

50000 13148474
PAPARUA COUNTY COUNCIL

BUILDING PERMIT APPLICATION

FOR OFFICE USE ONLY

DATE: 3-3-88 RIDING: HALESWELL DISTRICT APPLICATION NO: 34684
VALUATION ROLL NO: 23441/210 PERMIT NO: F 040.477

ADDRESS OF PROPERTY: 35 LANCEWOOD DRIVE WESTLAKE
LEGAL DESCRIPTION OF LAND: LOT 237 DP 48125
CERTIFICATE OF TITLE: AREA: 685 SQ/M
OWNER OF LAND: MERRITT HOMES LTD ADDRESS: _____
OWNER OF BUILDING: 134 VICTORIA STREET, CH'CH ADDRESS: _____
PRINCIPAL CONSULTANT: P.O. BOX 25-101 VICTORIA ST., CH'CH ADDRESS: _____
OCCUPIER: TELEPHONE 797-820 ADDRESS: _____
BUILDER: ADDRESS: _____
PLUMBER: ADDRESS: _____
DRAINLAYER: ADDRESS: _____
PROPOSED USE OF BUILDING: PRIVATE DWELLING

* State if known at time of application. Enter N.A. if not applicable.

ESTIMATED VALUE	Value	Fees	Receipt No.	Documents attached as part of this application which are applicable:
Building Permit	<u>987.00</u>	<u>357.00</u>		Drawings - Two sets ☒
Building Research Levy		<u>91.00</u>		(See notes on back of sheet) ☒
Vehicular Crossing		<u>403.64</u>		Specifications - Two Copies ☒
Water Connection		<u>80.00</u>		Form 2 - Structural Design Features Summary Part A and Part B ☐
Drainage & Plumbing				Form No. 3 - Fire and Egress Features Summary ☐
Sewer				Building Project Authority ☐
Sub Total		<u>\$ 939.64</u>		Estimated starting date
G.S.T.		<u>\$ 93.96</u>		Estimated completion date
TOTAL		<u>\$ 1033.60</u>	<u>R 29038</u>	Proposed new floor area <u>128.6 m²</u>

DESCRIPTION OF PROPOSED WORK

- ☒ NEW BUILDING
- Exclude domestic garages & domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED
- Include conversions and resited buildings
- ☐ NEW CONSTRUCTION OTHER THAN BUILDINGS
- Include demolitions
- ☐ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

DWELLING

SCOPE OF APPLICATION

- ☒ COMPLETE PROJECT
☐ PARTIAL PROJECT

If partial project, e.g. foundations, specify

Number of dwelling units

NAME OF APPLICANT: MERRITT HOMES LTD
ADDRESS: 134 VICTORIA STREET, CH'CH
SIGNATURE: P.O. BOX 25-101 VICTORIA ST., CH'CH TELEPHONE NUMBER: TELEPHONE 797-820
ACTING IN CAPACITY: Principal Consultant (e.g. owner, builder, principal consultant)

Should the Statement of Authority on the reverse side of this form not be filled in, all contact with regard to the application, and execution of the work, shall be referred through the Principal Consultant. All modifications considered necessary by the Paparua Engineer to any part of this application shall be acknowledged by the applicant.

16/3/88

NOTES ON FORM NO. 1

BUILDING PERMIT APPLICATION

Forms 2, 3 and 4 have been introduced to record the design assumptions and criteria for:

- 1: future reference in subsequent years.
- 2: to assist the local authority engineer in his task of checking building permit applications for buildings that are required by NZS 1900 to be the subject of specific design, i.e. a building that is not within the scope of Chapters 6.1, 6.2 or 11.2.

The provision of the additional information should reduce the need for costly duplication of work at the structural checking stage, thus speeding up the issue of permits.

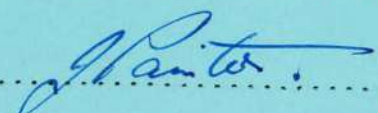
Recognition is given to the competence of those responsible for the structural engineering design, and those responsible for seeing that the building is properly constructed in accordance with the design approved. It is recognised that in many cases a person who is not a registered engineer will be competent to undertake all or some of the tasks involved. This must be decided by the local authority from the information relating to the project provided by the applicant.

For the larger projects, the consultants may be members of multi-discipline practices, or several individuals practising separately. To assist local authority officers to obtain information, or have queries answered by the appropriate person(s) the principal consultant may elect to complete the list below as applicable.

STATEMENT OF AUTHORITY: I have been engaged as Principal Consultant as defined in NZS 1900: Chapter 1, and as such I inform you that queries may be addressed to the following but that they are not authorised to agree to any alterations or amendments of the drawings and documents without my approval in each case.

PHONE

1. Architectural drawings
2. Structural Engineering drawings
3. Compliance with Town Planning Requirements
4. Compliance with Fire and Egress Requirements
5. Heating and Ventilating
6. Plumbing
7. Drainage
8. Other

Signature of Principal Consultant 

Name (Block Letters) MERRITT HOMES LTD

Address 134 VICTORIA STREET, CH'CH

..... P.O. BOX 25-101 VICTORIA ST., CH'CH

..... TELEPHONE 797-820

Mr Burnett

10 March 1988

Merritt Homes Limited
P O Box 25-101
Victoria Street
CHRISTCHURCH

Dear Sir

PROPOSED DWELLINGS - 35 AND 72 LANCEWOOD DRIVE

We are now almost in a position to issue the building permits for the above projects but regret to advise that before doing so we will require truss design numbers and layout as discussed by our telephone conversation of 4 March.

Until these details have been forwarded to this office in writing and a building permit issued, work should not commence on this project.

Yours faithfully

J. P. Bridges

Chief Building Inspector

MERRITT HOMES LTD

standard SPECIFICATIONS

NOTE
COUNCIL MUST BE GIVEN 24 HOURS
NOTICE PRIOR TO POURING
FOUNDATIONS

APPROVED subject to con-
ditions set out on permit No.....
per PAPARUA COUNTY COUNCIL

J. D. ANNAN
County Engineer

The builder shall be responsible for
the cost of any damage to footpath or
vehicle entrance during construction.

GENERAL

This Specification covers the materials to be supplied and work to be done to complete the dwelling house in accordance with this Specification and Plans herewith. All work shall strictly conform to the New Zealand standards and lending authorities. All materials listed shall be fixed to the manufacturers instructions and in a thorough and tradesman-like manner.

