.U.'s/m	Length	B.U.'s
ALONG = 732 Obtained = 872.7	A	1	10	83	1.2	99.6
		2	10	83	1.2	99.6
	B	3	10	83	0.9	74.7
		4	10	83	1.2	99.6
	C	5	2	62	2.4	148.8
		6	2	62	2.4	148.8
	D	7	1	42	2.4	100.8
		8	1	42	2.4	100.8
	E	9	9	83	2.4	199.2
		10	9	83	2.4	199.2
732 TOTAL						872.7
ACROSS = 747 Obtained = 844.8	L	9	9	83	2.4	199.2
		10	9	83	2.4	199.2
	M	10	2	62	2.4	148.8
		11	2	62	2.4	148.8
	N	11	2	62	2.4	148.8
		12	2	62	2.4	148.8
	O	12	2	62	2.4	148.8
		13	2	62	2.4	148.8
	P	13	10	83	1.2	99.6
		14	10	83	1.2	99.6
747 TOTAL						844.8

BRACING CALCULATIONS

Brace Types	
TYPE 1	Let in steel angle brace sheet on one face.
TYPE 2	Let in steel angle brace sheet on both faces.
TYPE 8	Sheet brace on one face length not exceeding 1.80 metres
TYPE 9	Sheet brace on one face length exceeding 1.80 metres
TYPE 10	Sheet brace on one face sheet material on other length less than 1.8 m



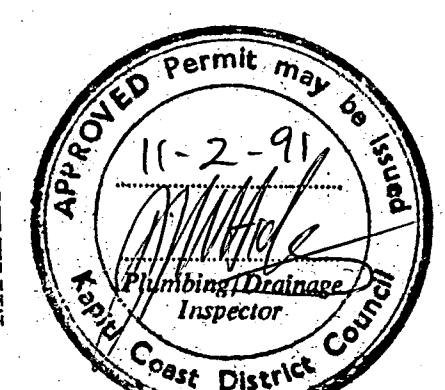
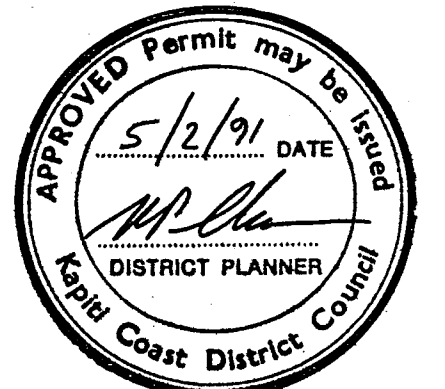
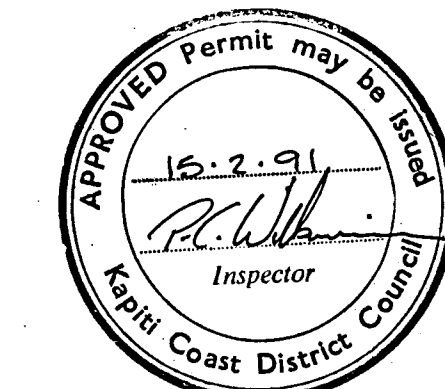
- NOTES:
- General construction to comply with N.Z.S. 3604:1984
  - Concrete Strength to be 17.5Mpa @ 28 days
  - Details of bracing see attached sheets
  - These plans to be read in conjunction with the Specification
  - INSULATION: - Walls = R2.2 wall batts  
Ceilings = R2.2 batts



Proposed Dwelling  
Lot 3 College Gardens, Mazengarb Road  
Paraparaumu  
Construction Details

