

Lintel span - 5.3m

Location - external wall

DL = .77

material - gluelam

supporting - roof only

roof dimen. "S" - 2m

roof type - light

from table 3.4 315x90 gluelam beam.

Eave o/H - 600

appears OK.

snow load - nil

wind exposure -

checked from BRANZ Technical recommendation N°2 1993
Lintels & Beam

20-93

Horowhenua County Council

PERMIT No. 16741

0021236

LOCALITY

Whikarua

DATE RECEIVED

29 : 10 : 85

DATE ISSUED

11 : 12 : 85

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

Cromie

FOR OFFICE USE ONLY

REMARKS:

Issue Please
A.

- Check
- ✓ 1. Dispersation for front yard siting
 - 2. Check size of land
 - ✓ 3. compacted hard fill under footing
 - ✓ 4. Truss design
 - ✓ 5. extent of work pergola etc.

OK only 18/11/85
see attached letter

APPROVED
<i>R. D. Landon</i>
COUNTY ENGINEER
DATE 28/11/85

NOTE.—

- 1 All Plans and Specifications must be in Ink.

HOROWHENUA COUNTY COUNCIL

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

20-93

Valuation Book No. 14930 039Date 29 OCT, 1985**APPLICATION FOR BUILDING PERMIT**TO THE BUILDING INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.Postal Address: Horowhenua County Council,
P.O. Box 542,
Levin.I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in WAIKANAPE RIDING.1. Type of Building: CARPACE

Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: CONC Walls: Block Roof: DECKBOARDTotal floor area: 49 sq. metres.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) CARPACE3. Allotment: Lot: 2 11 D.P.: 24476 Section: 93
Area: 809 m² Block: --- S.D. --- Locality: ---4. Owner's Full Name: GRAEME CROMIE
Address: 39 MAWSON ST, LOWER HUTT5. Previous Owner ☐ If Section has been recently transferred6. Frontage (Length): 20.17 m Name of Street or Road: FIELDWAY - 937. Estimated Value of Building— \$ 6500 :Plumbing and Drainage— \$ 900 :Total \$ 7400 :008. Fees \$ 40-00 :No. of Receipt 2365

See Scales of Fees on Back Page.

Building Research Levy \$ --- :Footpath Damage Deposit \$ Existing :

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 to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- (a) A Floor plan of each floor level;
- (b) An elevation of each external wall;
- (c) The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- (d) 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;
- (e) The type and location of cladding, sheathing and lining.
- (f) 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 [Signature]as **BUILDER** or
OWNER.Address 39 Mawson St Lower HuttBuilder's Name ☐ if not the applicant
and Address ---

19 November 1985.

Mr. G. Cronie,
39 Dawson Street,
LONGER HUTT.

Dear Sir,

GARAGE - 35 FIELLOWAY, WAIKANAЕ.

We enclose herewith your account for permit fees relative to the above permit application. However as the proposed garage is sited in the front yard of the existing dwelling a dispensation is required from the yard requirements of the district scheme. So that the application may be processed further a written application for dispensation along with a statement of no objection from the adjoining owners is required from you and this is to be approved before the permit may be issued.

There are also a number of minor items which require amending, and these have been noted on the drawings.

The attached account does not give approval for the work to commence. Should you require any additional information, please contact the writer at our Waikanae office, telephone 36336 during normal office hours.

Yours faithfully,



R. Dawson,
BUILDING INSPECTOR.

20-93

COPY

20 November 1985

Horowhenua County Council,
Aputa Place,
WAIKANAE.

Dear Sirs,

I confirm that as owner of the property at 91 Field Way, Waikanae, I have sighted the drawings for a garage to be sited in the front yard of the property at 93 Field Way, and advise that I ~~have~~ no objection to the siting of the garage as the attached site plan, unless the plan is amended to show the garage to be built as being 2.0 metres away from the boundary instead of 1.0 metres as shown at present.

Yours faithfully

Should the garage be built 2.0 metres away from the boundary, no objection ~~is~~ will be raised.

P.G. Pearce

P.G. PEARCE

20-93

20 November 1985

Horowhenua County Council,
Aputa Place,
WAIKANAE.

Dear Sirs,

I confirm that as owner of the property at 95 Field Way, Waikanae, I have sighted the drawings for a garage to be sited in the front yard of the property at 93 Field Way, and advise that I have no objection to the siting of the garage as the attached site plan.

Yours faithfully

Barbara Taylor

BARBARA TAYLOR

20-93

Mr. Cornin.

This app. for dispensation - not quite
so simple: One neighbour - on the
side closest to the garage proposal
gives consent only upon the condition
that it, (the garage) be located a
minimum of two (2) metres in from the
boundary. The owners don't really
want to - do they have to?

(I've said yes!)

Dispensation approved - 2.0 m from the side
boundary concerned JMB.

We are still awaiting payment of a/c
so return documents to Warkital
with a final decision.

Tom - please ring me re this
ASA B. - builder wants to pour
on Wed. at 2.0 m. in B.T.

B

20-93

25/1/85-

2171
H.C.C./D.1
Horowhenua County Council

PERMIT No. W6428

LOCALITY

Waikanae Sewer

DATE RECEIVED

DATE ISSUED

11:12:85

**APPLICATION
FOR PLUMBING AND DRAINAGE PERMIT**

OWNER'S NAME

CROMBIE

FOR OFFICE USE ONLY

REMARKS:

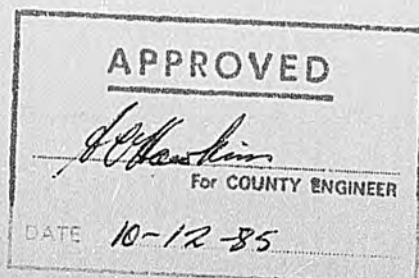
VR VAL \$900

DA FEE \$36-00

Forve Please

S.

F.B.N.



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

20-83

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 542,
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 and Plumbing Work _____

Connect Dwelling to sewer.

Allotment. Lot: 11 D.P.: 24476 Section: _____ Area: _____

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

Previous Owner { If Section has been recently transferred } _____

Frontage (Length) _____ (Name of Street or Road) 93 FIELDWAY.

Water Supply (Description) _____

Est. Material Value of Plumbing Work \$ _____ : Est. Labour Value of Plumbing Work \$ _____ :

Est. Material Value of Drainage Work \$ 450 : Est. Labour Value of Drainage Work \$ 450 :

450

450

Total Value \$ 900:

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ 36-00 Receipt No.: 2365

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: CROWIE

93 F. WAY.

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. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: Chris Dreyer

Address _____

Craftsman
Plumber's Signature,
Address, and
Registered No.

Registered Drainlayer's
Signature, Address, and
Registered No.

CHRIS DREYER

perforated
to be LATWELL Dr.
PRATT.

Horowhenua County Council

PERMIT No.

10481
H136623

LOCALITY

Waiwera

DATE RECEIVED

26 : 8 : 77

DATE ISSUED

11 : 9 : 77

**APPLICATION
FOR BUILDING PERMIT**

OWNER'S NAME

Don L Francis

FOR OFFICE USE ONLY

REMARKS:

permit issued subject to endorsement as indicated
on approved copy of the plans

APPROVED

B. Wood

COUNTY ENGINEER.

DATE

13 - 9 - 77

HOROWHENUA COUNTY COUNCIL

You are required to give the Building Inspector 24 hours' notice of your intention to pour concrete in any foundations or floor slabs for the purpose of inspection.

NOTE.—

- 1 All Plans and Specifications must be in ink.

20-93

SP
HCH

Application for Building Permit

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

Postal Address: Horowhenua County Council,
P.O. Box 258
Levin.

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

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

Particulars of Building: Foundations: CONCRETE Walls: BLOCK & TIMBER Roof: IRON

Total floor area: 124 sq. metres.

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) Dwelling with

garage space for two cars

3. Allotment: Lot: 2/11 D.P.: 244-76 Section: _____

Area: 809-387 Block: _____ S.D. _____ Locality: _____

4. Owner's Full Name DOM L. FRANCIS

Address 71 Warwick street Witten Wgh 5

5. Previous Owner { If Section has been recently transferred } 93

6. Frontage (Length): 20.117 Name of Street or Road Field way

7. Estimated Value of Building— 28,993 :

Plumbing and Drainage— \$ 2-000 : Total 30,093 NEW

8. Fees \$ 72-00 : No. of Receipt 4932

See Scales of Fees on Back Page.

Building Research Levy \$16-00 : 4936 Footpath Damage Deposit \$100-00

All work will be carried out in accordance with Horowhenua County Council's By-laws. 4934

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) 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 D. Francis as BUILDER or OWNER.

Address 226 Main Road South Paraparaumu

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

31st August, 1977

Mr. G. Naish,
4 Port Street,
WELLINGTON

Dear Mr. Naish,

I have received an application for a building permit to erect a dwelling for Mr. Francis, Lot 2 D.P. 24476, Fieldway Waikanae, and would raise the following matters:

1. It is usual, in order to guard against moisture penetration at the junction between the block walls and the concrete floor, to place the full depth of the floor slab against the first block layer thus achieving a weather bar effect. This may be achieved by using a 400 mm high block as the first course and recessing the floor slab to receive the same. ✓
2. No indication has been given as to where the vapour barrier finishes at the line of the outside wall. This should return to the top of the floor slab preferably between the floor slab and first course of blockwork. ✓
3. The horizontal reinforcement proposed in the retaining block wall appears inadequate - one 15 mm rod in the top band, and similarly with the internal concrete block wall Section A.A. Would you check the horizontal reinforcement please. ✓
4. Would you confirm reinforcement proposed in lintel beams over the garage doors. 4x12 ✓
5. As an observation, whilst field tile drainage relief is normally essential behind retaining walls, upon this site I doubt if much purpose will be served by their installation - fine sand will quickly block the system in any event and water seepage is unlikely. x ✓
6. The ridge beam over the dining area appears to be inadequate. Would you have this checked structurally. ✓
7. I assume that the dwelling will be connected to the Council water supply and the large water storage tank is proposed for a specific purpose. Would you confirm this matter. It seems likely that the overflow from the tank should be directed to the street channel. ✓
8. A diagram is enclosed for the wet back installation, which you will note does not provide for or require a non return valve. ✓

I should be pleased to receive your comments in due course before permit issue, upon the various matters raised.

*All matters resolved with builder
and owner as endorsed on plans.*

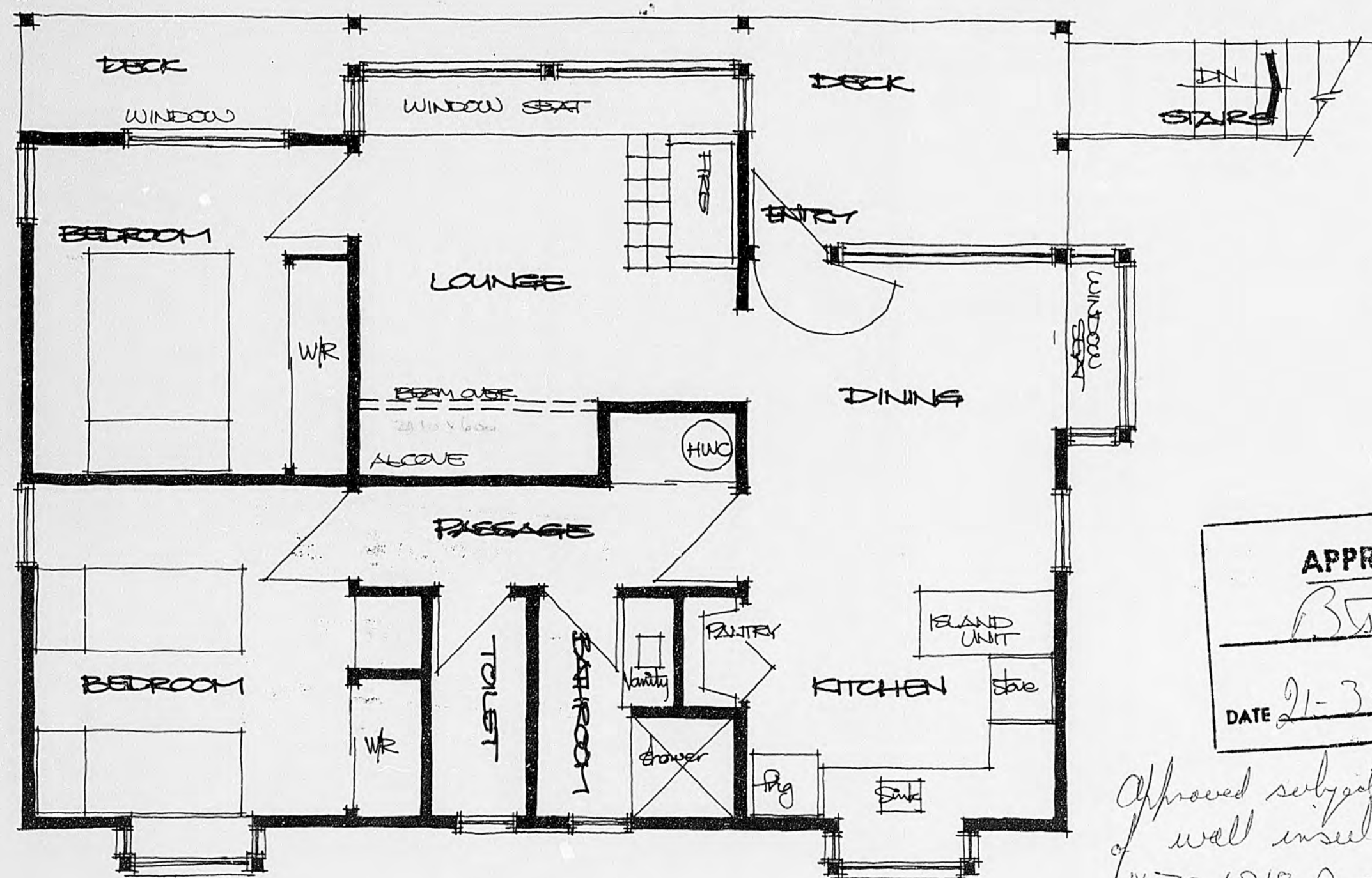
Yours faithfully,

T. Corrin
CHIEF HEALTH & BUILDING INSPECTOR

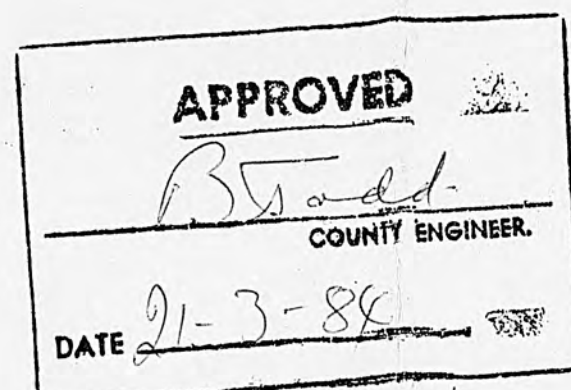
20-93

BT.
13/9/77.

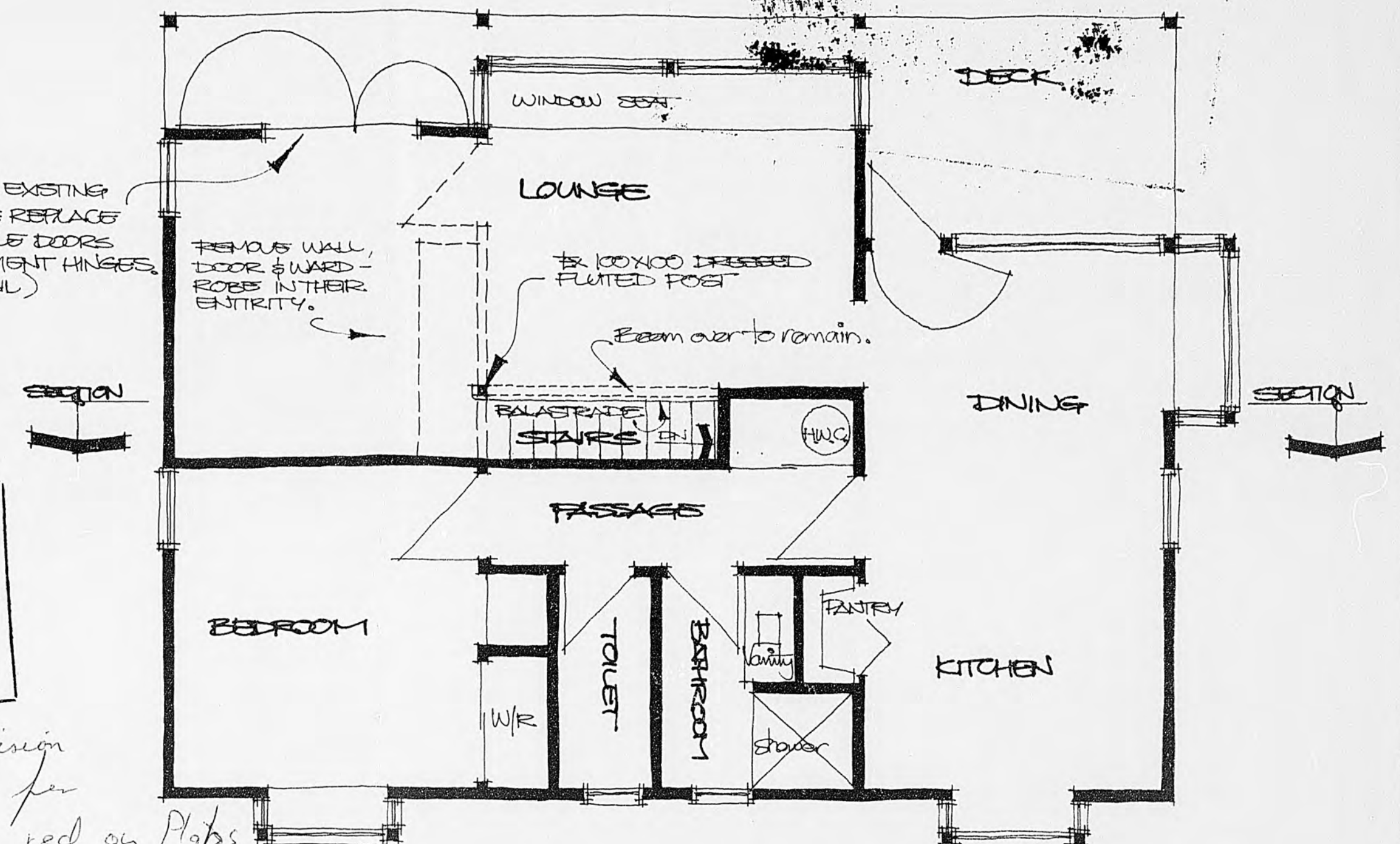
* CHECK ALL DIMENSIONS ON SITE.
 * ALL NEW WORK TO MATCH EXISTING.