The Contractor will always assume that normal building foundations will apply to each building site. Any variations will be an extra and be quoted for.

Any variations in material or finish required by the owners from that specified hereunder, shall be listed. The list shall be known as the Addendum and shall be read as part of the signed contract.

All figured dimensions will take precedence over scaled drawings. Should any discrepancy be discovered between this Specification and any other documents, then the following shall be the order of precedence:-

- | | |
|---|-------------------------------|
| 1) The Building Contract | 2) Addendum to Specifications |
| 3) Detailed portions of any part of scaled plan | |
| 4) This Specification | 5) The scaled House Plan |

INSURANCE:

The Contractor shall insure the works in an approved Fire Office and such insurance shall cover the full value of the premises when completed. The Contractor will also affect an insurance with an approved Company to cover liability of the owner for accidents or Workman's Compensation for any accidental injury or death to any worker in the course of his employment. The Contractor shall be held responsible for the damage or loss by fire to the works and such things are covered by the 'policy' until the completion of the contract.

PERMITS:

The Contractor shall apply for and pay for all necessary permits and comply with the local body by-laws giving adequate notice to the local authorities for inspection and testing of any work.

P.C. SUMS:

The P.C. Sums quoted in this contract are to be read as Provisional Sums and will be adjusted when the true cost has been ascertained.

MAINTENANCE:

The Contractor shall maintain the dwelling for a period of 30 days during which time any complaints of damage caused by faulty workmanship or materials should be forwarded to enable the contractor to rectify these before the 30 day maintenance period expires.

COMPLETION:

On completion all trade debris shall be removed from the site and the building left clean and ready for occupancy, with all services and mechanical goods in working order.

TEMPORARY SERVICES:

The Contractor shall arrange for all temporary services he requires, pay all fees relating to same, and remove temporary services on completion of the contract.

MATERIALS:

- All materials shall be of best quality. Where a specified material is not procurable at the time it is required, a substitute of similar quality will be used to avoid delay. Any such substitute material shall comply with local authorities and the satisfaction of the owner with a price adjustment relative to both parties.

EXTRAS:

No additional work will be undertaken or guaranteed without written agreement between the Contractor and the Employer.

ADJUSTMENT TO CONTRACT PRICE:

The Contract price is based on current rates of labour and materials, any authorised alterations to these items will be before the said alteration is commenced and must be paid prior to possession being given.

EXCAVATIONS

The owner will be responsible for the clearance of any trees, shrubs, stumps or debris from the area to be built on. Excavate for foundations to depths and widths specified, or to engineers requirements. All footings must be free from loose material and be taken down to solid bearing. Backfill earth around foundations after formwork has been removed. Any surplus soil will be the owners responsibility.

FOUNDATIONS

All construction and reinforcement shall conform to N.Z.S. 3604. Concrete shall be 17.5 mpa at 28 days.

FOR VENEER:

Continuous concrete wall for veneer shall be 230 x 525mm minimum with footing being a minimum of 225mm deep. Set in 190 x 90 x 90mm concrete block sleeper support, with (10mm) bolt or dowel, (75mm) into foundation. Reinforce foundation wall to comply with local body requirements.

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FOR SHEATHING:

Continuous concrete wall for sheathing shall be 150 x 525mm minimum with footing being a minimum of 225mm deep. Set in 190 x 90mm concrete block sleeper support, with (10mm) bolt or dowel, (75mm) into foundation. Reinforce foundation wall to comply with local body requirements.

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FOUNDATION PILES:

Set precast concrete piles in concrete 300 x 300 x 225mm deep in minimum base. Space as set down in Table 5 N.Z.S. 3604.

FOR CONCRETE FLOOR:

Continuous concrete wall for concrete floors shall be 240 x 375mm minimum with footing being a minimum of 225mm deep. Reinforce foundation wall to local body requirements.

CONCRETE FLOOR SLABS:

Remove all vegetation from the building area - refer to excavations. Place granular fill material (19mm) rounded stones to a minimum depth of 150mm. Cast 100mm thick concrete slab on an approved mottop d.p.c. with minimum lap of 50mm. Seal laps, joints and penetrations with (48mm) 'blaxstrap' tape. Lay 665 welded mesh, lapped at 225mm, at a position of not less than 35mm cover to the top surface of the floor slab. Provide chases in floor for waste pipes to be installed by the plumber at a later stage. Finish surface with steel trowel or power float to a dense smooth surface fit to receive subsequent floor coverings. Fix bottom plates, on (100mm) D.P.C. to N.Z.S. 3604 specifications.

TERRACES:

All slabs must be 100mm minimum thick, reinforced with 668 HRC mesh if over 2.5 square metres. Provide expansion joints of at least one for every 2.4 metres. All terraces shall be plastered.

PATIOS:

All patios shall be 100mm minimum thick with no reinforcing. Provide expansion joints of at least one for every 2.4 metres. All patios shall be trowel finished and not plastered.

CARPENTER & JOINER**DAMPCOURSE:**

All timber work abutting concrete masonry or brickwork shall be protected with 3 ply methold D.P.C.

SUBFLOOR FRAMING:

Bearers to be in long lengths halved over piles where joined. Set 94 x 69mm bearers on edge at not more than 1300mm centres. Bolted at each end to the foundation and securely fixed with No.8 galvanised wire to piles. Fix 94 x 47mm floor joists on edge, set out to suit flooring sheets with double floor joists under all internal braced walls and at each end wall. Alternative timber sizes and spacings may be used, refer to N.Z.S. 3604 Table 8.

FLOORING:

Prelay high density particle board continuously supported on all edges with floor joists or dwangs cut between floor joists. Tightly fit and align joints both ways. Nail 60 x 2.8mm joint head galvanised nails at 125mm centres on the joints and 200mm centres on intermediate floor joists. On completion of contract punch all floor nails and clean off with one cut of machine sanding - fine finish is an extra. Care must be taken during construction that the floor is not stained by rust marks, tea or coffee, paint etc.

WALL FRAMING:

Assemble walls with studs at 600mm centres and three rows of dwangs. Straighten bottom plates and fix firmly into joists. Plumb corners both ways and straighten top plates to a line with temporary bracing. Brace walls with cut in diagonal metal bracing as per schedule. Install metal meterbox where directed by local authority.

ROOF FRAMING:

- Construct roof with conventional framing on engineer designed pride or gangnail trusses
- fixed plumb and secured to the top plate with 'Z' nail framing anchors. Position trusses directly over studs or supporting dwang fixed between studs directly under plate. Brace each end truss. Fix ceiling braces at 1800mm from corners on the diagonal.