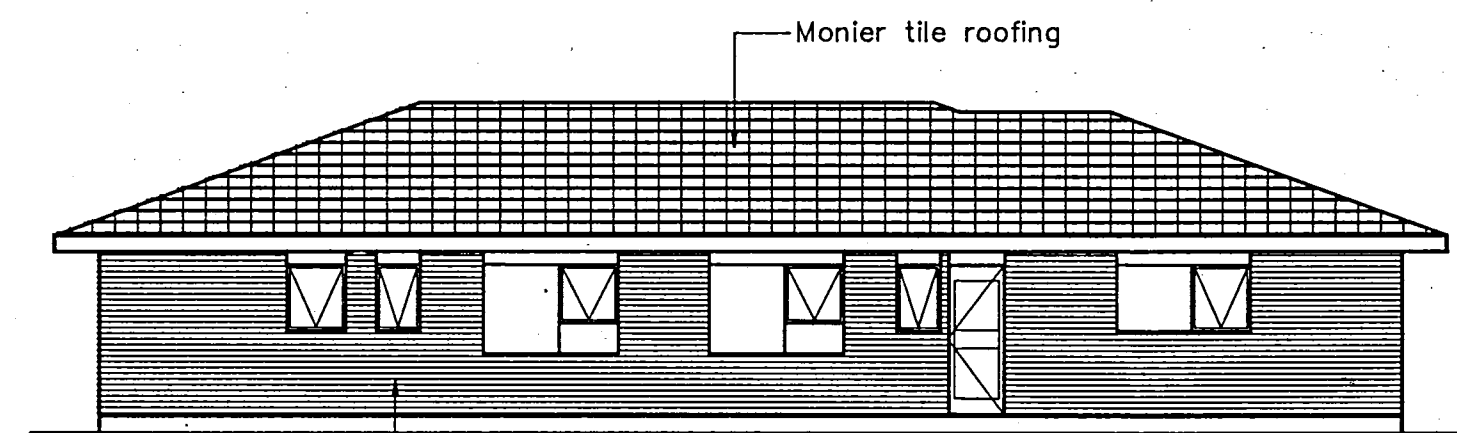
**J** Draughting  
Stuart Jackson  
12 Mamaku Street  
Paraparaumu  
Phone (058) 85-880

NAME	DATE	SHEET
DESIGN		
DRAWN		
PLAN NUMBER:		



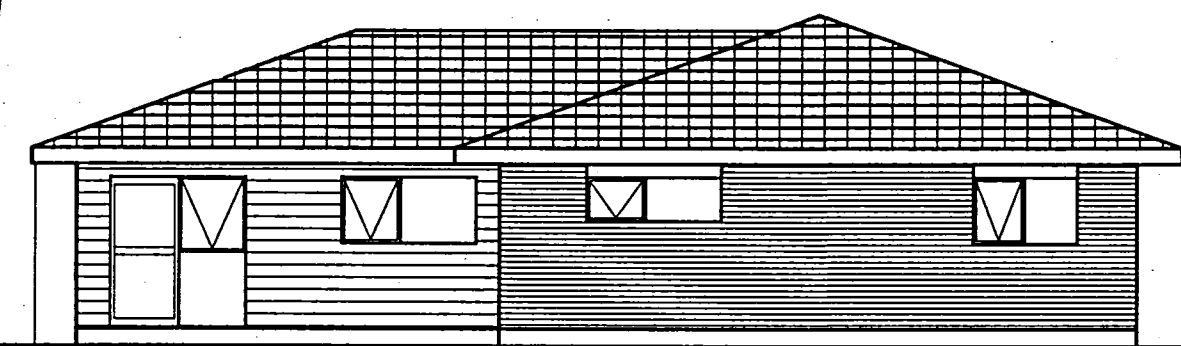
BUILDER TO ENSURE THAT PROPOSED FOUNDATION HEIGHT WILL ALLOW A SATISFACTORY DRAINAGE CONNECTION TO THE SEWER MAIN.