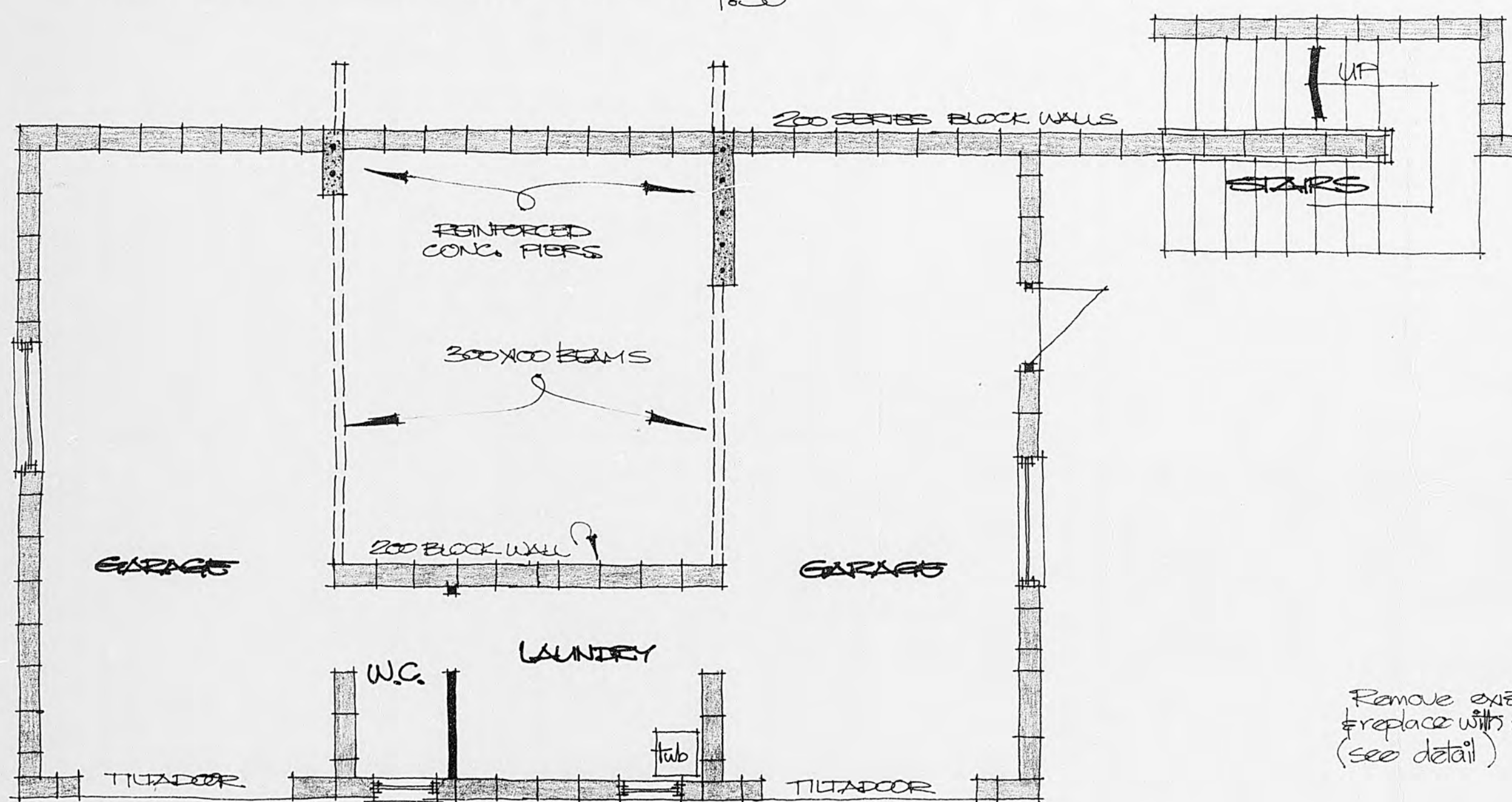
EXISTING UPPER FLOOR PLAN
 1:50



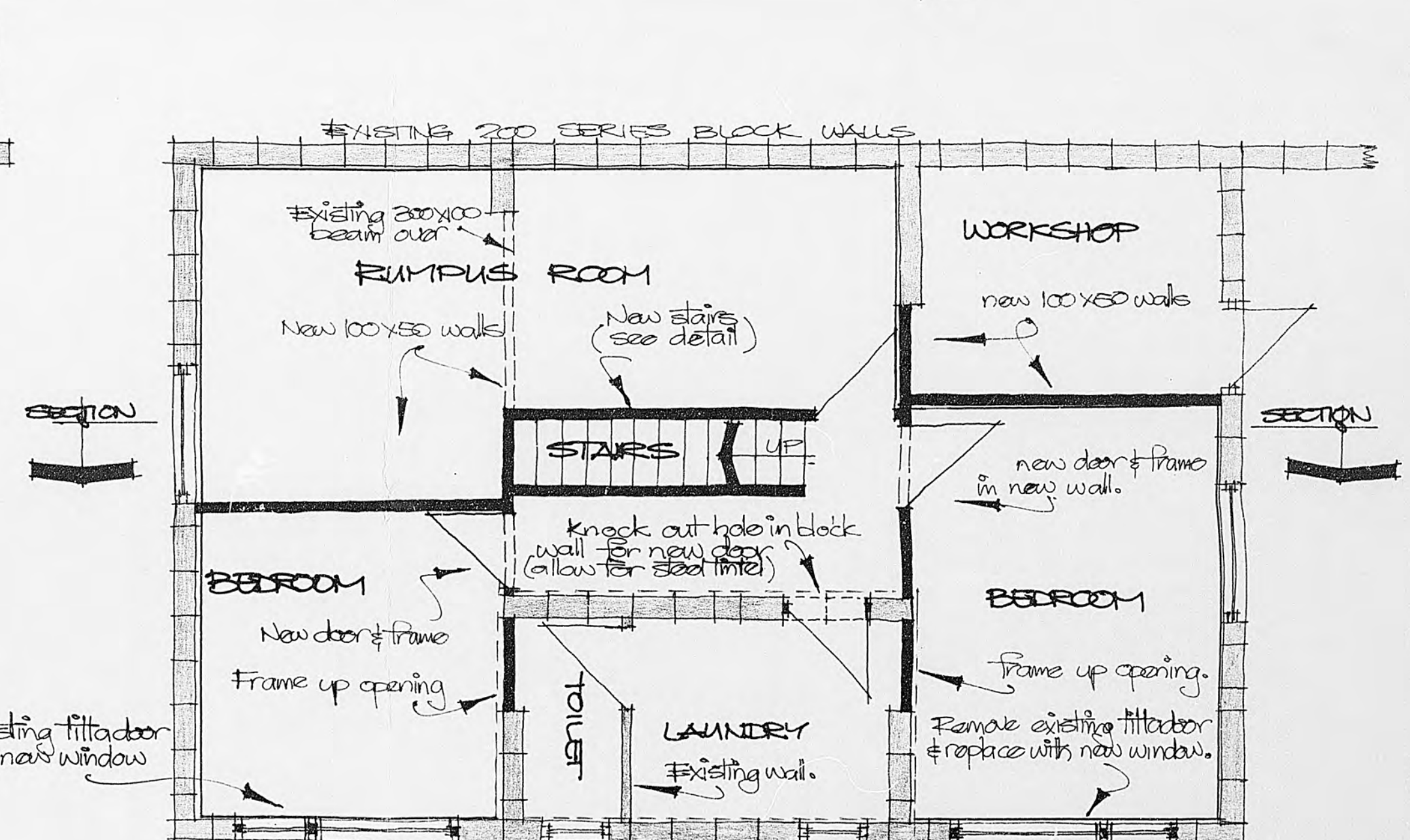
Approved subject to provision
 of wall insulation as per
 NZS 4218 P and as in red on Plans



ALTERATIONS TO UPPER FLOOR
 1:50



EXISTING LOWER FLOOR PLAN
 1:50

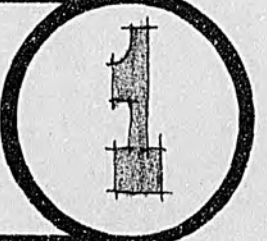


ALTERATIONS TO LOWER LEVEL
 1:50

20-93

B-2-84

PROPOSED ALTERATIONS TO HOUSE NO 93 - FIELD WAY - WAIKANA E



INCHES

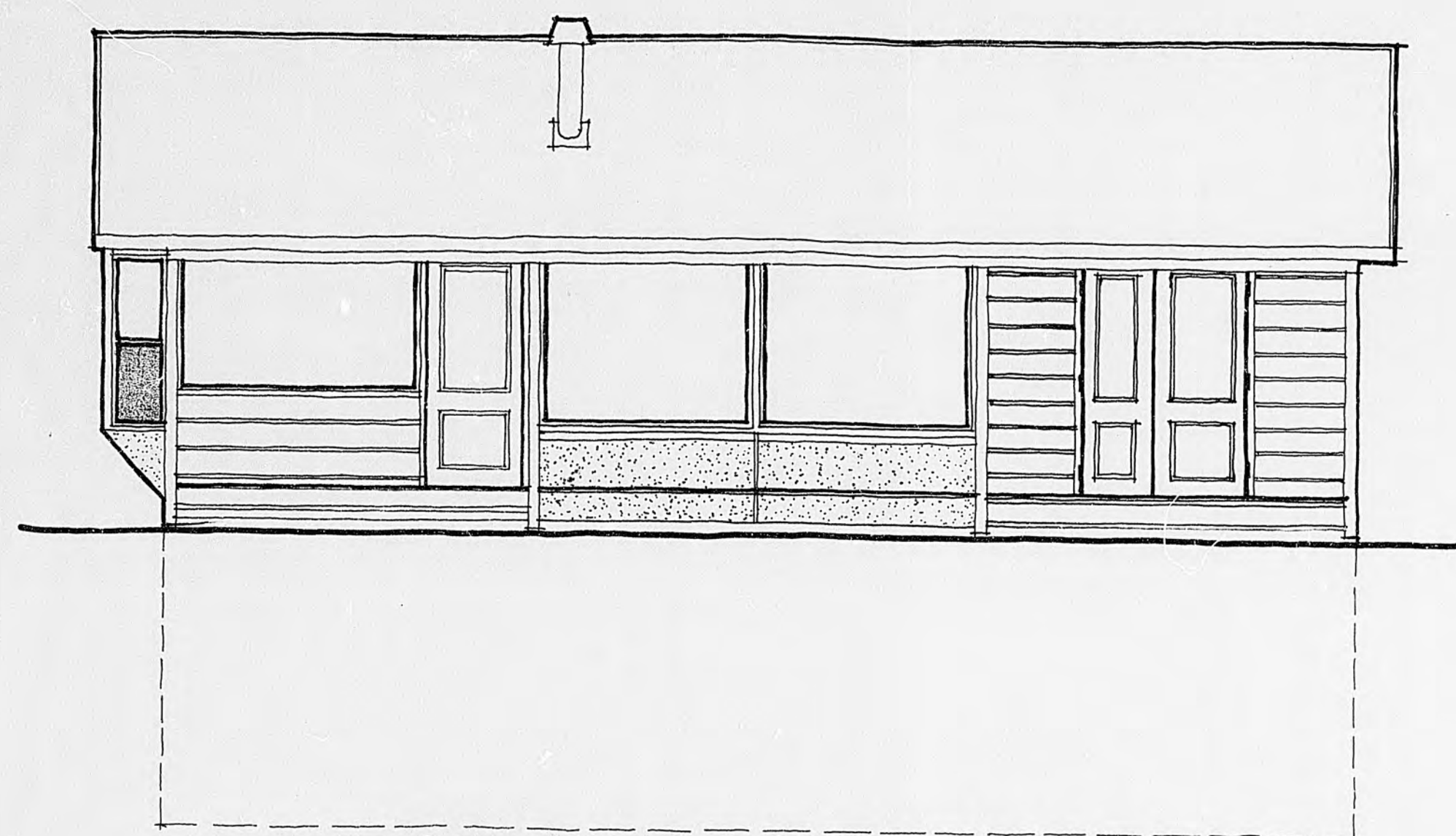
MICROBOX

104

3

2

* ALL MEASUREMENTS TO BE CHECKED ON SITE.
 * ALL NEW WORK TO MATCH EXISTING.

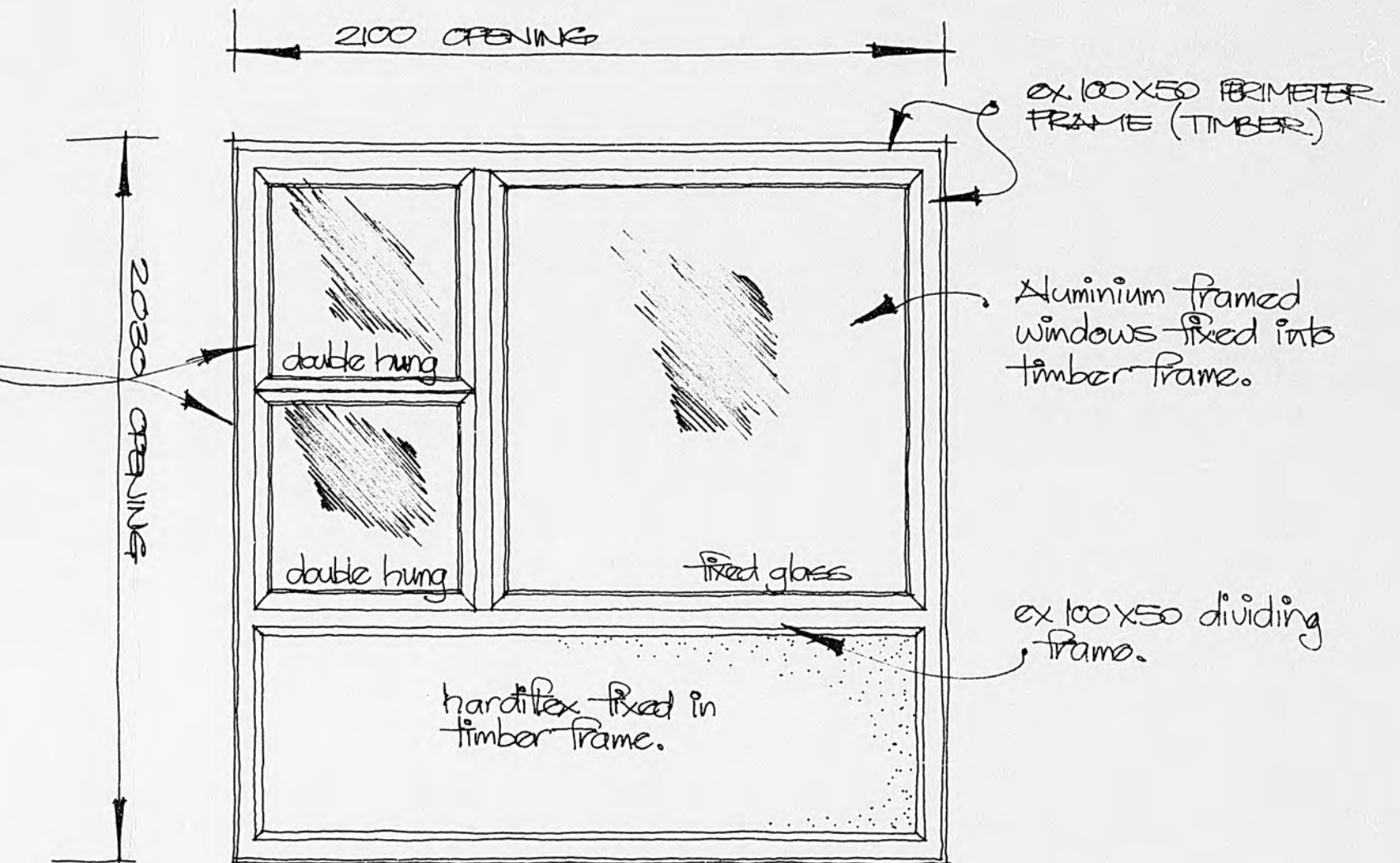


NORTH WEST ELEVATION
 1:50

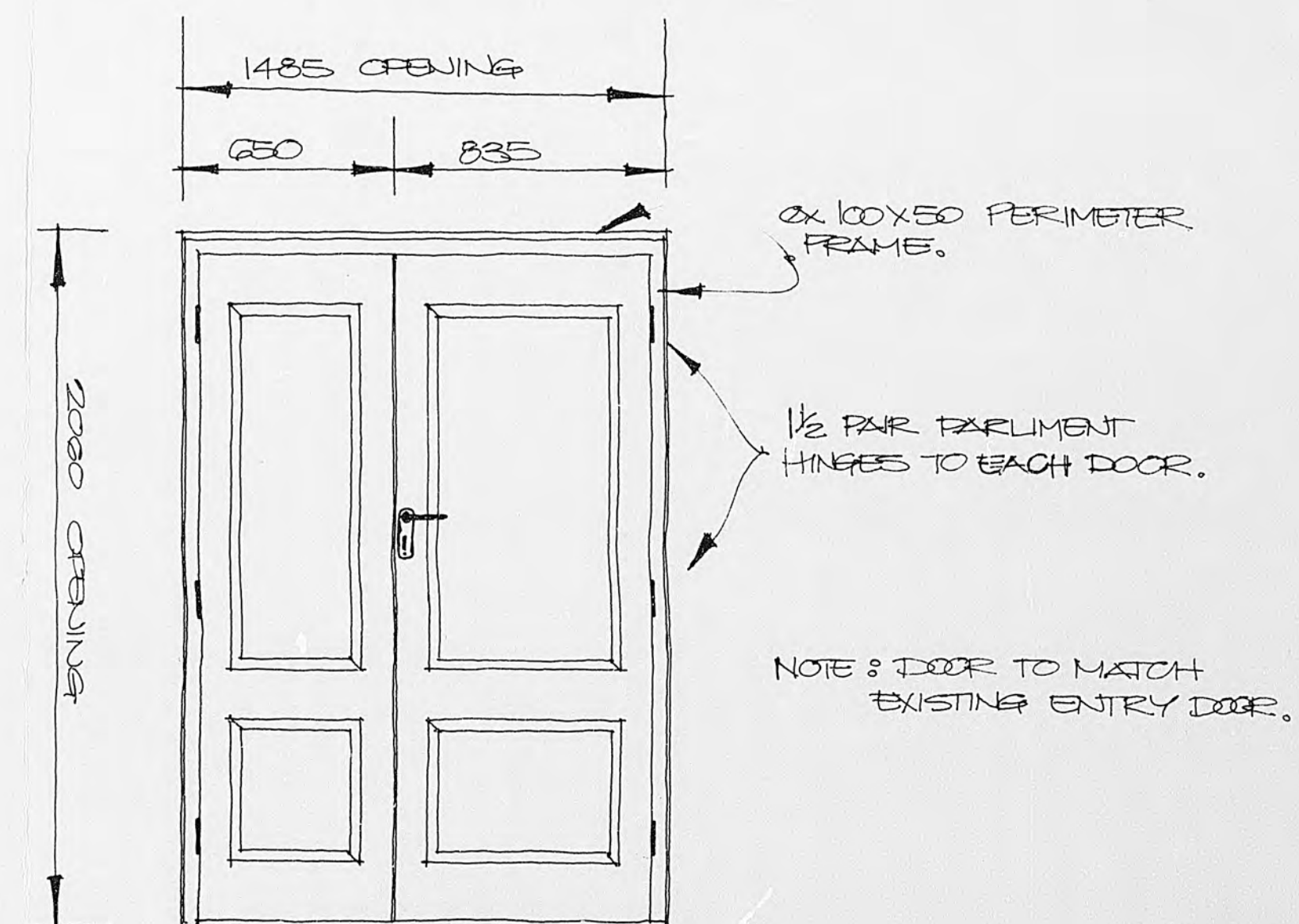


SOUTH EAST ELEVATION
 1:50

Double hung
aluminium windows
with mesh inserts.