EXPOSED RAFTER/BEAM CEILINGS:

All exposed rafters or beams will be of rough sawn N.Z. Oregon stained. Fix 9.5mm gibraltar board on top of rafters and cover with clear polythene sheet sufficiently lapped and taped with polythene tape. All exposed rafters shall be checked 12mm into main ridge beam. Exposed beam ceilings shall be lined with 9.5mm gibraltar board fixed between beams.

MATERIALS SCHEDULE:

<u>Material</u>	<u>Size</u>	<u>Grade</u>	<u>Remarks</u>
Bearers	(94x69mm)	Rad P.T.	Wire & Bolted
Floor joists	(94x47mm)	Rad P.T.	(400mm) crs
Solid dwangs	Joist depth x (50mm)	Rad P.T.	(2400mm) crs
Top & bottom plates	(94x47mm)		
Studs	(94x47mm)	Rad P.T.	(600mm) crs
Trimmer Studs		Rad P.T.	See NZS Table 17
Lintel		Rad P.T.	See NZS Table 16
Dwangs	(94x47mm)		
Bracings (Ply)			Nailed to NZSS
Bracings (Metal)			Cut in diagonal
Ceiling batten plate	(144x37mm)	Rad P.T.	Fixed on T. Plate
Ceiling dwangs	(94x47mm)	Rad P.T.	
Ceiling battens	(69x37mm)	Rad P.T.	(400mm crs max.
Rafters	(94x47mm)	Rad P.T.	(900mm) crs (iron)
Ridges & Hip rafters	(194x23mm)	Rad P.T.	
Valley rafters	(144x37mm)	Rad P.T.	
Valley boards	(144x23mm)	Rad P.T.	
Underpurlins	(94x69mm)	Rad P.T.	
Roof struts	(94x47mm)	Rad P.T.	(1.5m) crs max.
Collar ties	(144x23mm)	Rad P.T.	(1.5m) crs max.
Purlins (iron roof)	(69x47mm)	Rad P.T.	(750mm) crs max.
Roof trusses	Prydenail or	Gangnail	(900mm) crs
Eaves framing	(94x37mm)	Rad P.T.	
Fascia boards	(180x32mm)	T.W.P.	Grooved
Barge boards	(180x32mm)	T.W.P.	Grooved
Weatherboards	(140x18mm)	as specified on sales advice	
Vertical boards	(140x18mm)	as specified on sales advice	

VARIATIONS:

The builder may alternatively use heart Rimu subfloor and Rimu B.A. Framing or any other timbers conforming with Local Body or Lending Institution requirements.

NOTE: N.Z. Oregon if used may split.

SOFFITS & VERGES:

Allow rafter to overhang as shown on plan and cut off plumb. Frame down soffit with (100 x 37mm) bearer and ribbon plate. Frame verge overhang with 100 x 50mm flyrafter securely nailed to 100 x 50mm outriggers on flat. (Refer to Std. Details). Line under with 4.5mm Hardiflex using suitable P.V.C. mould evenly spaced.

FASCIA & BARGE:

METAL TYPE: Stratco prefinished metal fascia and gutter system to be fixed by the manufacturers specialists.

TIMBER: Shall be dressed (140 x 32mm) or (180 x 32mm) T.W.P. grooved to take 4.5mm Hardiflex sheets.

Mitre all joints and fix to level and straight line.

EXTERIOR FINISH:

All joinery, timber linings, trim and end grain shall be given a generous coat of primer or stain prior to fixing.

Behind all asbestos and timber wall sheathing fix breather type building paper with minimum lap of 100mm.

All timber boarding shall be fixed with (60 x 2.8) galvanized jolt head nails. Vertical boarding to be fixed plumb and in single lengths.

EXTERIOR DOORS:

Casement type out of Paint Grade Redwood, Cedar or Mahogany hung on one and one half pair of 100mm loose pin F.B. Butt Hinges in 50mm solid rebated D.A.H. Rimu frame.

Rebate bottom rail of back door over (30 x 4.75mm) aluminium weather bar, grooved and screwed into door sill.

Doors hung by joiner and glazed where required.

ALUMINIUM WINDOWS AND DOORS:

Shall be delivered to site and stored on edge.

All reveals shall be grooved and must be protected from damage.

All awning sashes must be 1200mm deep in windows of 1200mm depth or more. Install to Manufacturers instructions.

Fit 100mm D.P.C. flashing to sides and base of frame in slots provided.

HEAD BOARDS & FACINGS:

Pack trimmer to cover veneer cavity and fix treated timber or other where stated to form window headboard.

Corner window facings shall be dressed (200 x 25mm) T.D.A. Rimu neatly butted. See standard details.

INTERIOR FINISH:

Dwang and build in the various joinery fitments as supplied by joiner. Butt neatly to walls, floor and or ceiling, using (15mm) bungalow mould only where necessary.

Fix (60 x 10mm) bevelled edge skirting to all rooms. Scribe all internal angles and mitre external angles.

- Build in and trim for switchboard supplied by electrician.
- Trim around baths and tubs with Seratone (white) & appropriate PVC mouldings. All interior finishing timbers shall be sanded to remove all machine marks and on completion shall be free from all hammer marks, slits or other defects. Punch all nails in exposed work.

CEILINGS:

To be lined with 9.5mm gibraltar board sheets glued and nailed to manufacturers instructions.

Stop all joints, nail holes and other imperfections as for walls.

Leave ready for the application of a textured coating. Apply texture coating (with a pattern of the owners choice) in chalk white finish.

WALL LININGS:

Generally to be lined with 9.5mm gibraltar board sheets glued and nailed with Gib Clouts to manufacturers instructions.

To all joints lay in 'Gib Bedding Compound' and 'Gib Reinforcing Tape'. Lightly scrape joint and apply second application. Leave to dry then lightly sand joint ready to receive wallpaper.

Apply two applications of Gib Bedding Compound to nail holes and other imperfections and finish as for joints.

All external corners shall be reinforced with 'Gib Slim Line Angle' fixed and stopped to the manufacturers instructions. Corners must be left true and smooth.

ACCESSWAYS:

Trim 600 x 500mm manway through ceiling of passage providing a texture coated partical board cover panel.

Form 600 x 400mm manway through floor of wardrobe.