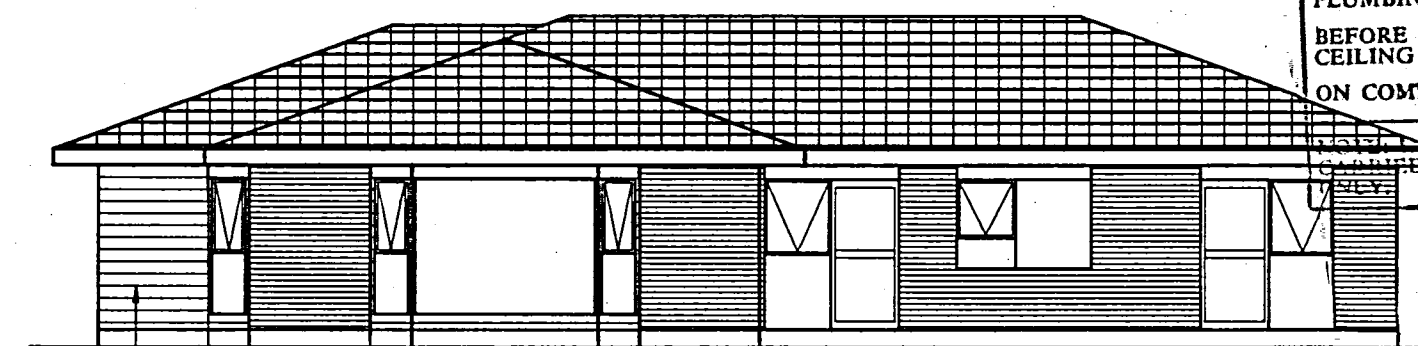
VIEW a

1:100



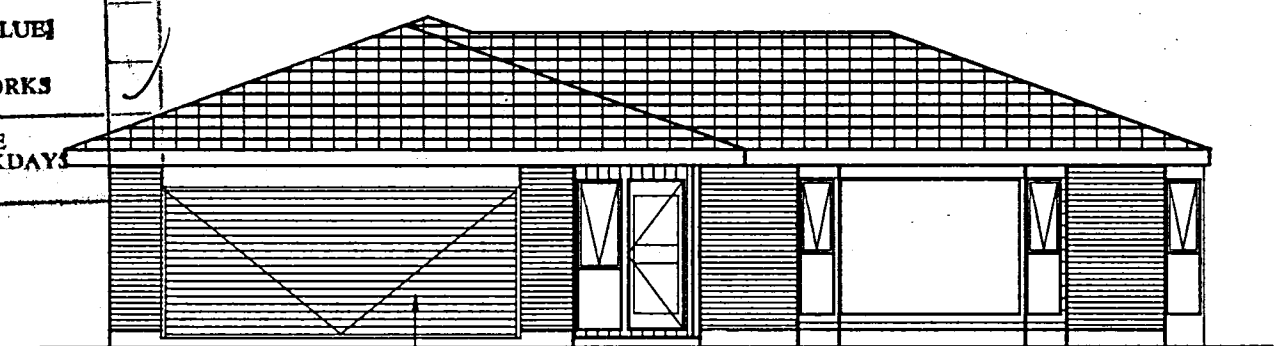
VIEW b

1:100



VIEW c

1:100



VIEW d

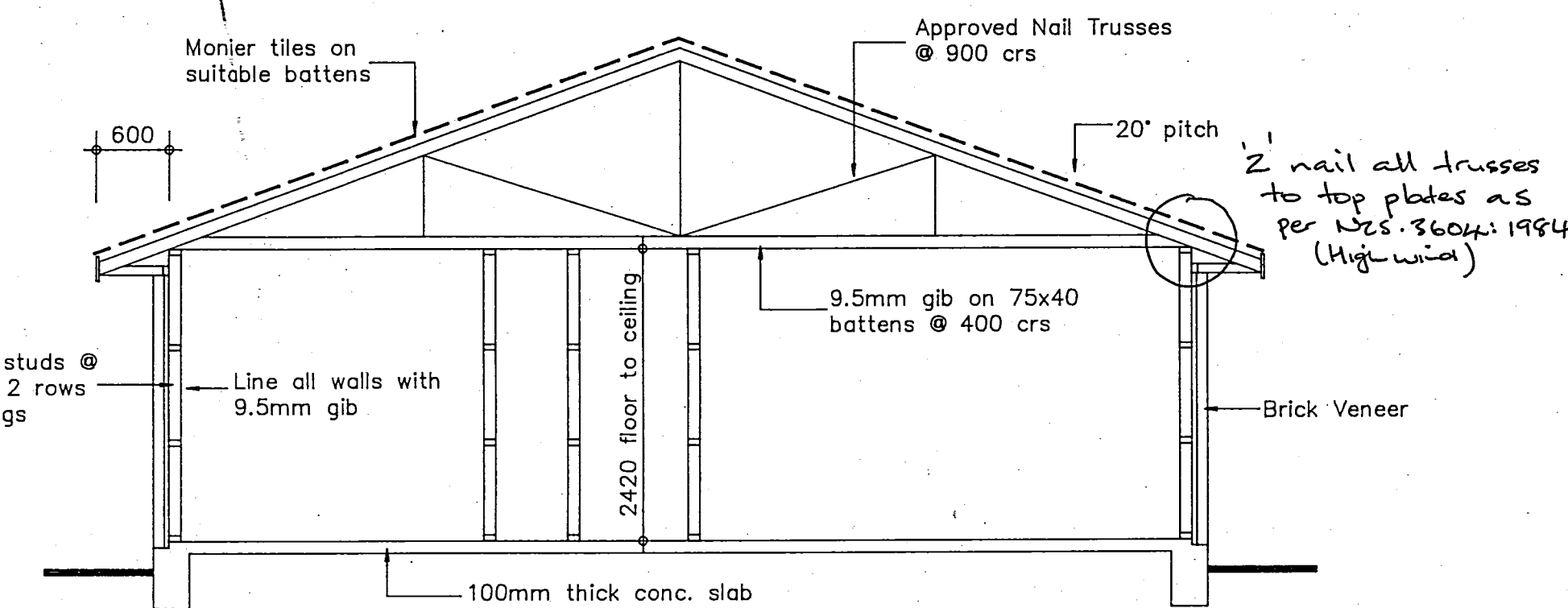
1:100

**IMPORTANT**  
24 HRS NOTICE MUST BE GIVEN  
THE INSPECTOR FOR ALL STAGES  
OF WORK TICKED BELOW.

COMMENCEMENT OF WORK	
BEFORE POURING ANY CONCRETE	
BEFORE FIXING ANY FLOOR OR CEILING LININGS	
BEFORE BACKFILLING ANY DRAIN TRENCH	
BEFORE COVERING ANY PLUMBING WORKS	
BEFORE FITTING ANY FLUE/CEILING COVER PLATE	
ON COMPLETION OF WORKS	