NEW WINDOW FRAME DETAIL TO LOWER LEVEL
 (2 OFF - 1 LEFT - 1 RIGHT)
 1:20



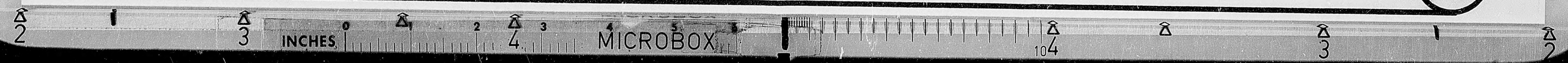
NEW DOOR DETAIL TO UPPER LEVEL
 1:20

20-93

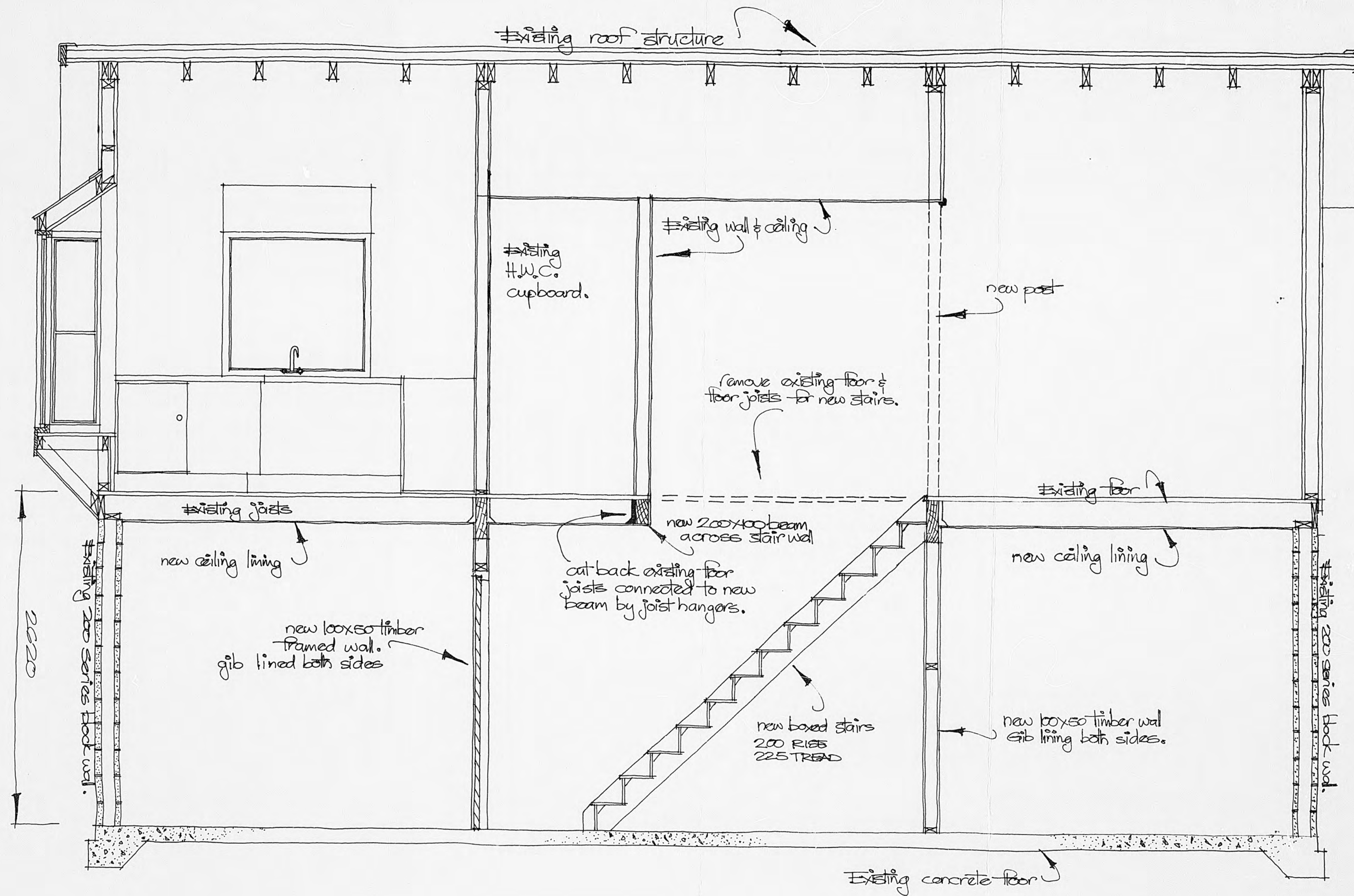
13.2.84

PROPOSED ALTERATIONS TO HOUSE NO 93 - FIELD WAY - WAIKANA E

2



* CHECK ALL DIMENSIONS ON SITE.
* ALL NEW WORK TO MATCH EXISTING.



LONG SECTION

1:25

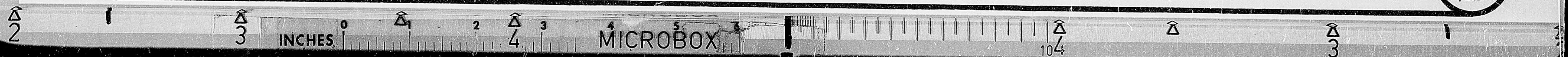
COMPLETELY LINE OUT LOWER LEVEL IN GIBBOARD, INCLUDING CEILINGS.

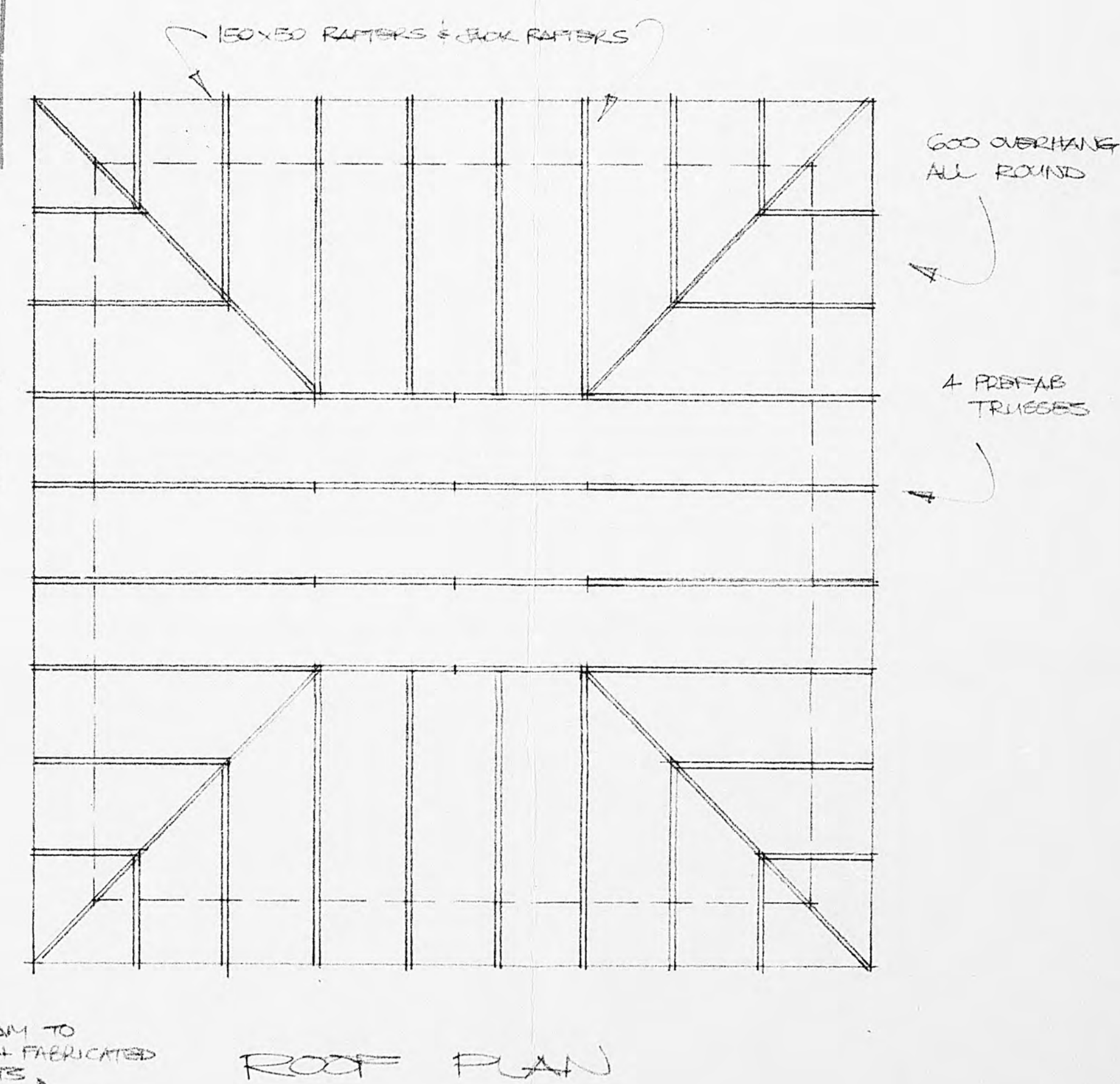
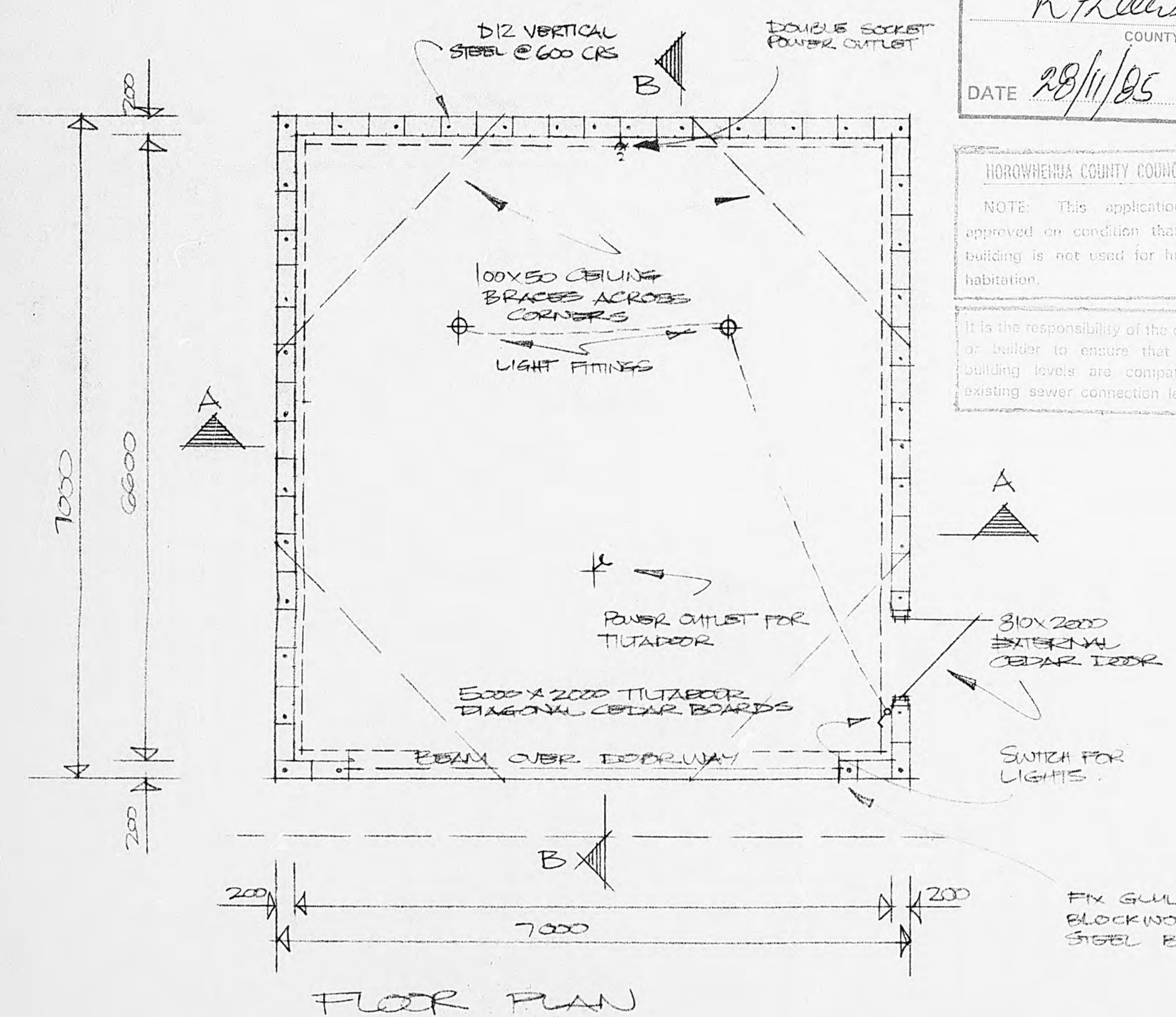
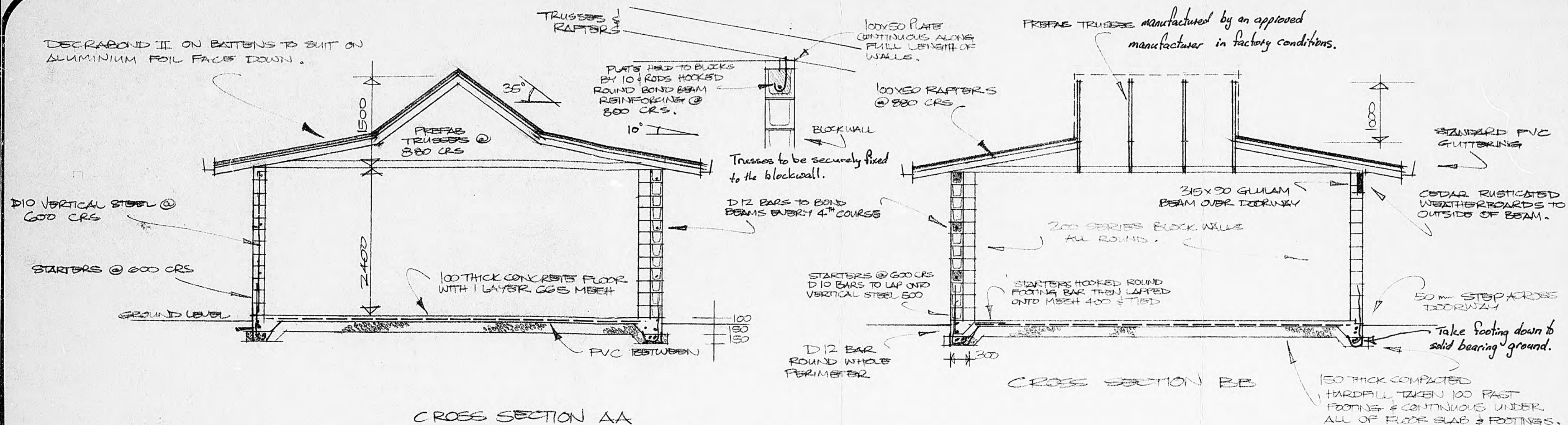
20-93

13-2-84

PROPOSED ALTERATIONS TO HOUSE N° 03 - FIELD WAY - WAIKANAE

3





APPROVED
R. H. Larson
COUNTY ENGINEER

DATE *28/11/95*

NOROWHEHEA COUNTY COUNCIL

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

It is the responsibility of the owner and/or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

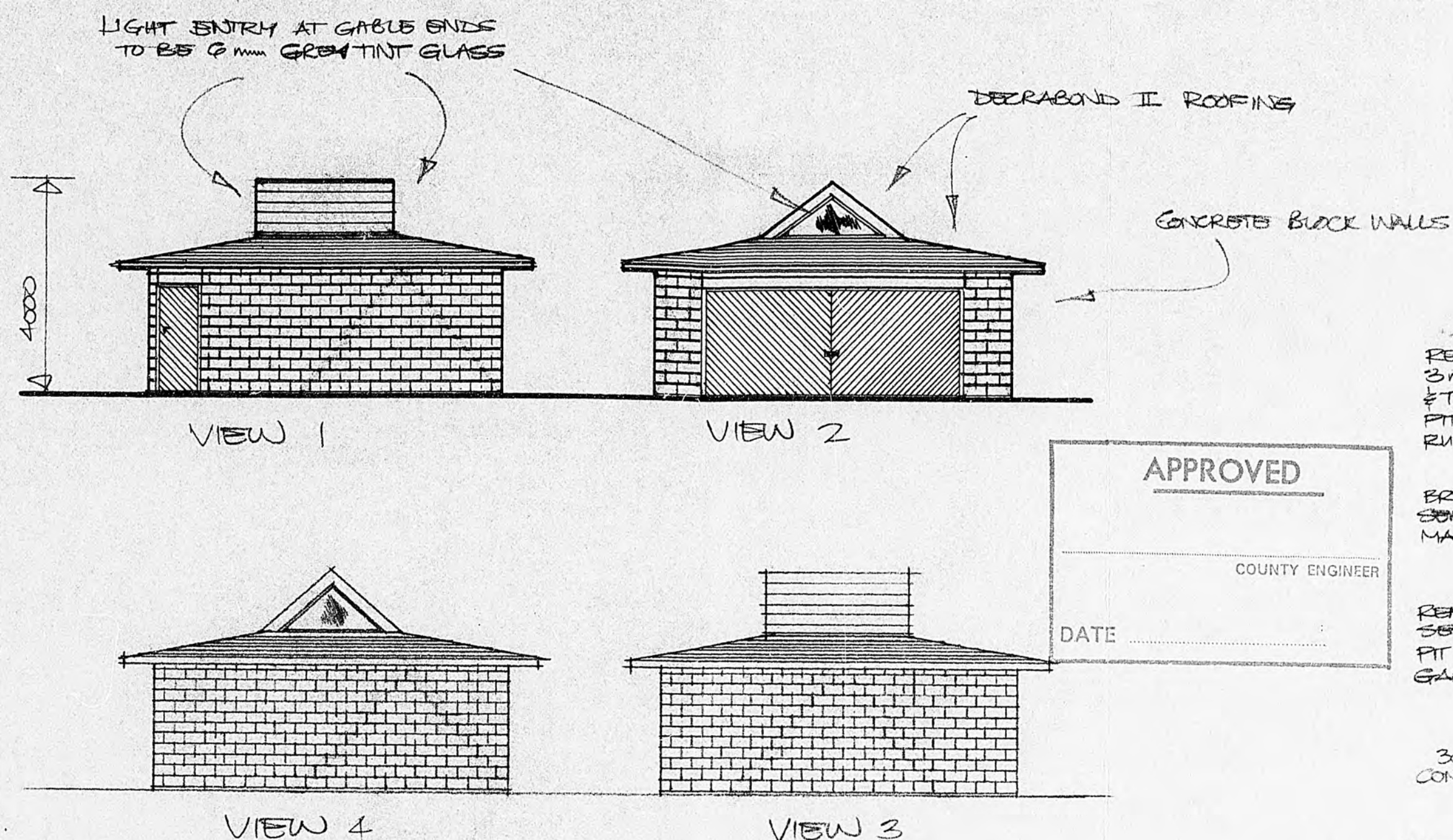
PROD DUE DATE
IR # 126 GRADE FIVE 3 Key
Lot 2 D.P. 24476 WAKANA

20-93

JULY 1985

PROPOSED DOUBLE GARAGES FOR
MR & MRS G. CROMBIE AT FIELD WAY
LOT 2 DP 24476 WAIKANA

2



ELEVATIONS
1:100

APPROVED
COUNTY ENGINEER
DATE

It is the responsibility of the owner and or builder to ensure that proposed building levels are compatible with existing sewer connection levels.