SHOWER LININGS:

SHOWER CABINETS: To be lined with selected Seratone or Riotone sheets and finished with plastic mouldings – refer to standard details.

SHOWER OVER BATHS: Line walls with Seratone or Riotone sheets using plastic jointers and bath mould.

KITCHEN CABINETS:

Construct and assemble modules into units as indicated on the plan. Check all dimensions. Care must be taken to ensure no damage is done to prefinished doors when taking delivery and during installation.

All doors will be fitted with self-closing hinges and handles supplied by the joiner.

WARDROBES:

To single wardrobes hang 1980 x 660mm mahogany door. To double wardrobes install a sliding unit as supplied to the dimensions on the plan in a revealed opening 1980mm high.

Provide 300mm full length shelf fixed 1750mm above floor with 19mm galvanized pipe hanging rail. Support with (110 x 18mm) D.A. Rimu cleats.

LINEN CUPBOARD:

Form four shelves from (60 x 18mm) battens spaced at 12mm apart. Build in stand to hold cylinder – refer to addendum for size.

INTERIOR DOORS:

Shall be stock flush panel prehung in D.A. Rimu jambs with plant on stops.
Hang on one and one half pairs of 85mm F.B. loose pin butt hinges.

MAIN DOORS: (1980 x 810 or 760) – hollow core
WC & BATHROOM DOORS: (1980 x 660 or 760) – hollow core
FIRE DOOR: (1980 x 810) – solid core

INTERIOR:

TIMBER: ALL D.A. Rimu is generally of a paint grade quality. If the Purchaser requests to varnish either his stairs, balustrade, newel posts, reveals, door jambs or skirting, Merritt Homes accept no responsibility for the positioning of knots or imperfections in the timber graining or finish.

SELECTED TIMBERS: Should the owner request 'selected timbers' for the finishing timber work as such and shown and costed on sales advice as such, the timber will be reasonably clear of the above imperfections, and be of a quality to varnish or stain.

NOTE: Customwood is to be painted unless staining is requested by the owner in writing.

STAIRS:

All stairs, newel posts and balustrading shall be of D.A. Rimu with mahogany handrails.
The builder shall build in any landings and framework required.

CLOSED TYPE: To be constructed with 250 x 50mm stringers, treads, glue wedged and glue blocked into the stringers.

Nosing to be 30mm maximum.

OPEN TYPE: To be constructed with 250 x 50mm stringers and treads glued and nailed into stringers.

BALUSTRADING & HANDRAILS: Supply newel posts, turned balustrades and moulded handrails as per plan.

The above to be read in conjunction with the sales advice and addendum to specifications.

HARDWARE:DOORS:

Front entrance door	Weiser Tulip cylinder lockset
Rear entrance door	Weiser Tulip cylinder lockset
Other entrance doors	Weiser Tulip cylinder lockset
Interior main doors	Sylvan tradition barrel latchsets
NOTE: FIREDOOR	Fix arrow 737S door closer to fire door
Bathroom & W.C. doors	Sylvan tradition barrel snibsets
Wardrobe & cupboard doors	Sylvan tradition halfsets
Kitchen cupboard doors	Self closing hinges with handles as per design display

BATHROOM ETC:

Jaeco Exclusive	E5 Roll Holder To W.C.
Jaeco Exclusive	E1 Towel rail To Bathroom
Jaeco Exclusive	E10 Soap dish In Shower Cabinet – where lined in laminated wallboard

INSULATION

- All insulation must be installed strictly to the manufacturers and local body requirements.
- CEILING:- 75mm Insulbest Loose Fill to accessible areas
R 1.6 Fibreglass Batts to areas inaccessible to loosefill
R 2.2 Fibreglass Batts to Skillion type construction
- WALLS:- R 1.6 600s Fibreglass Batts and Building Paper
- UNDERFLOOR:- Durafoil 432P

HEATING

A 3kw skope wall mounted fan heater will be supplied by the Builder. This heater must be direct wired by the electrician who will supply and fit a wall mounted thermostat control. The heater will be installed in the living area unless directed otherwise by the owner.

ROOFER

Provide suitable protection to the prefinished metal fascia during the fixing of any roofing materials.

GALVANIZED IRON:

Minimum pitch shall be 12 degrees.

Cover roof area with (50 x 1mm) Galvanized wire mesh, stretched taut and securely fixed with (25 x 2.5mm) galvanized staples. Over-lay with breather type building paper.

Fix (45mm – 26 gauge) galvanized corrugated iron in single lengths with one and one half corrugations side lap. Secure with lead head nails in accordance with standard practice. Allow 50mm overhang into gutters.

Flash ridges and hips to be covered with lead edged ridging in long lengths with the lead edge dressed down into the corrugations of the iron. Paint all laps before securing with calcium plumbate.

GALVANIZED IRON ROOFS ARE NOT PAINTED.MONIER CONCRETE TILES:

Minimum pitch shall be 18 degrees.

To be fixed to the manufacturers and or Housing Corporation or other lending institutions specifications by approved fixers.

METAL TILES:

Minimum pitch shall be 12 degrees.

To be fixed to the manufacturers and or Housing Corporation or other lending institutions specifications by approved fixers.

FLAT ROOFS:

Fix galvanized iron tray roofing over netting and building paper to manufacturers specifications.

BRICK & BLOCKLAYER

All work shall conform with N.Z.S.S. 1900 chapter 6.2 x 9.2. All blocks must be of an approved manufacturer. N.Z.S.S. 595 class A or class B where plastered for exterior use with flush floated joints.

MORTAR:

Shall have a minimum compressive strength of 12.5 MPa at 28 days.
The mix proportions shall be 4–6 parts sand, 2/3–1 part lime and 1 part cement.
Colouring of the mortar by the addition of mineral oxide pigments must not exceed a rate of 10 per cent by volume of the cement.

JOINTS:

All mortar joints must be straight and of uniform 10mm thickness. They must be tooled after the initial stiffening has occurred to ensure a smooth weatherproof finish.
Precautions shall be taken to prevent mortar falling into cavities or penetrating into grout spaces. Mortar falling onto ties shall be cleaned off immediately.

VENEER:

The cavity between masonry veneer and timber frame shall not be less than 40mm.
Provide vent holes in top course and weepholes in bottom course 50mm high spaced at 1200mm centres.
Supply and fix concrete vents only to local body requirements.
No veneer shall exceed 4 metres in height measured from the top of the foundation to the top of the veneer except in the case of a gable where the measurement is from half the height of gable. No section of Veneer shall be less than 390mm long except at corners where a minimum return of 300mm is accepted.
All veneer must be kept hard up the soffit linings as no moulds are used.