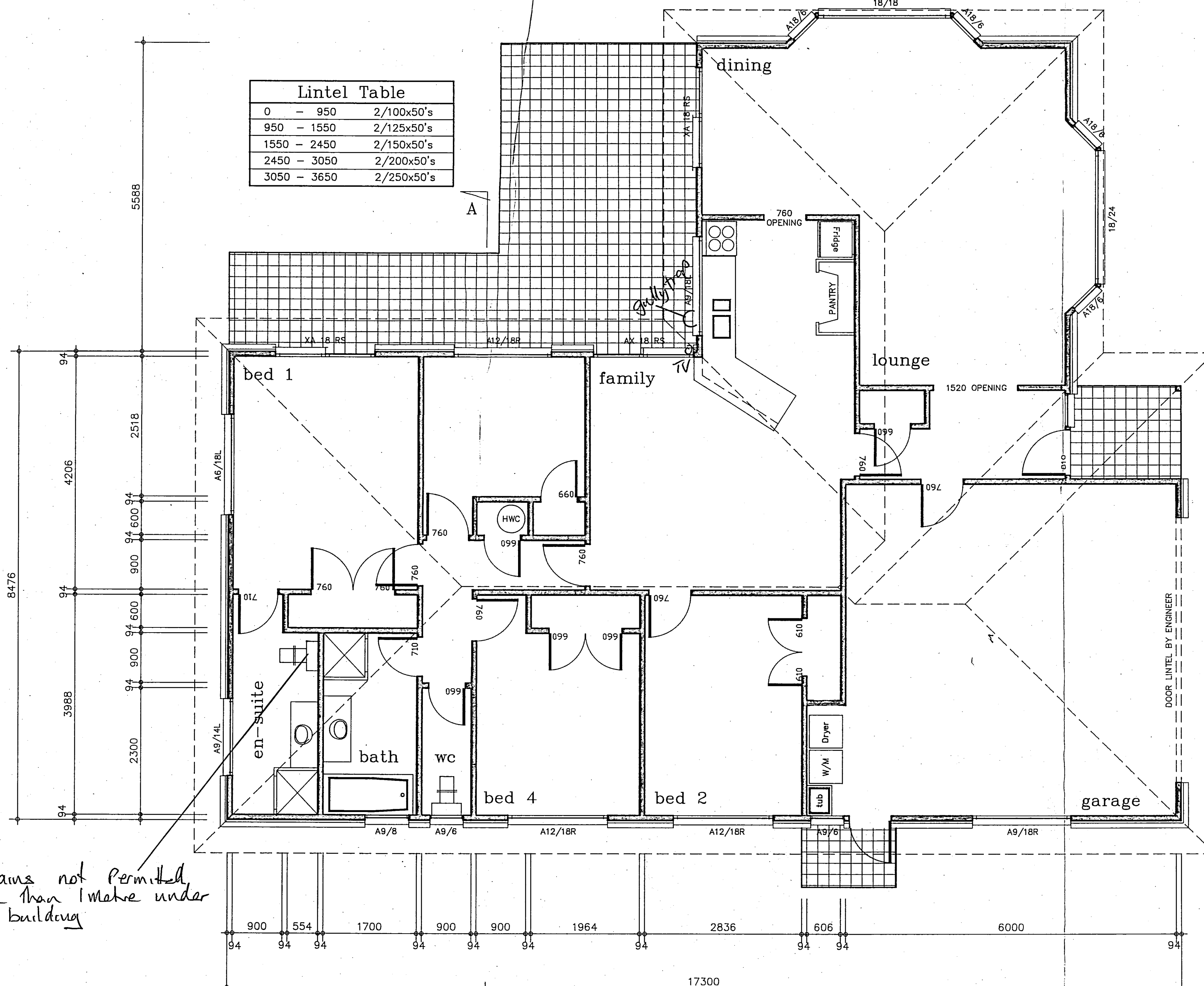
INSPECTIONS ARE  
FORWARDED OUT ON WEEKDAYS

Lintel Table		
0	- 950	2/100x50's
950	- 1550	2/125x50's
1550	- 2450	2/150x50's
2450	- 3050	2/200x50's
3050	- 3650	2/250x50's