- NOTES:
- 1) ALL WORK TO BE DONE IN ACCORDANCE WITH NZSS 3604.
 - 2) ALL WORK TO BE COMPLETED TO SATISFACTION OF COUNCIL.
 - 3) ALL WIRING TO BE DONE IN ACCORDANCE WITH NZ WIRING REGS & TO BE CARRIED OUT BY REGISTERED ELECTRICIAN.
 - 4) ALL DRAINAGE WORK TO BE CARRIED OUT BY REGISTERED DRAINLAYER.
 - 5) ALL NECESSARY PERMITS TO BE OBTAINED PRIOR TO COMMENCEMENT OF RELEVANT WORK & ALL FEES NECESSARY TO BE PAID.
 - 6) WHOLE OF WORK TO BE THOROUGHLY WEATHER & VERMIN PROOF.
 - 7) ALL EXCAVATED SOIL & SURPLUS MATERIAL FROM CONSTRUCTION TO BE REMOVED FROM SITE SO AT COMPLETION OF WORK SITE LEFT IN NEAT & TIDY CONDITION.
 - 8) CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCES TO PROTECT EXISTING & NEW WORK AS WELL AS PUBLIC LIABILITY & WORKERS COMPENSATION.
 - 9) ALL MATERIALS USED IN THE COURSE OF WORK TO BE THE BEST OF THEIR RESPECTIVE KINDS. TIMBER: NO 1 GRADE TREATED TO NZTPA RECOMMENDATIONS. STEEL: REINFORCING TO BE STRAIGHT & FREE OF RUST SCALE. EXPOSED TO ATMOSPHERE TO BE HOT DIPPED GALVANISED. ROOFING TO BE LAID BY COMPETENT TRADESMEN TO MANUFACTURERS SPECS. & GUARDED AGAINST SALT CORROSION.
 - 10) LIGHT ENTRY TO BE COVERED WITH 10mm POLYBELL OR SIMILAR RESISTANT MATERIAL.
 - 11) GARAGE FLOOR LEVEL TO BE SAME AS BOTTOM FLOOR LEVEL OF HOUSE.
 - 12) ALL PAINT TO BE USED TO BE OIL BASED. TIMBER (EXCEPT DOORS) TO BE PRIMED. CEDAR DOORS TO BE STAINED TO OWNERS REQUIREMENTS & FINISHED WITH THREE COATS CLEAR SALT RESISTANT POLYURETHANE OR SIMILAR.
 - 13) ALL NAILS TO BE HOT DIPPED GALVANISED INCLUDING THOSE USED FOR FRAMING.
 - 14) ALL WORK TO BE CARRIED OUT BY COMPETENT EXPERIENCED TRADESMEN & TO GOOD TRADE PRACTICES.
 - 15) CARE TO BE TAKEN THAT THE ROOF IS THOROUGHLY TIED DOWN TO FRAMING & FRAMING TO FLOOR TO PREVENT UPLIFT IN HIGH WIND RISK AREA.
 - 16) UNTEL SIZE AS DETERMINED FROM TABLE 3.4 OF BRANZ TECHNICAL RECOMMENDATION NO 2 (1983) FOR UNTELS & BEAMS.

REMOVE EXISTING 3m³ STORAGE TANK & TURN PIT INTO SOAK PIT FOR HOUSE ROOF RUNOFF

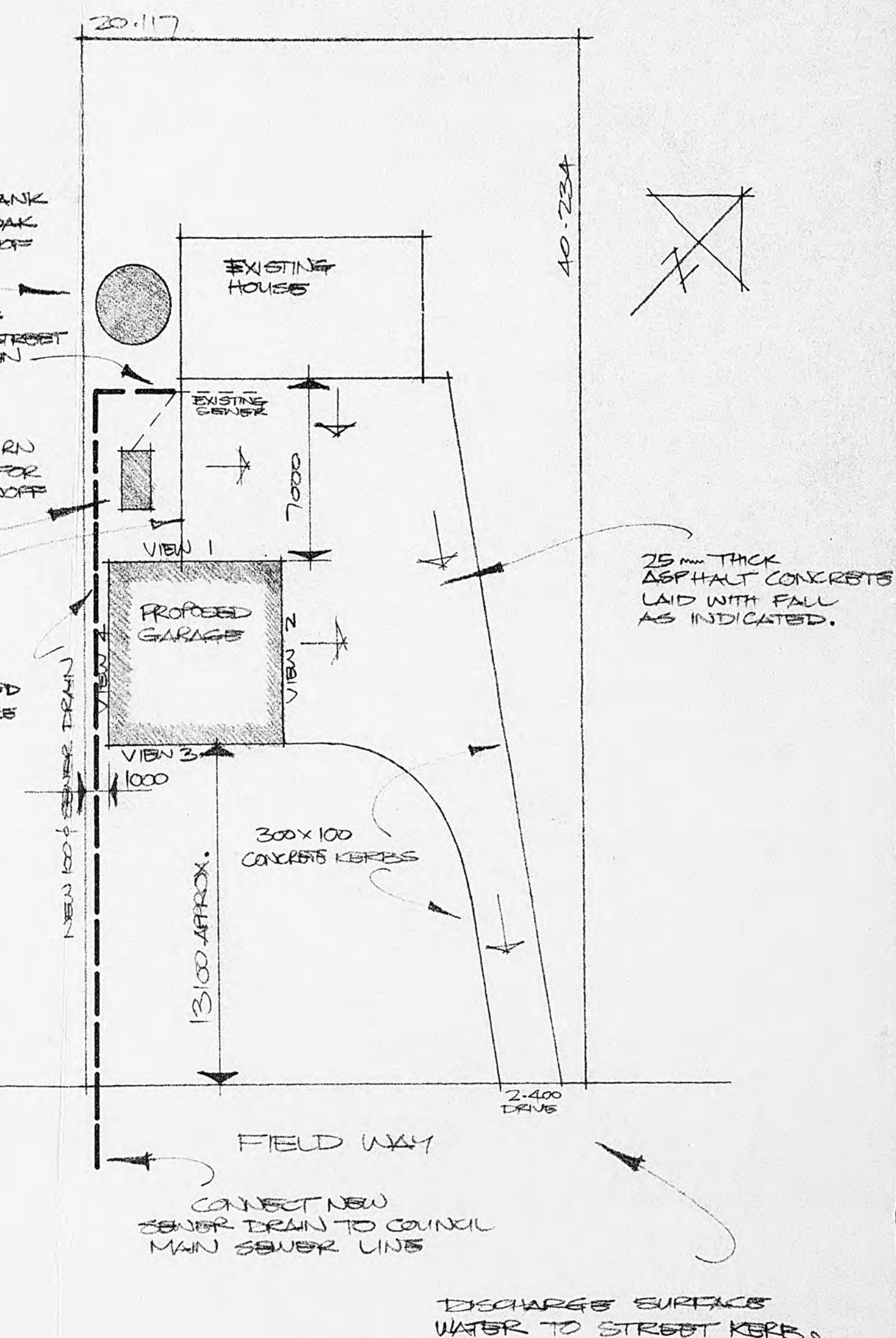
BREAK INTO EXISTING SEWER & RUN TO STREET MAIN WITH NEW DRAIN

REMOVE EXISTING SEPTIC TANK & TURN PIT INTO SOAK PIT FOR GARAGE ROOF RUNOFF

300x100 CONCRETE KERB

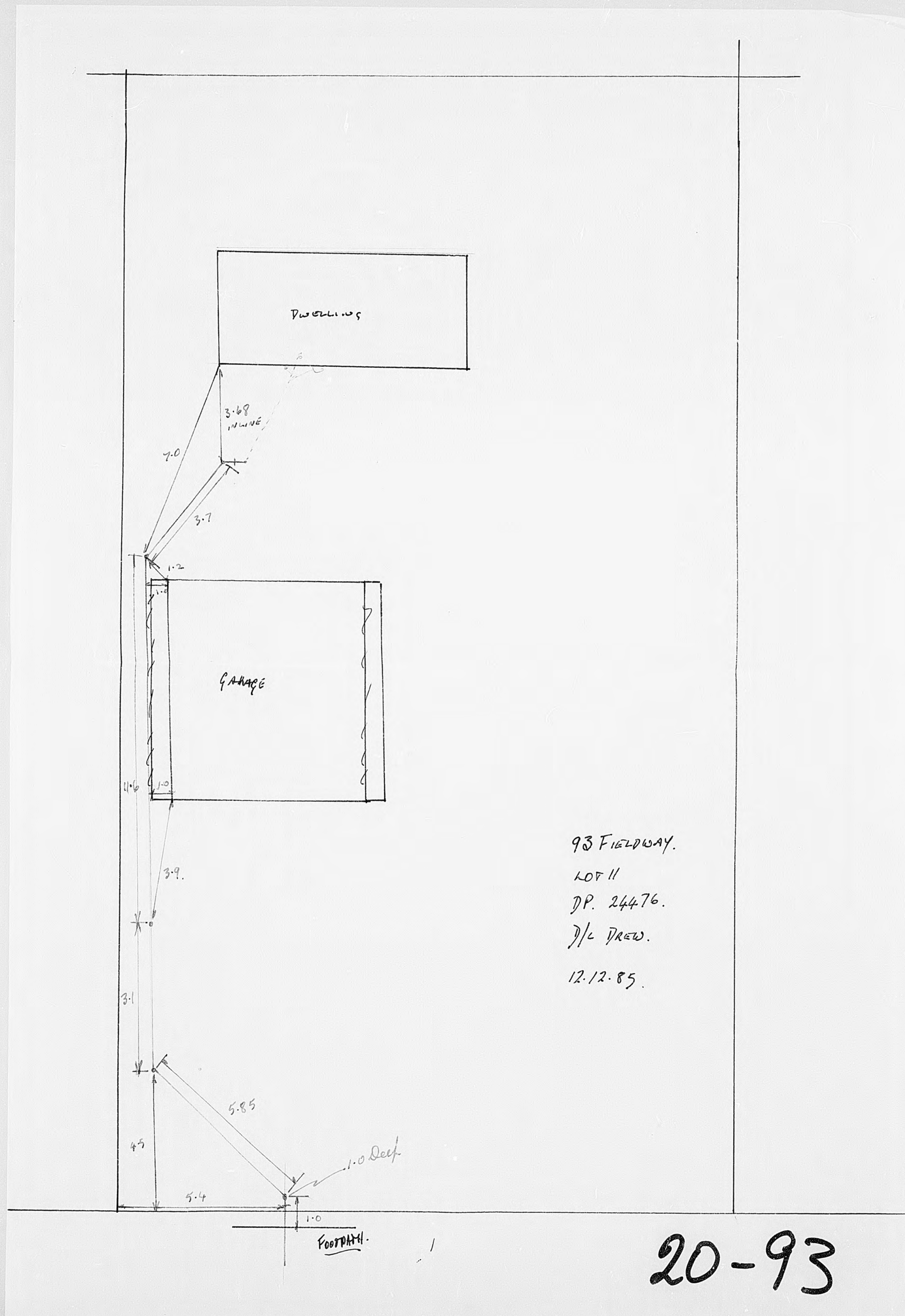
2000 HIGH CLOSE BOARD / TIMBER CAPED CONCRETE POST FENCE TO THIS BOUNDARY

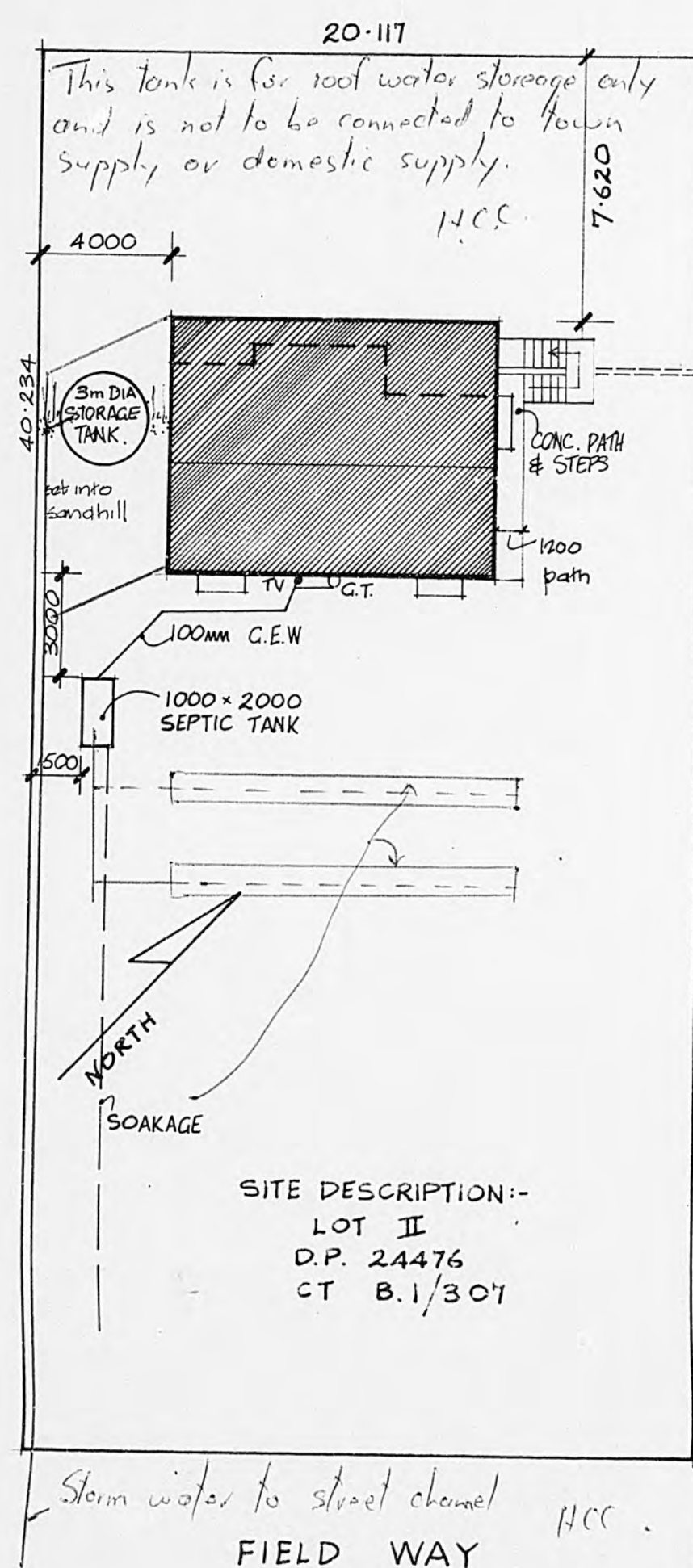
WAIKANA COUNTY COUNCIL
NO OF THIS APPLICATION IS APPROVED ON CONDITION THAT THE BUILDING IS NOT USED FOR HUMAN HABITATION.