TIES:

Build in approved wall ties not exceeding 350mm vertically and not more than 660mm horizontally, staggered fix with only hot-dipped nails.

SPLIT STONE:

For size and colour refer to the addendum.
Bolstering is an extra if required and will include the 4 sides of the split units.
Sills are to be 50 series purpose made units.
On completion clean down all surfaces and leave free from defects and mortar stains.
Weatherproofing with silicone or painting will be done by others.

CONCRETE BLOCKS:

Refer to addendum for type and size.
All blocks must be kept dry before and during laying and until the mortar is set.
If veneer, sills and waterproofing will be as for split stone.
If reinforced concrete block masonry, reinforcement shall conform to N.Z.S. 1900 chapter 9.3a.
Use purpose made sill blocks and slotted blocks for window and door openings.
Interior finish to outer walls in living and bedrooms can be left flush jointed for strapping and lining or gibfoam. Service areas will be painted.
Build in any holding down bolts required at the intersection of internal timber walls.

BRICKWORK:

All bricks shall be hard, square, well burnt and free of any chipped edges.
Where coloured joints are called for, add mineral oxide to mortar (mix as listed under MORTAR). All joints to be weather-struck as work proceeds.
Sills shall be bricks on edge or purpose made tiles.

- On completion clean down all exposed surfaces with a weak solution of hydrochloric acid (except cream or other light toned bricks).

CHIMNEYS:

May be of unit-masonry, precast pumice concrete, or reinforced concrete. Keep timber framing at least 1 inch clear from masonry (and plaster coating) at all points. Build in splayed lintel with soffit 25mm maximum above arch of surround. Where a change of material is made in the stack, use a horizontally reinforced adaptor block with provision for continuous vertical reinforcing. Reinforce all chimneys with 4 continuous vertical 12mm rods (from gathering to top for precast and unit masonry: from foundation to top for r.c.). Properly grout rods for their full length. Firebricks must be laid on flat for the fireback, but may be on edge for return sides. From dished soot shelf. Where slab surrounds are used, they must have at least 6 inches of vertical surface grouted (from above) in contact with the lintel, keyed where necessary with tightly rammed netting, and pointed from below fireclay. UNIT MASONRY: Lay one course of 225mm headers above lintel and gather at no more than 55mm per course. Plaster stack front and back, from gathering to top of ceiling joists. Veneer masonry, if used as a flue wall, must be connected by bonding.

P L U M B E R

All work shall be carried out in accordance with the Plans and Specifications, Local Authority and Public Health By-Laws. All materials shall be of their best respective kind and of N.Z. Manufacture wherever possible. The builder shall obtain all necessary permits and pay all fees in connection with the said work. Water pipes and tubes shall be set out in straight runs or even gradients, by the shortest practical route, avoiding sharp bends which may cause airlocks. Temporary water will not be supplied unless requested and paid for by the builder.

FLASHINGS:

Take all necessary precautions to prevent the corrosion caused by the contact of dissimilar metals. Provide and fix all flashings as required. Flash all chimneys and upstands through roof with 1.8 Kg lead. On tile roofs the flashings shall cover the whole tile and be turned down. Valley Iron will be supplied and fixed by the carpenter.

SPOUTING AND DOWNPIPES:

Where a metal fascia and gutter system has not been fixed, provide and fix Stormcloud P.V.C. Spouting to manufacturers specifications. Provide and fix all stopped ends, mitred returns, outlets and droppers and any other special members required to complete the spouting. Fix P.V.C. downpipes, in all cases with suitable P.V.C. brackets in accordance with the manufacturers specifications. Galvanized spouting will be an extra if required.

WASTES, TRAPS, VENTS AND SOIL STACKS:

Provide and fix polypropylene traps in such positions that they may easily be removed. All waste pipes, vents and soil stacks shall be approved rigid P.V.C. Any pipework embedded in concrete floor shall be wrapped with 'benso' tape.

COLD WATER SUPPLY:

Allow to lay 20mm Gold Ribbon Alkathene from the local body point, or section boundary, to the house, buried not less than 450mm. A maximum of ten metres will be supplied in this quotation. Any supply in excess of ten metres will be an extra to the client. Provide gate valve at foundation base. Encircle with cover for easy access.

All inside cold water service pipes shall be 15mm P.V.C. Class E, supported at 900mm centres with purpose made saddles.

Service to Bath, Vanity, Shower, W.C., Tub, Sink, Hot Water Cylinder, provision for Automatic Washing Machine and two exterior hose taps – one at front and one at rear.

Where high pressure is not available an extra will be charged for a low pressure system to be determined.

HOT WATER SUPPLY:

Provide and fix 270 litre lagged dual electric Hot Water Cylinder with necessary exhaust pipe. Connect cylinder to cold water system via a filter stop cock and 'Nefa' (or similar type) pressure reducing valve. Provide element and thermostat to cylinder.

All copper tube for hot water supply shall be supported with 25mm straps or clips spaced at 1300mm centres.

Lagg hot water pipes and fittings with approved 'Plumbers Felt' tightly wrapped and secured with copper wire.

All pipework in roof spaces including the exhaust pipe, shall be lagged.

Service to bath 20mm Vanity, Shower, W.C., Tub, Sink and provision for Automatic Washing Machine 12mm.

WETBACK SYSTEM:

Supply and connect open fire wetbacks when specified.

Connect only any solid fuel boilers supplied by builder.

TAPS:

Supply and fix CP on Brass H.M.C. Champagne Dome Head Taps.

BATH	- 20mm extended bibs
VANITY	- 12mm pillar cocks
TUB	- 12mm bib cocks
SINK	- 12mm bib cocks
W.C.	- 12mm cistern stop cock
AUTO W/MACHINE	- 12mm W/Machine cocks

SANITARY FITTINGS:

Plumber to supply and fix following fittings:-

BATH	- Clearlite Pacific (or similar acrylic) (white)
W.C. PAN	- Glazed earthenware Pedestal (white)
W.C. CISTERN	- Dux Twinline (white)
SHOWER	- S/Steel tray with polystyrene base to - suit cabinet size - H.M.C. Gemini mixer valve - H.M.C. C.P. on brass swivel type shower rose

Plumber to fix only the following items supplied by others -

SHOWER UNIT	- Where detailed on plan
VANITY UNIT	- As selected by owner and detailed on plan
TUB	- Single LF2 S/Steel with customwood cabinet or Homepride Autodrain 500 prefinished
SINK TOP	- Laminated plastic - S/Steel is an extra

Provide and fix, all plugs, C.P. Chains, Gratings and washers to all fittings as required.