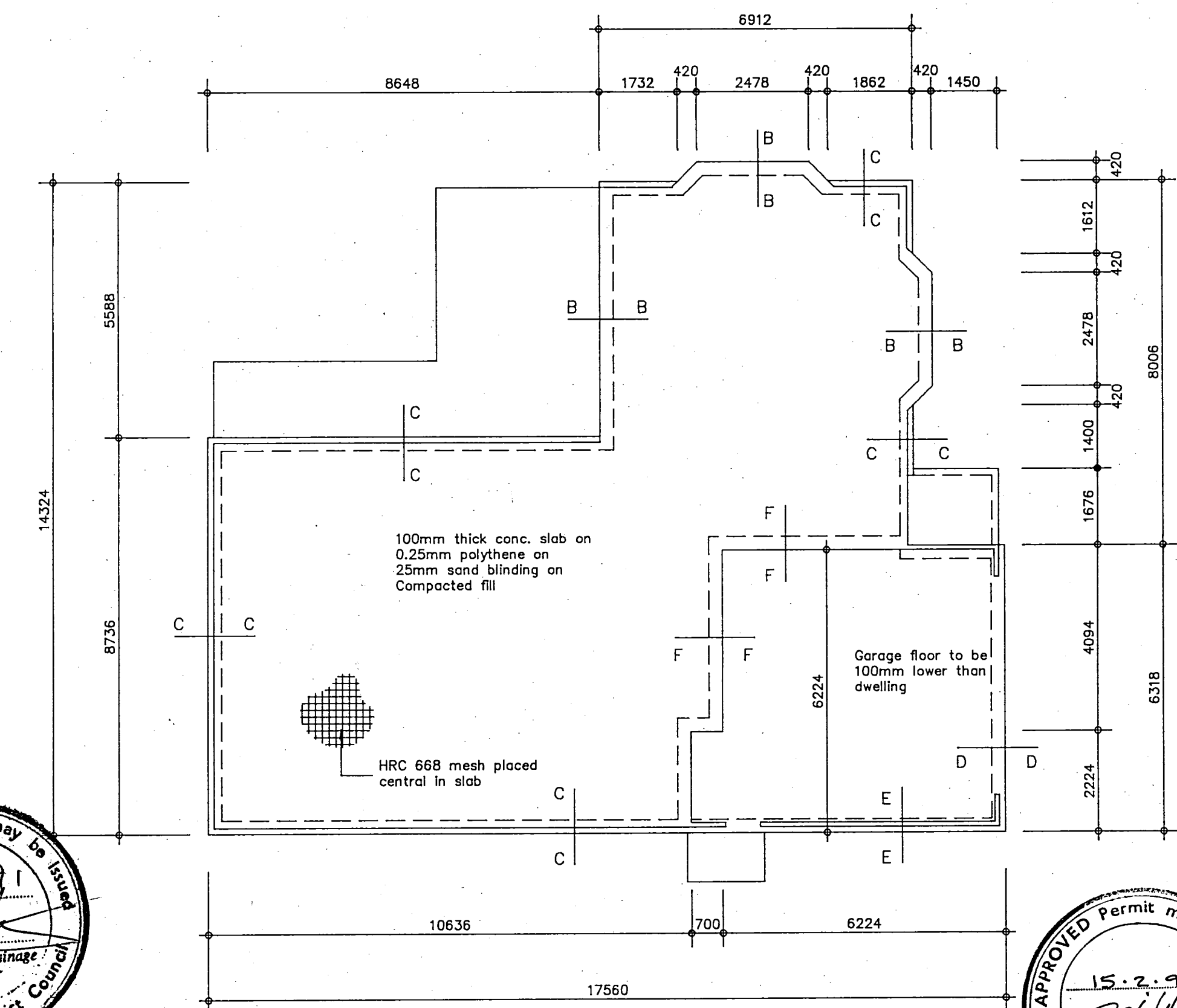
SECTION A - A

1:50



FLOOR PLAN

1:50



FOUNDATION PLAN

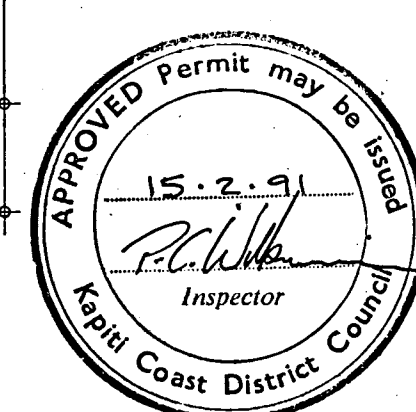
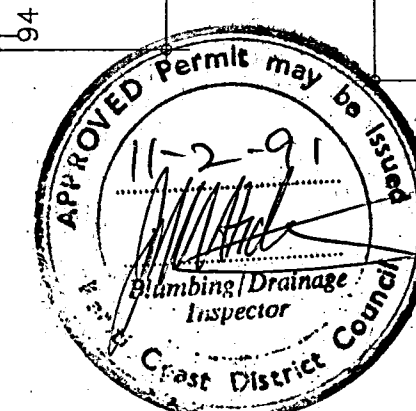
1:100

Drains not permitted  
more than 1 metre under  
the building

NOTES:

- General construction to comply with N.Z.S. 3604:1984
- Concrete Strength to be 17.5Mpa @ 28 days
- Details of bracing see attached sheets
- These plans to be read in conjunction with the Specification
- INSULATION: - Walls = R2.0 wall batts  
Ceilings = R2.2 batts

COPPER WATER PIPES FOR COLD WATER  
NOT PERMITTED  
Exemptions, See Plumbing Inspector



Proposed Dwelling  
Lot 3 College Gardens, Mazengarb Road  
Paraparaumu  
General Layout

**J Draughting**  
Stuart Jackson  
12 Mamaku Street  
Paraparaumu  
Phone (058) 85-880

	NAME	DATE	SHEET
DESIGN			
DRAWN			
PLAN NUMBER:			
			IN