SITE & DRAINAGE PLAN
1:200

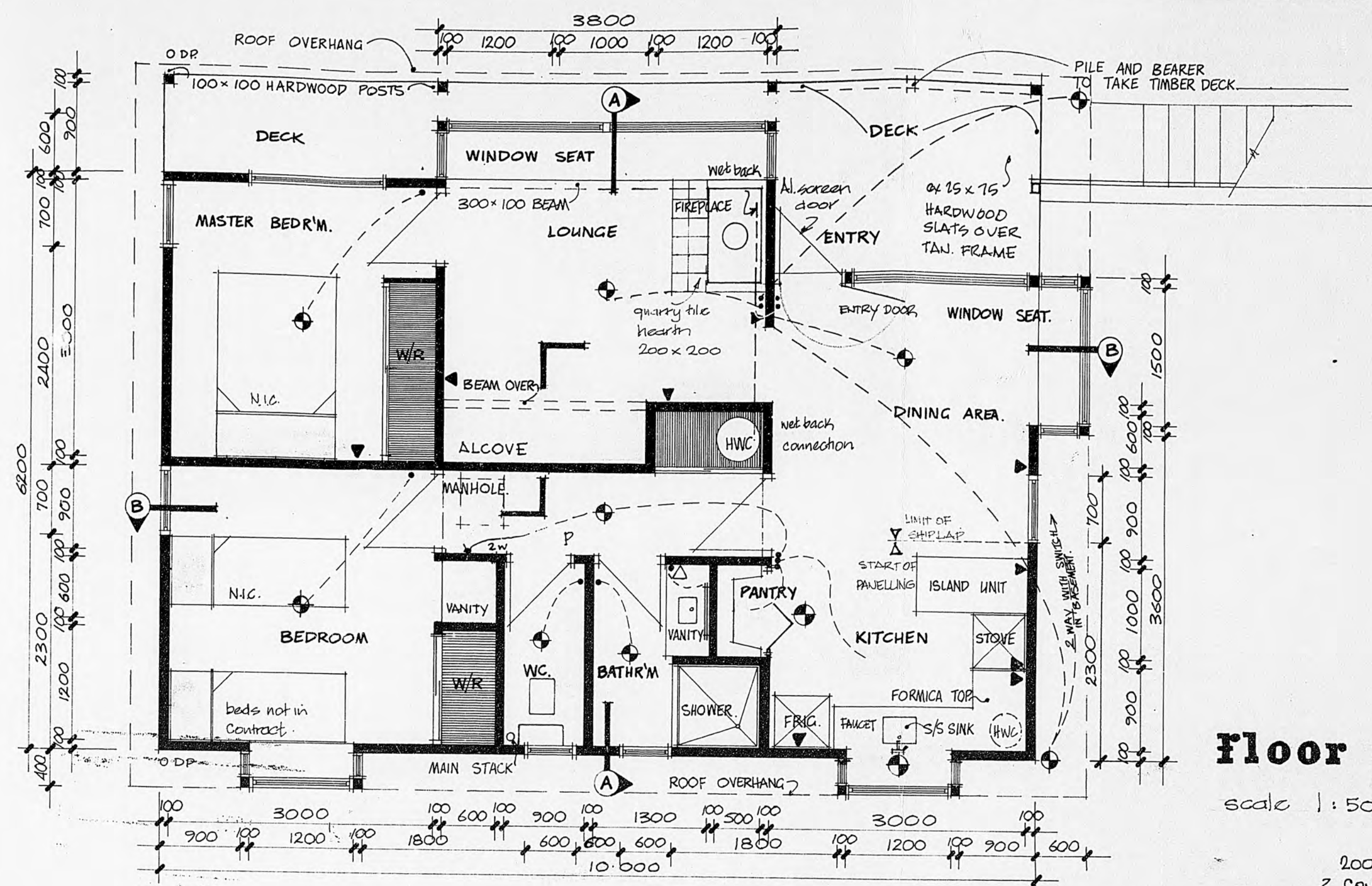
20-93





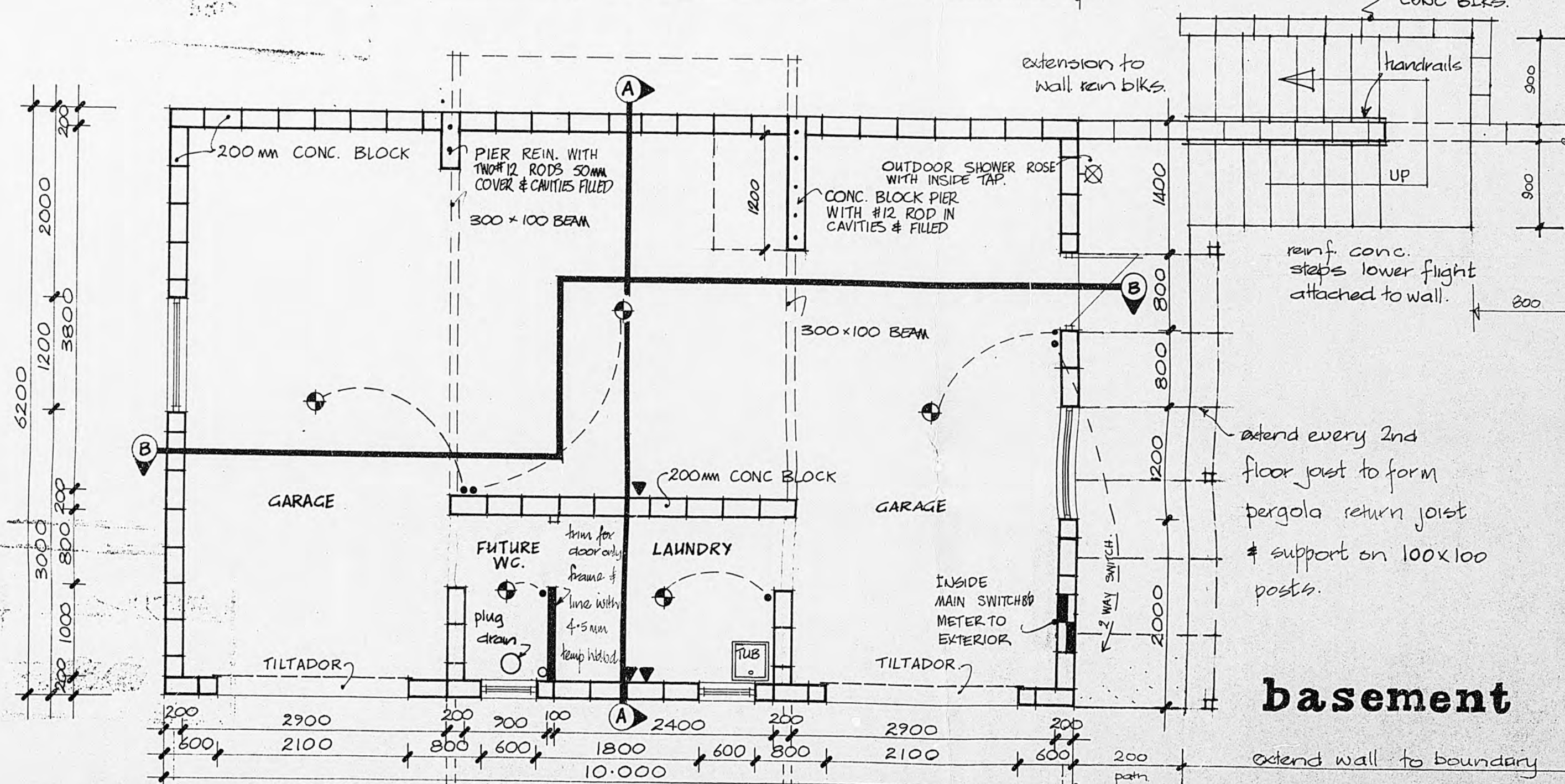
site plan scale 1:200

NOTE : STORMWATER DRAINAGE NOT REQUIRED
ALL STORMWATER TO 5000 gall 22730 litre
MANCON STORAGE TANK



Floor plan

scale 1 : 50



basement

extend wall to boundar

site - floor plans

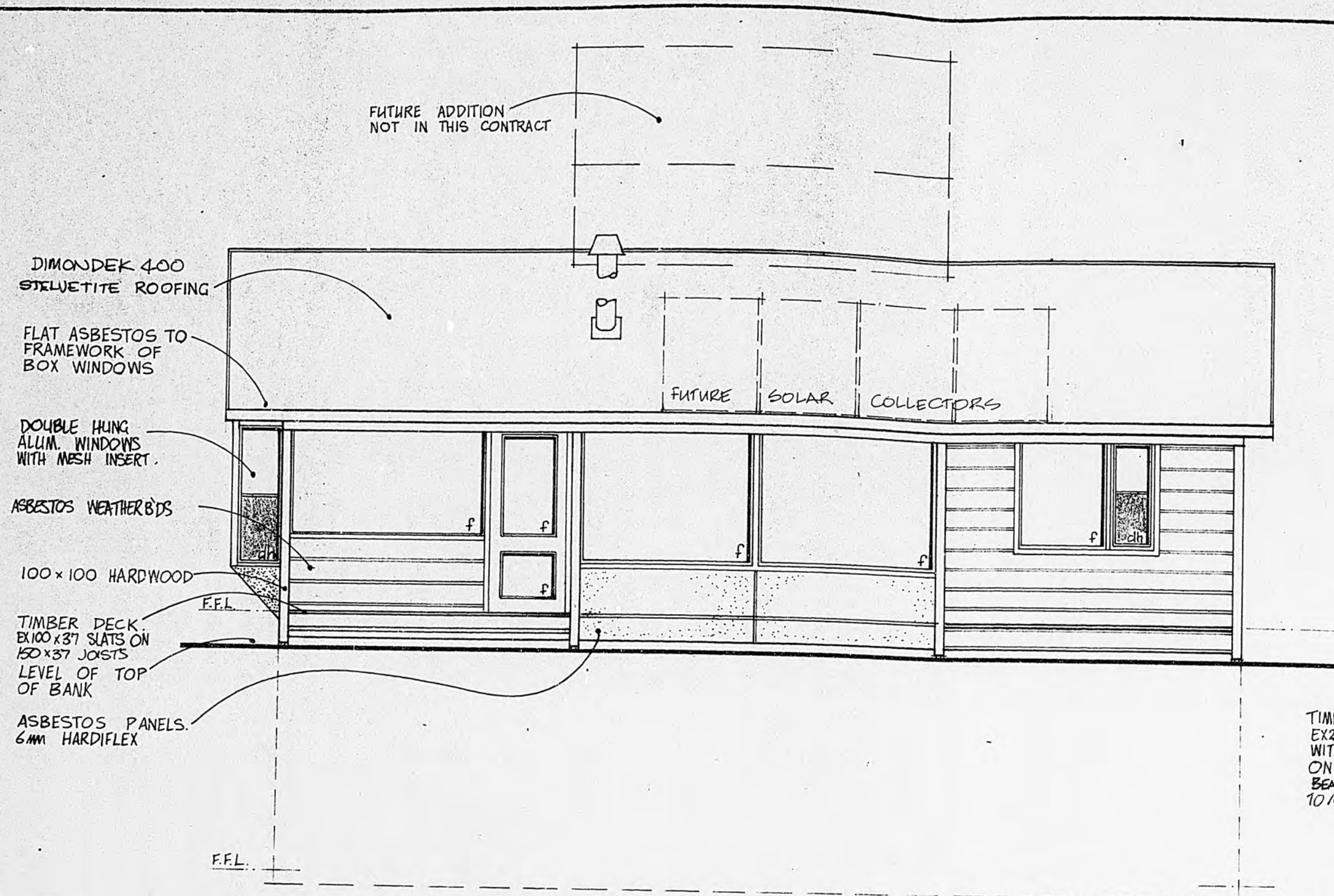
FRANCIS HOUSE · FIELD WAY WAIKANAЕ

Graham Naish DipArch ANZIA
Architect 4 Port Street
Wellington Ph. 847.307

20-93

DRAWN	GN	CHECKED	GN	SCALES	1:200	SERIES OF	6
TRACED	GJS	DATE	9 OCT '73		1:50	REF.	509

455 DATE OCT 6 TIME 11:30 REF 307

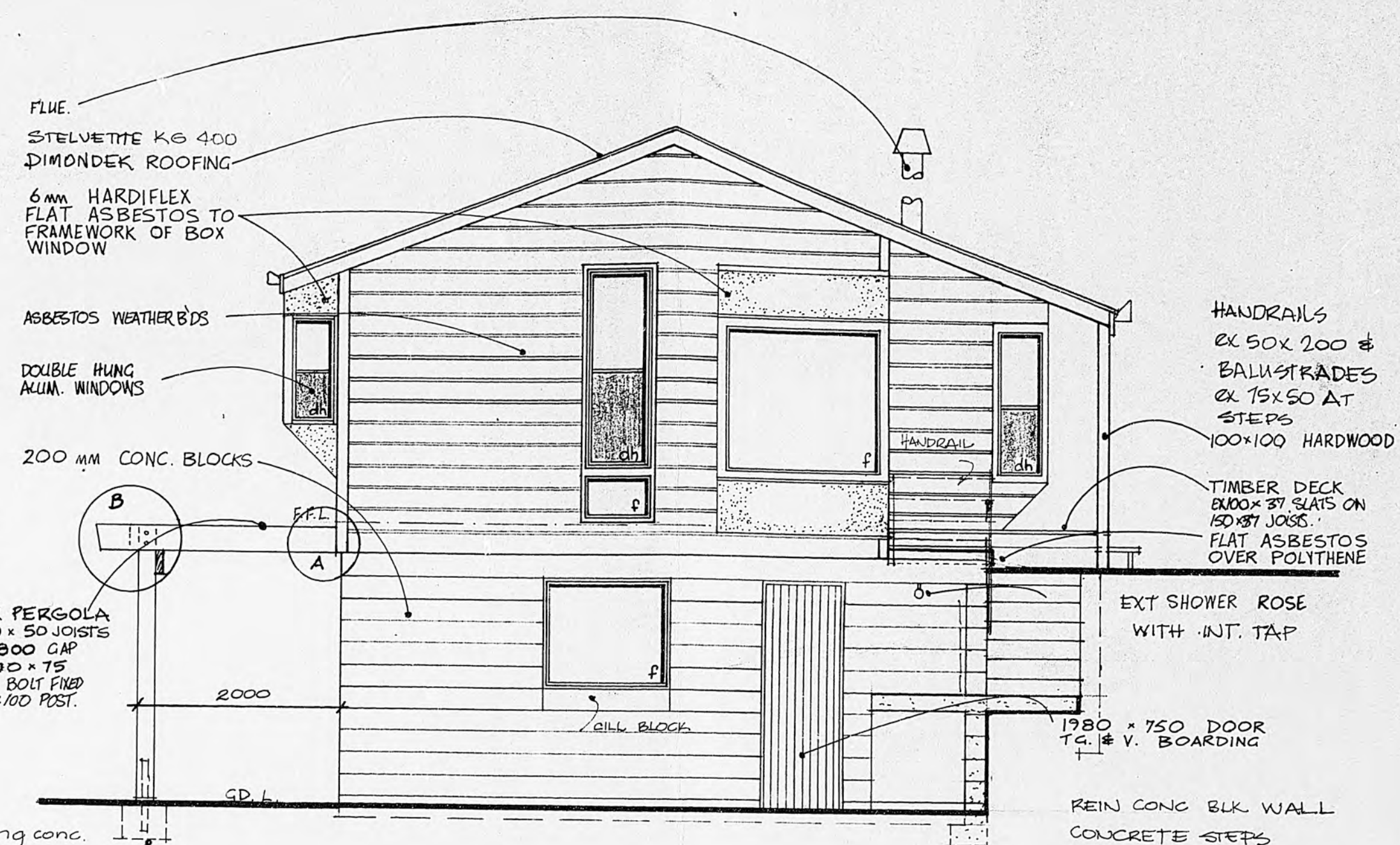


north-west elevation

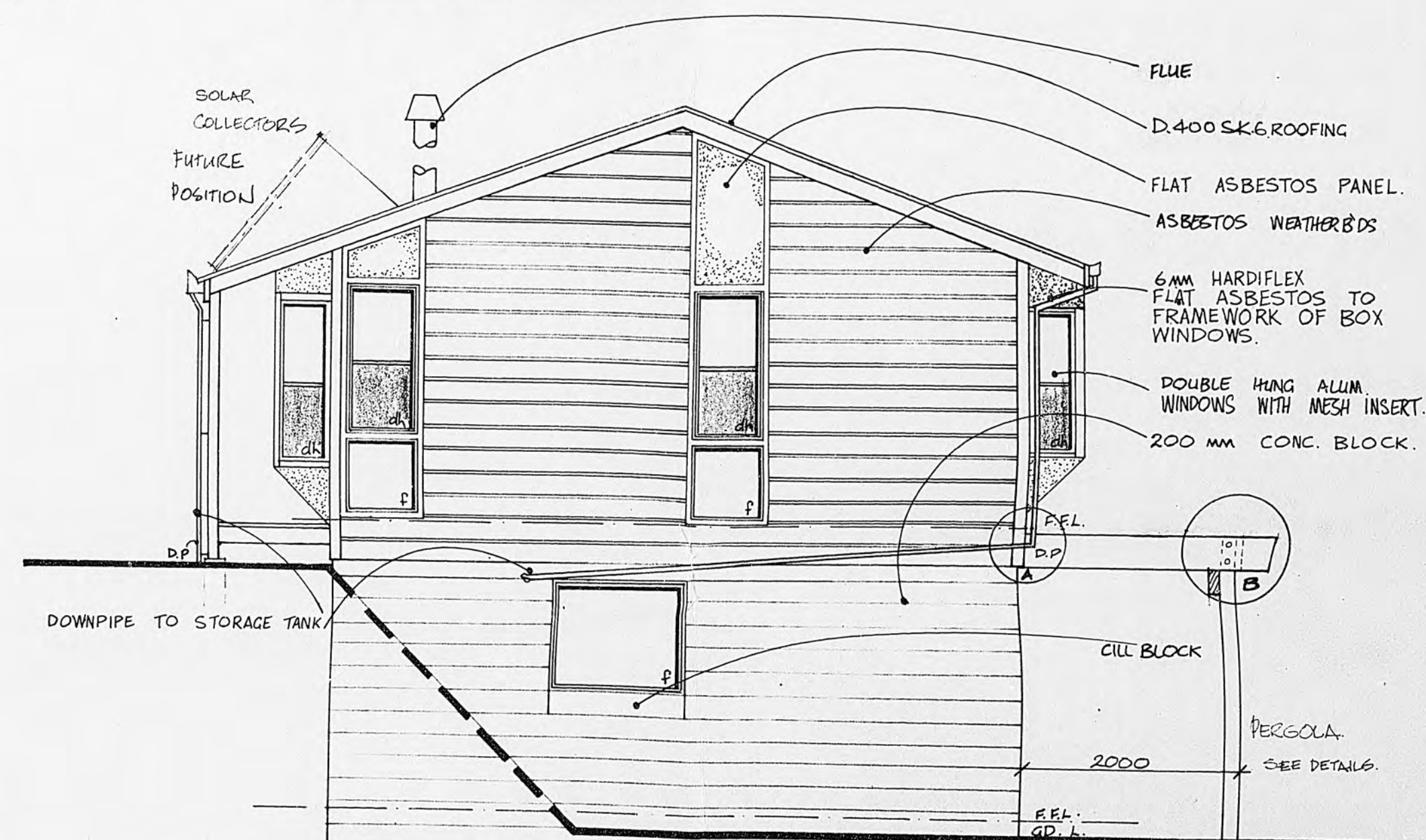
NOTE: SHADING INDICATES MESH SCREEN TO ALL WINDOWS. FIX AS REQUIRED.