NOTE: Any coloured fittings requested will only be supplied if available at time of construction and an extra cost will be charged.

DRAINLAYER

Provide all materials and plant necessary to complete the work in accordance with the plumbing and drainage regulations 1959, the health department and local body requirements.

The builder shall pay for all necessary fees in the permit.

The drainlayer shall arrange for the inspection of all work.

The site plan details an example only from which the provisional sum as shown on the sales advice has been allowed for all drainage services.

STORMWATER:

Connect all stormwater outlets to the local body system in 100mm second quality socketted earthenware pipes and fittings.

Where no disposal system exists, install boulder pits as per drainage and local body requirements. This shall be an extra to the client.

SANITARY DRAINAGE:

Install all necessary gulley traps, terminal and back vents.

Connect sewer drainage in 100mm first quality socketted earthenware pipes and fittings to the local body disposal system.

Any road openings required or dewatering shall be an extra to the client.

If no local body system exists provide a septic tank to N.Z.S.S. 758 and local body requirements. This shall also be an extra to the client.

P.V.C. MATERIALS:

Will be acceptable where local authorities permit the use of. All local body and manufacturers requirements must be strictly adhered to.

TEST AND BACKFILL:

All pipework shall be tested and inspected by the local body inspector before backfitting, and any defects made good.

Backfill with machine returning surface to its original condition.

Remove all drainlayers debris, and leave site clean and tidy.

ELECTRICIAN

All installations shall be made in accordance with the wiring regulations and to be to the satisfaction of the local authorities. All switches and plugs and other electrical accessories shall be P.D.L. Clipsal series.

All power socket outlets must have switches.

The electrical contractor is to obtain all permits and pay all fees in connection therewith and arrange for all inspections required by the supply authority.

METERBOARD:

To be encased in a galvanised iron meter box supplied and fixed by builder where directed by local authority.

POWER SUPPLY:

The first ten metres of underground power cable is allowed in the quotation and shall be 16mm single phase. Any larger phase required by the wiring regulations or poles will be an extra to the owner. Any supply in excess of the above mentioned allowances will be an extra to the client.

SWITCHBOARD:

Fix where directed inside the house.

Provide and set up as required on meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled and hinged on one side.

LIGHTS:

Provide and install specified number of light points complete with lamps and shades as shown on plan and provide 100 watt lamps in living rooms and 60 watt lamps to all other points.

Extra light points at quoted price.

POWER POINTS:

Provide and fix specified number of points as shown on plan, 1200mm above floor in kitchen and laundry, 300mm above floor elsewhere.

Extra power points at quoted price.

HOT WATER CYLINDER:

Connect element and thermostat supplied by plumber to hot water cylinder. (Dual 270 litre). Place control switch (10 AMP MIN.) on outside of cupboard using 1.5mm T & E cable for wiring installation.

ELECTRIC RANGE:

Connect electric range supplied by builder using 6.0mm T & E cable for wiring installation. Where ranges are preplugged supply & fit a 30amp outlet & box.

ELECTRIC HEATER:

Direct wire 3KW Skope Heater including wall thermostat where directed by owner, using 2.5mm T & E cable for wiring installation.

P A I N T E R & D E C O R A T O R

All materials shall be of the best quality and supplied by Tradesmen according to trade practice. Provide suitable cover to baths, basins, sink bench and dresser tops, electric ranges etc, during process of the work. Protect all floors from stains resulting from paint and oil tins etc.

EXTERIOR WOODWORK:

Builder will prime all exterior woodwork with a suitable primer. Painter will then stop all nail holes and surface cracks with first grade putty and supply and apply one undercoat and one finishing coat of high gloss enamel.

HARDIFLEX WORK:

Apply two coats of unthinned acrylic paint.

STAINED WORK:

Builder will apply one coat of stain prior to fixing. Painter shall then stop all nail holes etc, with coloured putty followed by one further coat of stain.

TIMBER SHUTTERS:

Builder to apply one protective coat of acrylic low sheen paint (Timbacryl or similar). Painter to finish with one further coat of same.

TIMBER DECKS AND ROUGH SAWN TIMBER:

Builder will protect all timber with one generous coat of stain to clients colour choice. Painter to apply finishing coat of same.

BLOCKWORK:

When directed shall receive two unthinned coats of masonry trade formula paint – protect all aluminium surfaces thoroughly.

METALWORK:

All galvanised spoutings, downpipes, flashings etc shall receive one coat of approved galvanized primer, followed by one undercoat and one finishing coat.

INTERIOR:

Paint inside of wardrobes except timber cleats and galvanised rails, with two coats of acrylic latex paint. The inside of kitchen cupboards are not painted.

WOODWORK: Apply two undercoats stopping all nail holes between each coat. Finish with one unthinned coat of gloss enamel paint.

DOORS:

All flush panel doors to be given one coat of sealer and two coats of clear varnish. To be sanded between coats. Paint grade doors to be painted as per interior woodwork. All kitchen cupboard doors and sliding wardrobe doors are pre-finished from the factory.

WALLS:

Properly prepare all walls and apply one sealer coat. Mix 25g of 'Sanitabrite' to each litre of approved paste. Hang wallpaper plumb and true in single lengths with neatly butted joints registering any patterns in accordance with best trade practice. Leave all surfaces flush, uniform in colour and free from wrinkles, blisters, lumps, tears, stains or any other imperfection. All wallpaper is to be selected by the owner.

Provisional cost of wallpaper per roll as shown on the sales advice

FLOORSANDING:

All partical board and or timber floors shall receive one machine coarse sand. Scrape out all corners not accessable by machine.

Fine sanding and Polyurathene coating is an extra where required.

SOLID PLASTERER

All surfaces must be well cleaned and soaked before applying plaster. Render and straighten all work with 3:1 ratio sand and cement.

FOUNDATIONS:

Shall be plastered with one 12mm thick smooth coat and finished with a dash coat to give an even regular surface.

TERRACES, PORCHES AND STEPS:

Render with one 12mm thick coat and finish with a wooden float to a fine surface. Provide expansion 'V' joints to align with concrete top. Allow sufficient fall away from building to prevent surfaces holding water.