south-east



north-east



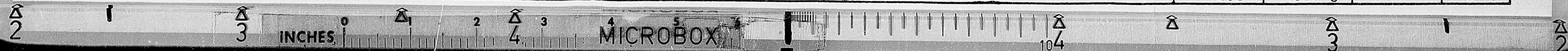
south-west

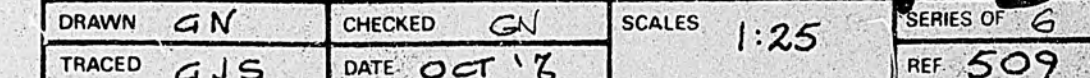
20-93

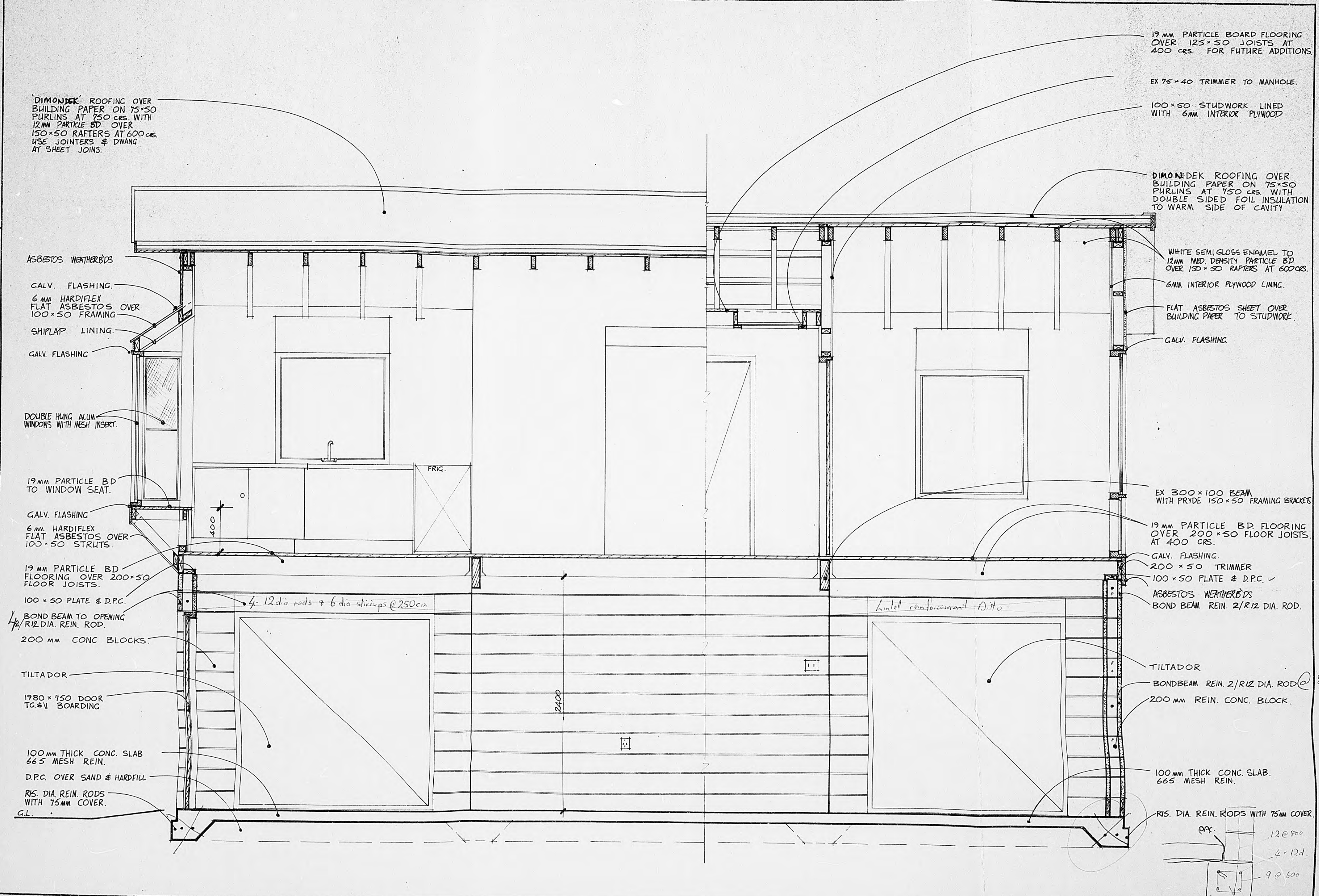
elevations

FRANCIS HOUSE · FIELD WAY WAIKANAEE

Graham Naish DipArch ANZIA Architect 4 Port Street Wellington Ph. 847-307			SHEET W2
DRAWN GN	CHECKED GN	SCALES 1:50	SERIES OF 6 REF 509
TRACED GJS	DATE OCT '8		





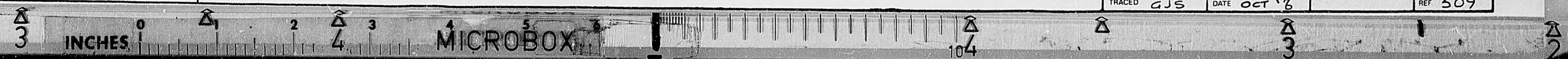


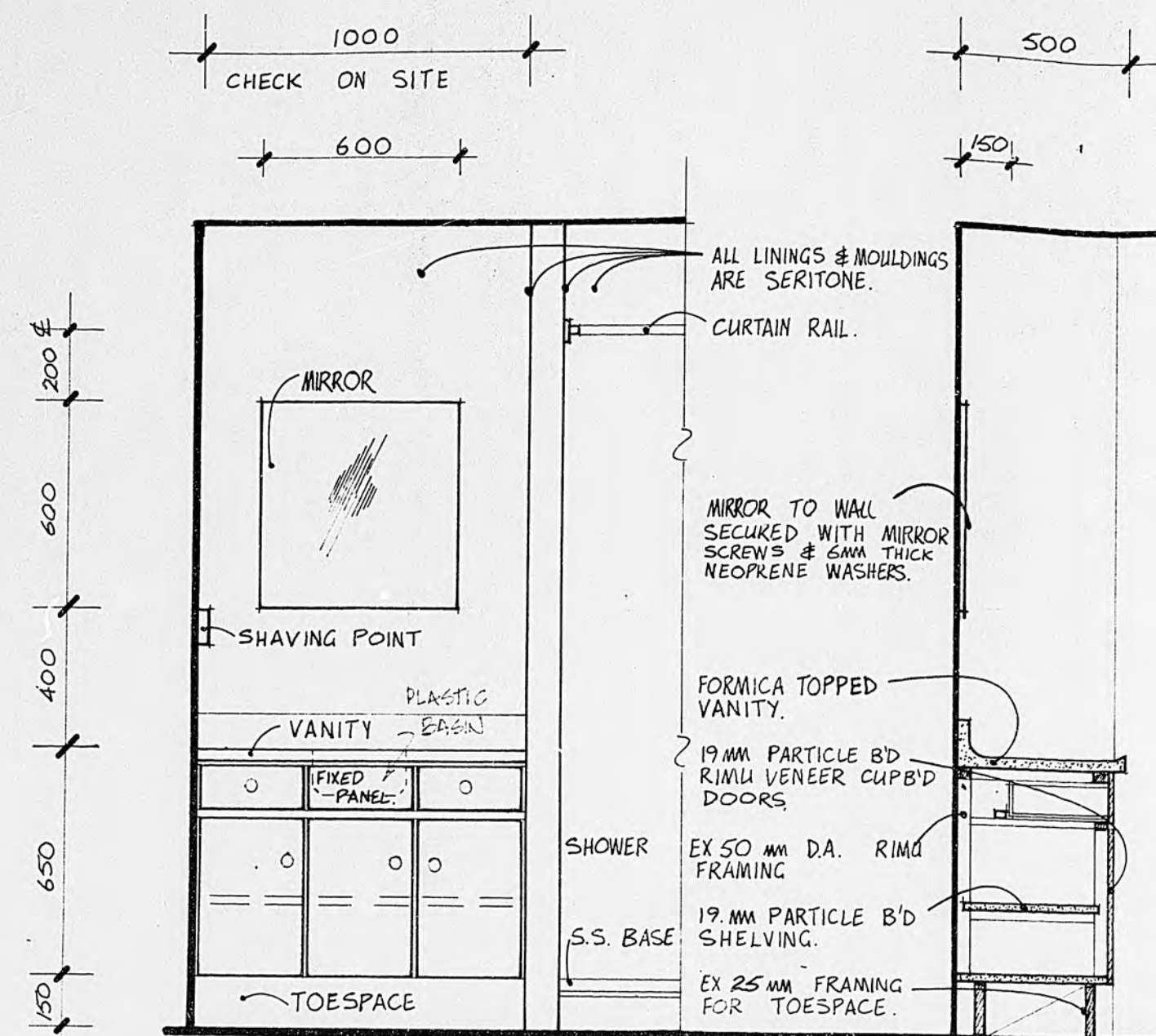
section B - B

FRANCIS HOUSE · FIELD WAY WAIKANAE

Graham Naish DipArch ANZIA
 Architect 4 Port Street Wellington Ph. 847.307
 DRAWN GJS CHECKED GN
 TRACED GJS DATE OCT '86
 SCALES 1:25
 SERIES OF 6
 REF 509

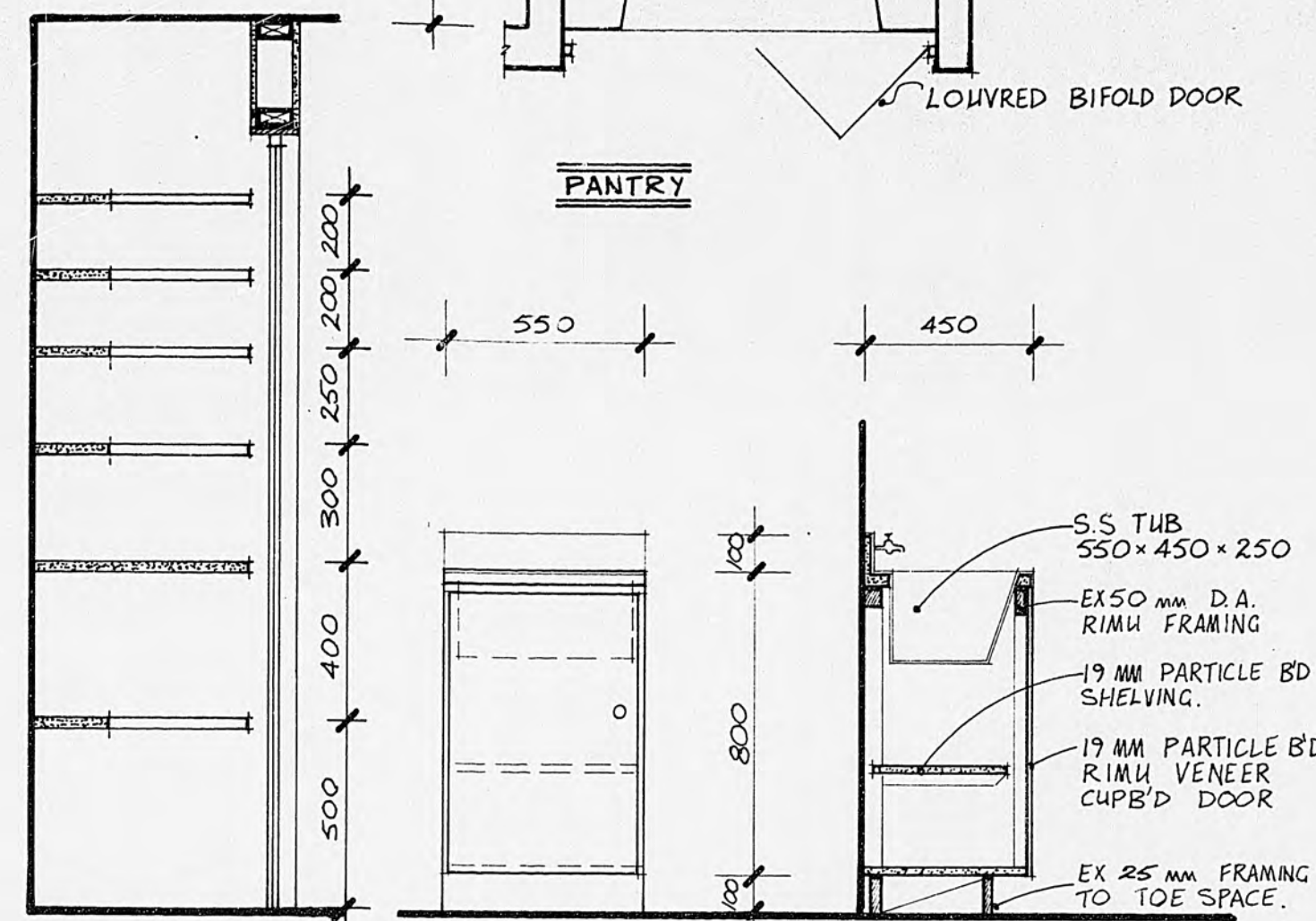
20-93





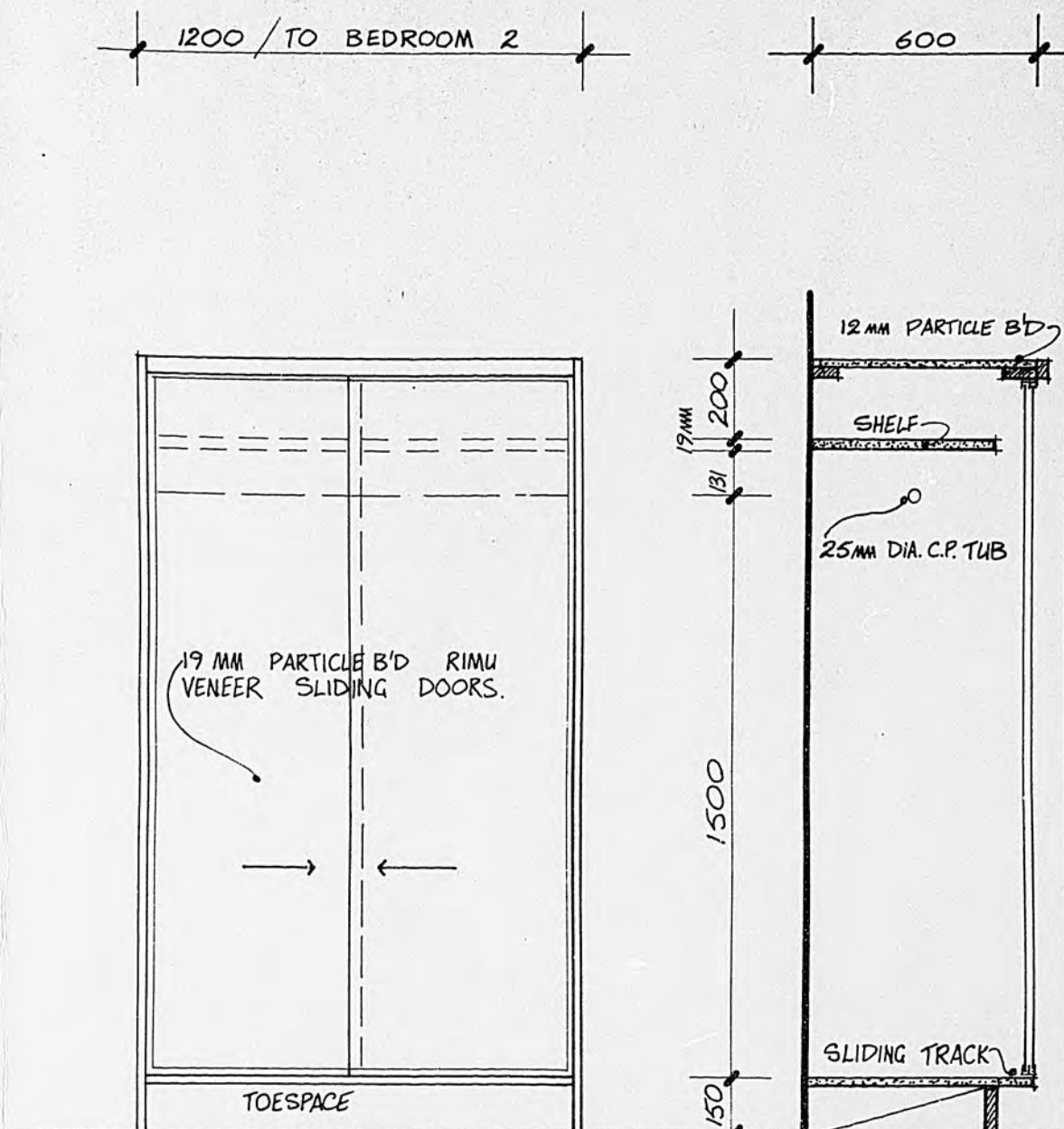
BATHROOM JOINERY

NOTE: HOT WATER PIPES SHALL BE INSULATED WITH FIBREGLASS PIPE SECTION THROUGHOUT

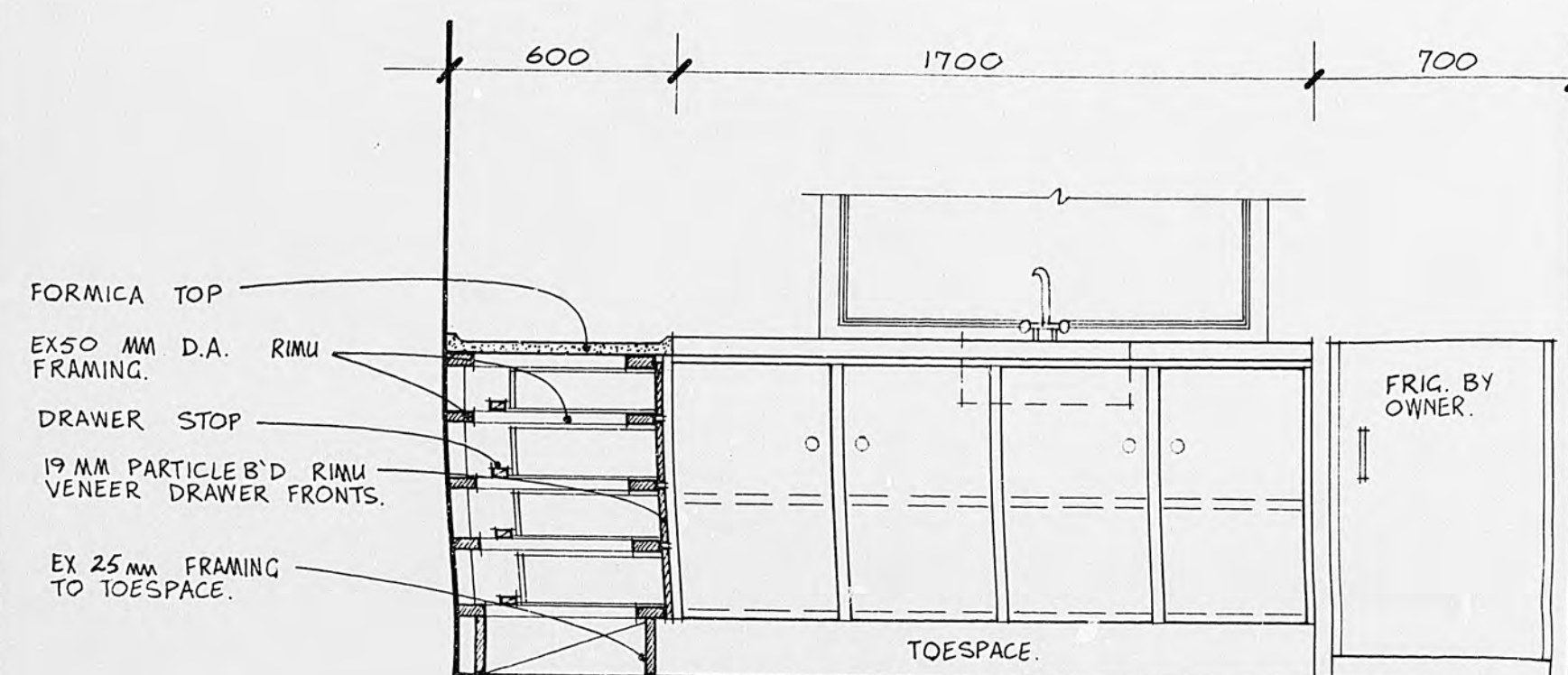


SECTION THRO' PANTRY

LAUNDRY JOINERY

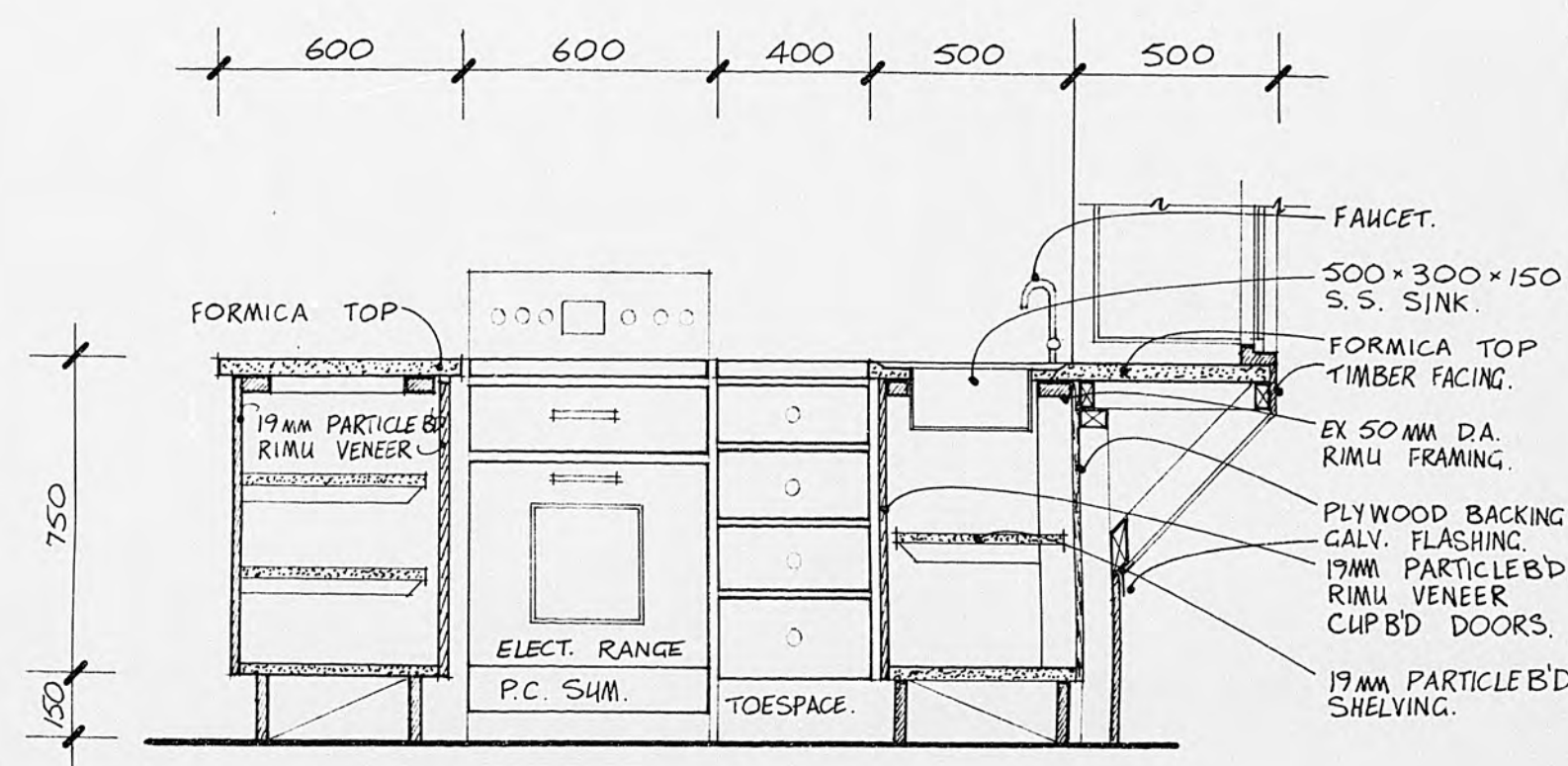


WARDROBE



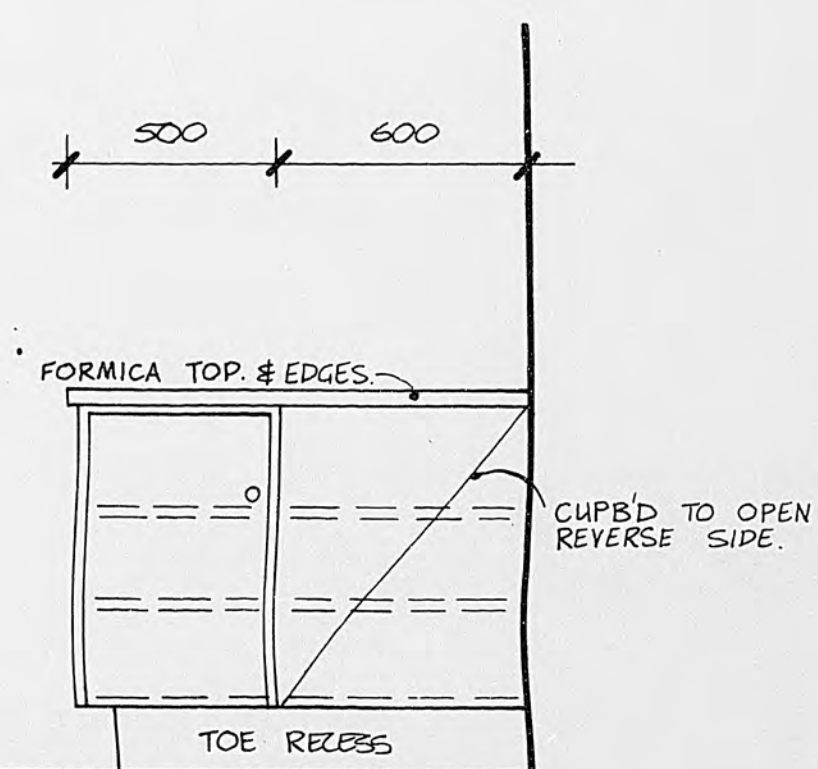
KITCHEN JOINERY

NORTHERN WALL



EASTERN WALL

ISLAND UNIT



HARDWARE: TURNED WOODEN KNOBS.
MAGNETIC CATCHES (SENIOR)

FINISH: INTERIOR OF ALL CUPBOARD SHALL HAVE 3 COAT WORK WHITE ENAMEL FINISH

STOVE: CONTRACTOR SHALL ALLOW P.C. OF \$300.- FOR STOVE ALLOW TO TAKE DELIVERY & INSTALL.

joinery

FRANCIS HOUSE · FIELD WAY WAIKANAE

Graham Naish DipArch ANZIA
Architect 4 Port Street
Wellington Ph. 847.307

SHEET

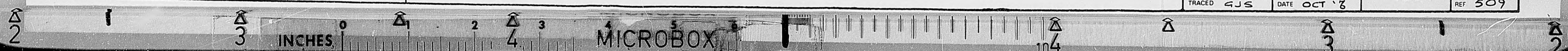
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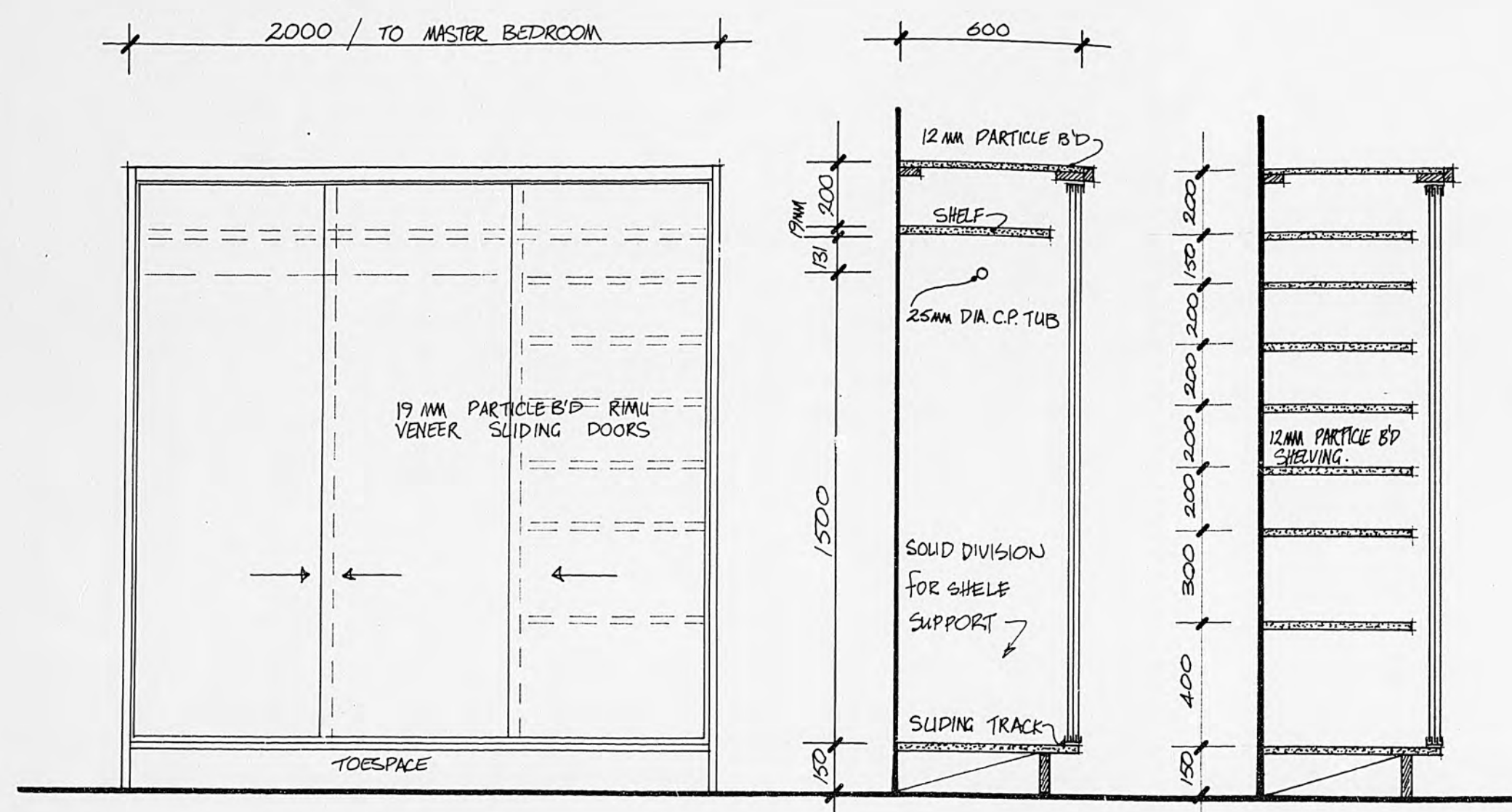
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TRACED GJS DATE OCT '8

SCALES 1:20

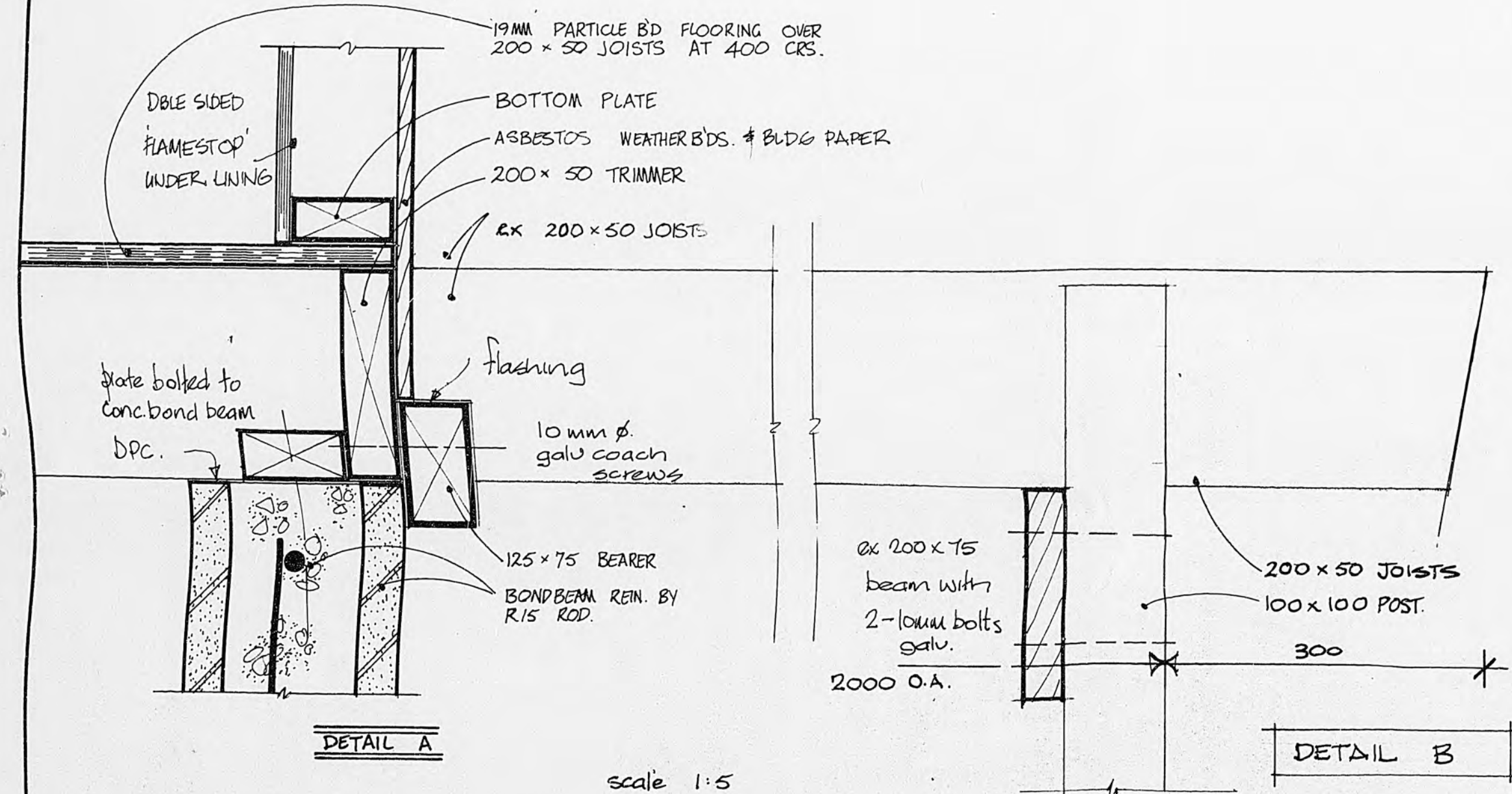
SERIES OF 6
REF 509

20-93





WARDROBE TO MASTER BEDROOM
scale 1:20



details

FRANCIS HOUSE · FIELD WAY WAIKANAE

SCHEDULE of FINISHES	EAST WALL	NORTH	SEAWARD WEST	SOUTH	FLOOR	CEILING	TRIM	NOTES
LOUNGE	R.P.P.	→	→	→	19HD.P.B.	12mm MDPB	DA.Rimu	Varnish
MASTER BR.	R.P.P.	→	→	→	"	"	WHITE S.G.I. 2 COATS TO	
BR.	45mm BISON BOARD	FIXED TO ALL WALLS			"	"	PART. BOARD CEILING	
BATH RM	SERATONE	→	→	→	"	"	PURPOSE MADE PVC MOULDING	INCL. SHR.
WC	SERATONE	→	→	→	"	"	EXT JOINERY	ALUM ANOD.
DINING	6mm SELECTED PLY	→	→	→ NA	"	"	TIMBER STAIN TO RAFTERS	
KITCHEN	SHIPLAP 1/1	→	NA	SHIPLAP 1/1	"	"	WHERE VISIBLE, OR VARNISH	
PASSAGE	4.5 BB	→	→	→	"	"	BB. 2 CTS POLY U. VARNISH	
EXTERIOR	'HARDPLANK' WOODGRAIN WEATHER BOARD				ROOF: DIMONDEK 400	STELVETITE KG. FINISH		
	H.D. BUILDING PAPER UNDER EXT. MATS.				DBLE SIDED FLAMESTOP TO	ALL EXT WALL UNDER INT LNS.		
GARAGE, LAUNDRY WC.	CEILING THROUGHOUT	9mm GIB BOARD STOPPED					WALLS UNFINISHED	FLOOR CONC SLAB

LEGEND:

RPP = RANCH PANEL PLY

SHIPLAP = EX 25x150 DA. VARNISH FINISH

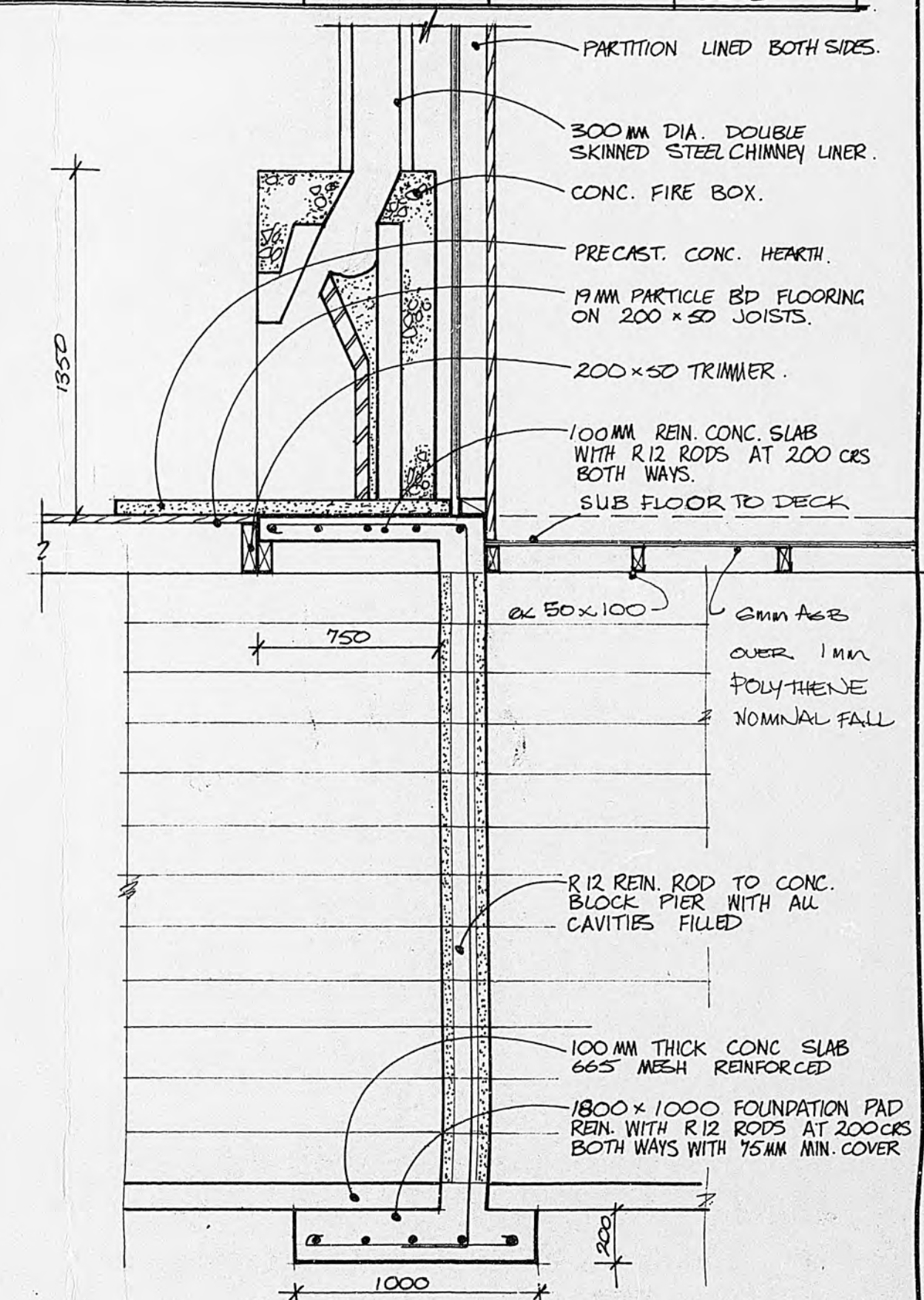
MDPB: HIGH DENSITY & MED DENSITY PART BOARD

NOTE: RE SPECIFICATION

FINISHES LISTED IN THE ABOVE SCHEDULE SHALL TAKE PRECEDENCE OVER SPECN REF.