TELEPHONE

The connection of a telephone is NOT part of this contract. The owner will be responsible for notifying the N.Z.P.O. of the pre-wiring details.
NOTE: This must be done well before the linings are fixed.

=====//=====

OWNERS SIGNATURE: DATE:

BUILDERS SIGNATURE: DATE:

MERRITT HOMES LIMITED ACCEPTANCE:

(CIRCLE whichever is applicable)

CHRISTCHURCH

$$W \times BL \quad 53 = \times 20.4 = 10.81 \text{ B.U.'s}$$

SKETCH PLAN (external and internal walls)

Hand-drawn sketch plan of a building layout. The plan shows a rectangular building with several internal walls dividing it into rooms. The rooms are numbered 1 through 18. Dimensions are provided for many of the rooms and walls. The plan is oriented with North at the bottom, as indicated by the label 'North.' at the bottom center.

Room numbers and dimensions (where available):

- Room 1: 10.9 x 2.4
- Room 2: 3.0
- Room 3: 1.7
- Room 4: 3.0
- Room 5: 2.4
- Room 6: 2.4
- Room 7: 3.0
- Room 8: 2.4
- Room 9: 2.4
- Room 10: 11.9
- Room 11: 12.4
- Room 12: 3.0
- Room 13: 3.0
- Room 14: 3.0
- Room 15: 2.4
- Room 16: 3.0
- Room 17: 1.7
- Room 18: 2.4

Other labels: 'AK' at the top left, 'P' at the top right, and 'North.' at the bottom center.

1 Total B.U.'s Required	3 Wall Line		5 Wall Bracing Elements Provided					8 B.U.'s Provided
	2 Label	Minimum B.U.'s Required	4 Label No.	Type	Rating B.U.'s/m	Length (m)	7 B.U.'s Provided	
ALONG	A		1	1	42	1.7	71	
			2	1	42	3.0	126	
			3	1	42	2.4	100	
		204	Sub-total					297
	B		4	2	62	3.0	186	
		70	Sub-total					186
	C		5	2	62	2.4	149	
			6	2	62	2.4	149	
			7	2	62	3.0	186	
			8 & 8A	1	42	2.4 each	200	
		204	Sub-total					684
	D		9	1	42	2.4	100	
		70	Sub-total					100
1081	TOTAL	548	TOTAL					1267
ACROSS	L		10	8	67	.9	60	
			11	8	67	.9	60	
			12	1	42	2.4	100	
		128	Sub-total					220
	M		13	2	62	3.0	186	
			14	2	62	3.0	186	
		70	Sub-total					372
	N		15	2	62	2.4	149	
		80	Sub-total					149
	O		16	2	62	3.0	186	
			17	2	62	1.7	105	
		70	Sub-total					291
	P		18	1	42	2.4	100	
		80	Sub-total					100
1081	TOTAL		TOTAL					1132

**CHRISTCHURCH
DRAINAGE
BOARD
BOX 13006**

DISTRICT No.	BOOK No.
7	115.

0096

Foul Water Drainage	✓	Block Plan	98-7
Stormwater Drainage	✓	J.H.S.	
Sanitary Plumbing	✓	Letter Ref.	

INSPECTOR

J Elcock

DATE 9-3-88.

PCC 34684

Merrett Jones

Erect a dwelling

35 Lonswood Dr.

IN ADDITION TO THE STOP-TAP PROVIDED BY THE LOCAL AUTHORITY,
THE CONSUMER SHALL SUPPLY A STOP-TAP TO CONTROL THE SERVICE IN
A SITUATION WITHIN HIS PREMISES APPROVED BY THE ENGINEER.

NOTE: THIS REQUIRMENT WILL BE STRICTLY ENFORCED.

DO NOT SCALE

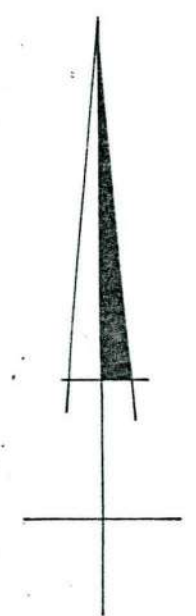
Lot 109

Lot 238

Lot 110

Lot 236

NORTH.



PAPARUA COUNTY COUNCIL
RESIDENTIAL R.1.
Lot 237 D.P. 48125
C.T.
AREA 685.12
NOTE
CONCRETE MUST BE GIVEN 24 HOURS
NOTICE PRIOR TO POURING
FOUNDATIONS

SITE COVERAGE = 128.62m² = 28 %

APPROVED subject to con-
ditions set out on permit No.
per PAPARUA COUNTY COUNCIL

J. D. ANNAN
County Engineer

The builder shall be responsible for
the cost of any damage to footpath
vehicle entrance during construction.

LANCEWOOD
DRIVE

NOTE TO PURCHASER:
AS MERRITT HOMES WAS NOT THE VENDOR OF THIS SECTION ANY
EXTRA FOUNDATIONS OR REPEGGING COSTS ARE THE
RESPONSIBILITY OF THE PURCHASER

Client's Signature _____ 198
Date

DRAINAGE IS ONLY A PROVISIONAL SUM
ESTIMATED MEASUREMENTS, STORMWATER AND SEWER
DETAILS ARE APPROXIMATE ONLY.
THE LAND MAY HAVE TO BE DE-WATERED.
SEWER CONNECTION MAY BE VERY DEEP OR SHALLOW.
THE DRAINLAYER SHALL DETERMINE THE FINAL POSITION OF
DRAINAGE PIPES

--- m SEWER
--- m STORMWATER
--- POWER SUPPLY

Client's Signature _____ 198
Date

AMENDMENTS: DATE: 3204.

merritt homes ltd
134 Victoria Street Christchurch 1

DESIGN: _____
AGENT: _____
DRAWN BY: E. BRANDT
PROPOSED RESIDENCE FOR: LANCEWOOD - SHOW HOME.
SCALE: 1:200 CHECKED: _____
SITE: Lot 237. BEING N° LANCEWOOD DRIVE. WESTLAKE SUBDIVISION



AMENDMENT:	DATE:	4872	SHEET No 1 OF 2.
		DATE: 1-3-88	SL.

Application 34684

Bridge
15/3/88



McVicar Timber Group Ltd

Date: 14/3/88

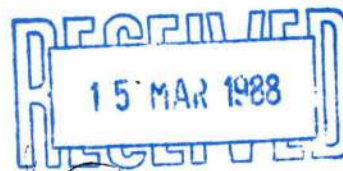
PRECUTTING AND TRUSS DEPARTMENT

OFFICE: Ph. 598-144, P.O. Box 5028, CHRISTCHURCH

CLIENT: Merritt Homes

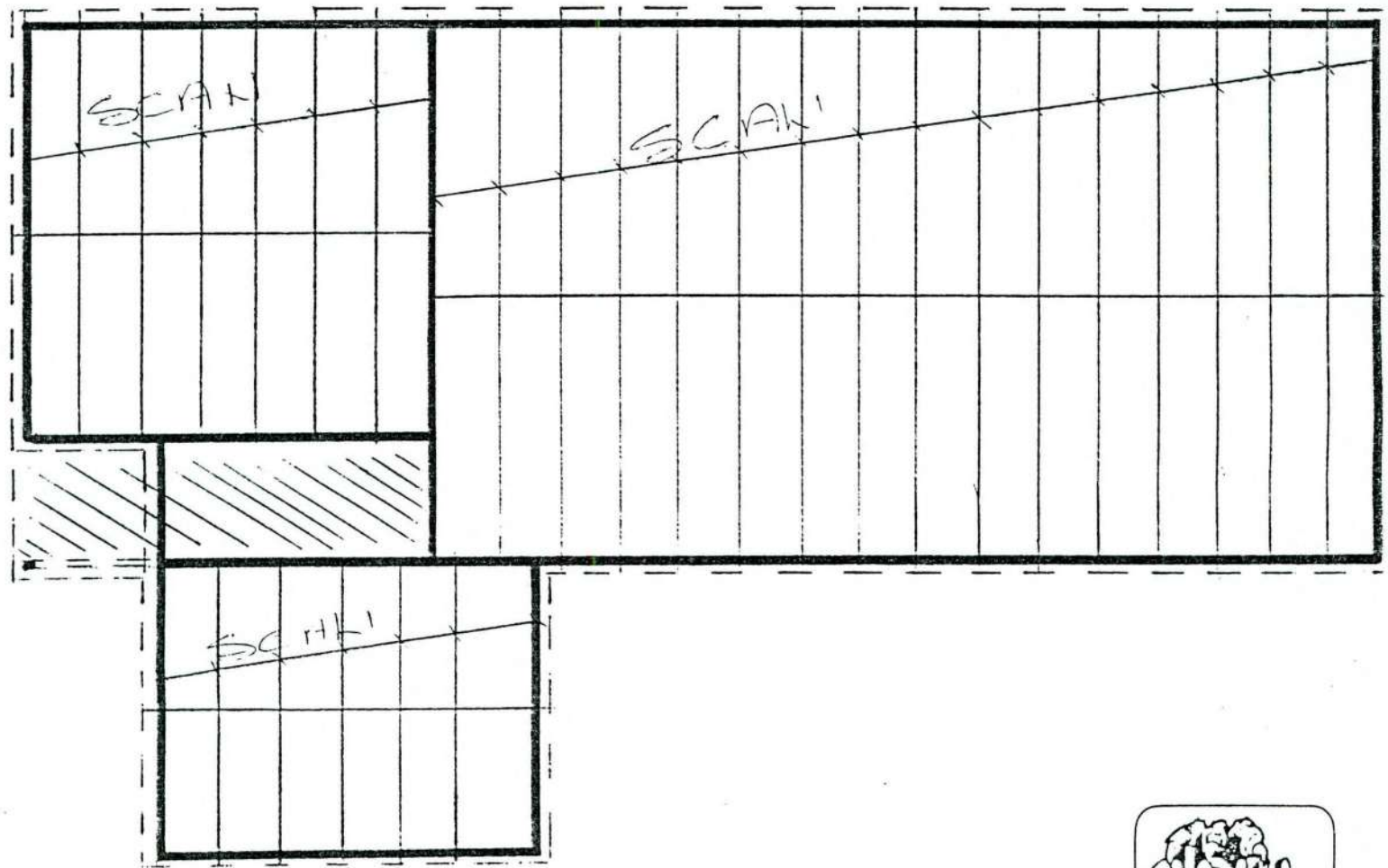
ADDRESS:

JOB NO: Lot 237 harkwood Dr



ACCREDITED FABRICATOR
pryde

No Off	17	8	8						
Truss Type	SCAH	SCAH	SCAH						
Pitch	40°	40°	40°						
Span	7.800	6.000	4.894						
Roof Material	Iron	Iron	Iron						
Soffit	—	—	—						
Cantilever	—	—	—						
Fascia	—	—	—						
Truss Spacings	900	900	900						



Signature:

TOTAL NETT DELIVERED



merritt homes ltd

*MR EADE
29-3-89*

134 Victoria Street Christchurch 1
P.O. Box 25101 Telephone 797820
Fax (03) 650-563

*Refu.
Details phase!*

23rd March 1989

Paparua County Council
P.O. Box 11011
Christchurch.4.



Dear Sir,

Please refund Building Permit Fees as shown on attached copy of receipt as this construction did not proceed.

Thankyou,

Yours faithfully
Merritt Homes Limited

R.A. Farrar



TAX INVOICE
Registered No. 10-923-921

149 Main South Road
P.O. Box 11011
Sockburn
Christchurch 4
Telephone: 485-119

Merritt Homes Ltd.

Lot 237

35 Lawrence Drive

Sub N° 62136
TANBRIDGE



Building Permit Fees

Application No 34249.

Building Permit
Building Research Levy
Channel Crossing
Water Connection
Drainage & Plumbing
Sewer

297 00

80 00

504 55

80

961 55

96 15

1057 70

Sub-Total \$

G.S.T. \$

Total Fees \$

8 OCT 1987
2529

THIS IS NOT A PERMIT
WORK MUST NOT COMMENCE
UNTIL A PERMIT IS ISSUED

-8107-87

14651

1

**1057.70

Paparua

County Council

MEMO TO:-

Accountant.

J. D. Annan,
County Engineer,
P.O. Box 11011
SOCKBURN
Telephone 45-119

30-3-89.

Please arrange a refund
for the following
35 Lancewood Drive
Application 34249.

Building Permit	\$297:00.
Channel Crossing	504:55.
Water connection.	80:00.
	881:55c.

G.S.T.	\$88:15
Total.	\$969:70c

County Engineer

C.B.T.