FLOORING

CONTRACTOR SHALL ALLOW TO HAVE THE WHOLE P. BOARD FLOOR SANDED & FINISHED 3 COATS POLYURETHANE OR EQUIVALENT.



SECTION THRO FIRE BOX + NET BACK
scale 1:25

20-93

Graham Naish DipArch ANZIA
Architect 4 Port Street
Wellington Ph. 847.307

SHEET

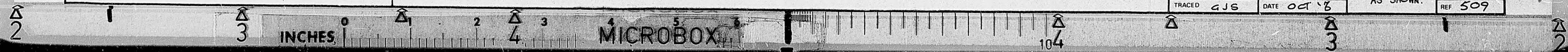
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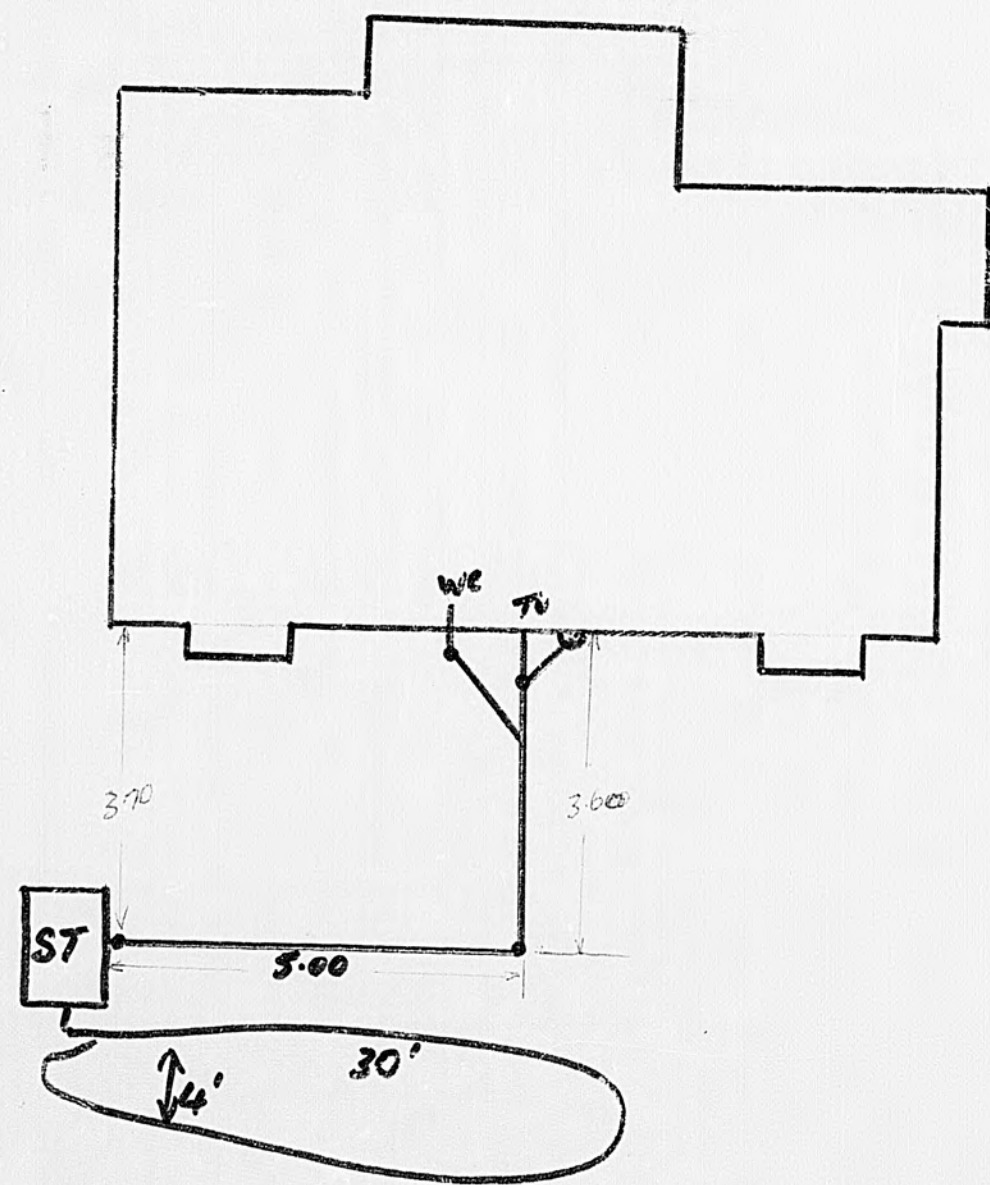
DRAWN GJS
TRACED GJS

CHECKED CH
DATE OCT '8

SCALES AS SHOWN.

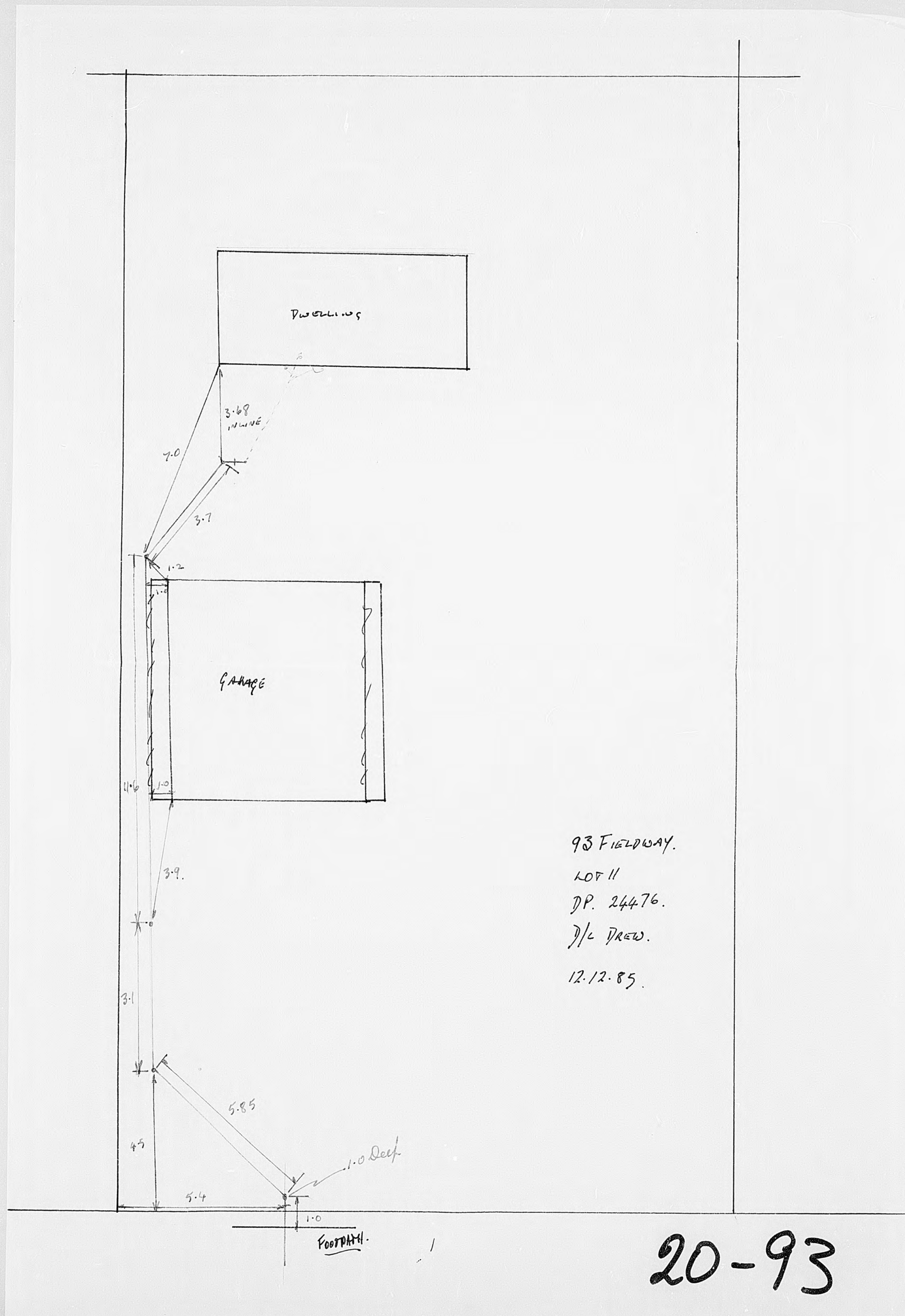
SERIES OF 6
REF 509

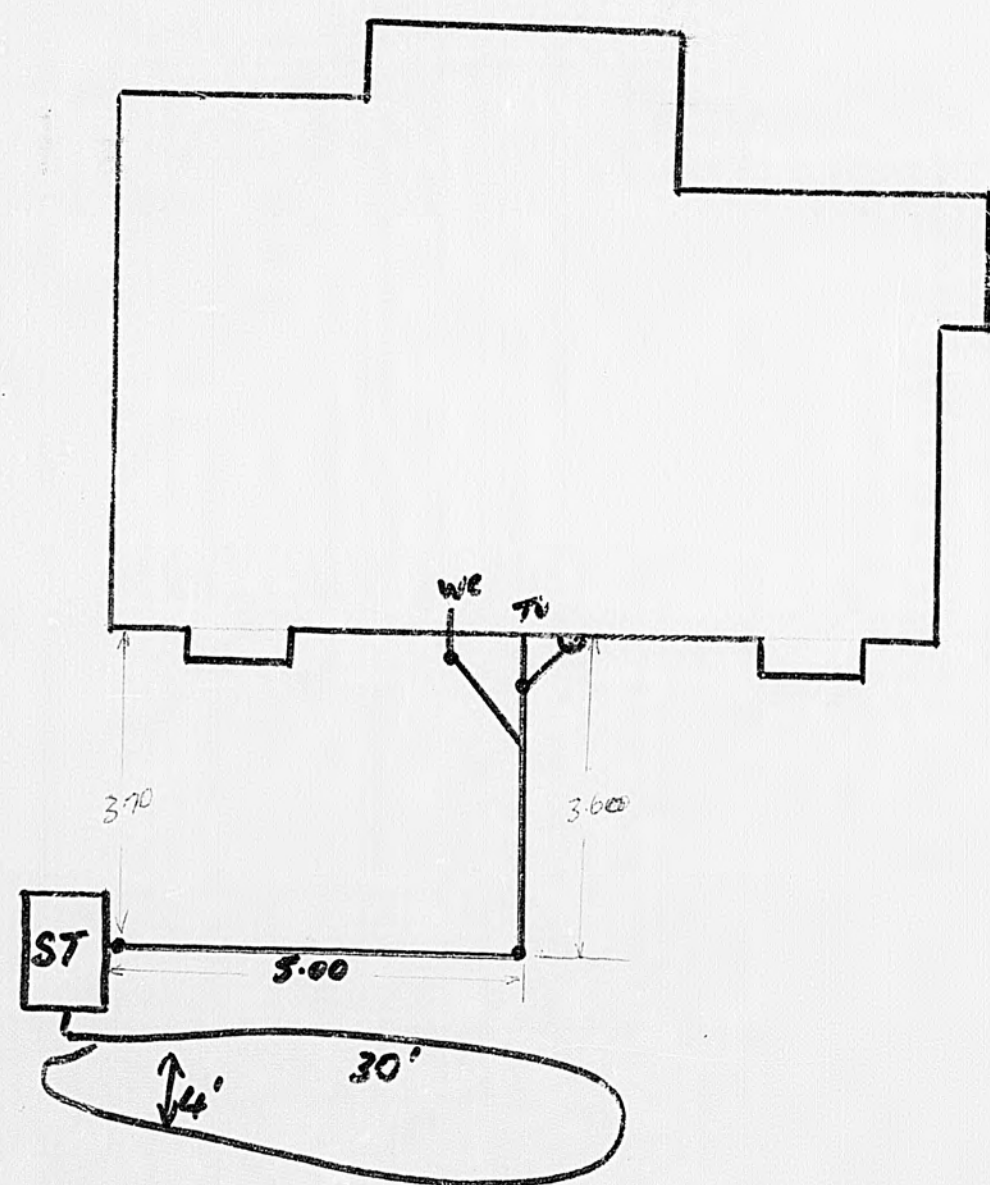




FIELDWAY
 BUILDER... D. COOMLEN
 DRAINLAYER... RAWLIEGH
 B. No ... 10481
 OWNER ... D.L. FRANCIS.
 DATE ... 3-1-78

20-93

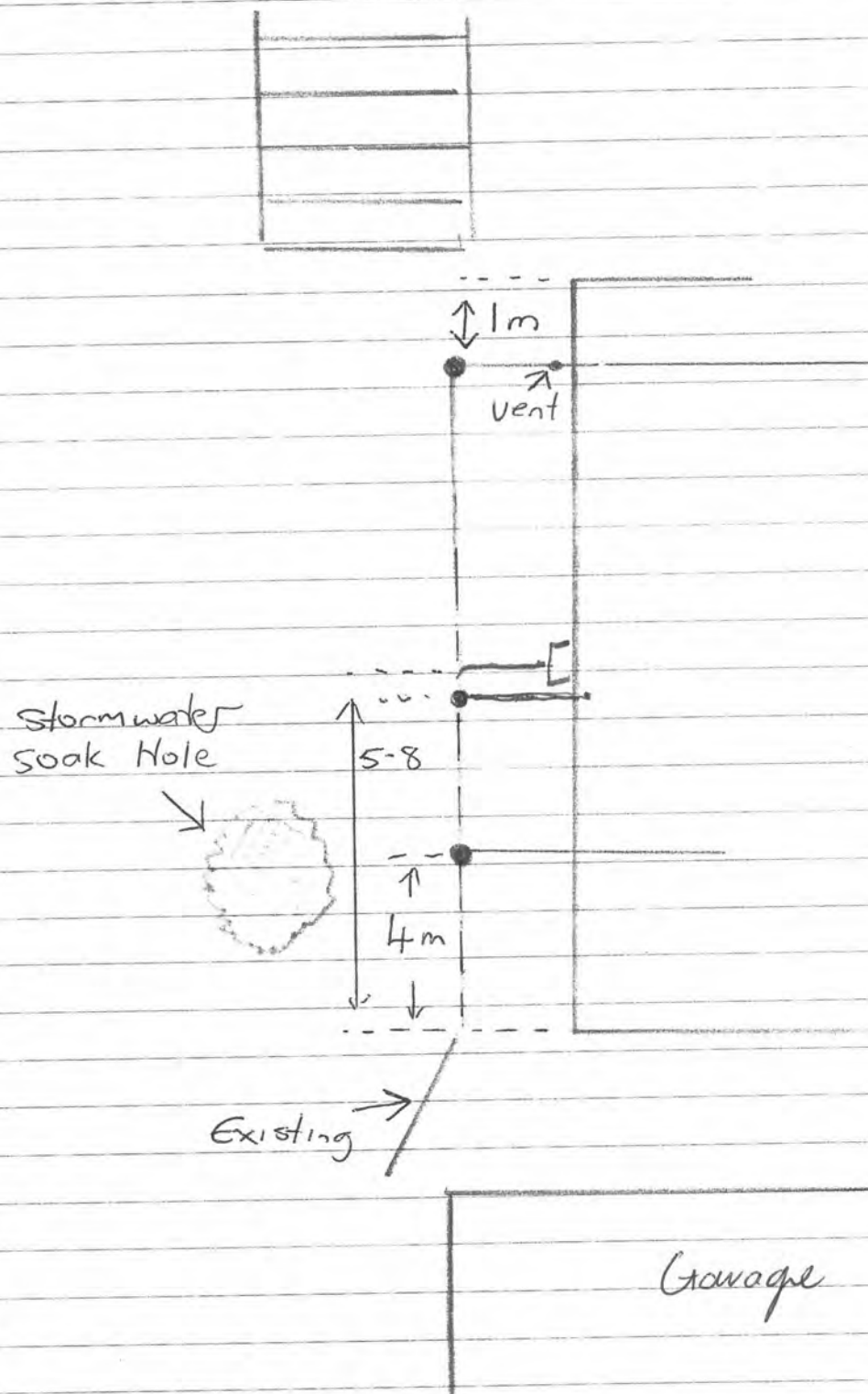




FIELDWAY
 BUILDER... D. COOMLEN
 DRAINLAYER... RAWLIEGH
 B. No ... 10481
 OWNER ... D.L. FRANCIS.
 DATE ... 3-1-78

20-93

Chromie 93 Fieldway
Waukane beach



Council owns most of the manholes, pipes, connections etc shown on this plan including where they cross private property. It is illegal to interfere with any of Council services.

Council services terminate at, or close to, the property boundary and include, tobes, water meters, manifolds or other fittings for water supply or an inspection chamber for a sewerage connection.

The information on this/these document(s) or plan(s) has been derived and compiled from various sources and is intended to assist in minimising any damage to plant or utilities.

Please be aware if any damage to KCDC plant (pipework and fittings etc) or utilities is caused you may be liable for any resultant loss or damage.

Information given is generally subject to reasonable tolerance and precise accuracy cannot be guaranteed, therefore, positioning of plant and utilities should be verified by you on site before any excavations commence.

Contact Council if in any doubt.

93

Dist 5.1 m

Dist 7.6 m

91

SERVICE NETWORK

LEGEND



- Sewer Pump
- Sewer Manhole
- ★ Stormwater Soak Hole
- Stormwater Pump
- Stormwater Manhole
- Stormwater Sump
- ◆ Stormwater Outlet
- ▲ Stormwater Inlet
- Water Hydrant
- ✚ Water Valve
- ⊠ Water Toby
- Sewer Rising Main
- Sewer Pipe
- Stormwater Pipe
- Stormwater Rising Main
- Water Pipe

Map Drawn Date: 13/02/2004 By PC96

Scale: A4 1:190

Date of Aerial Photography:

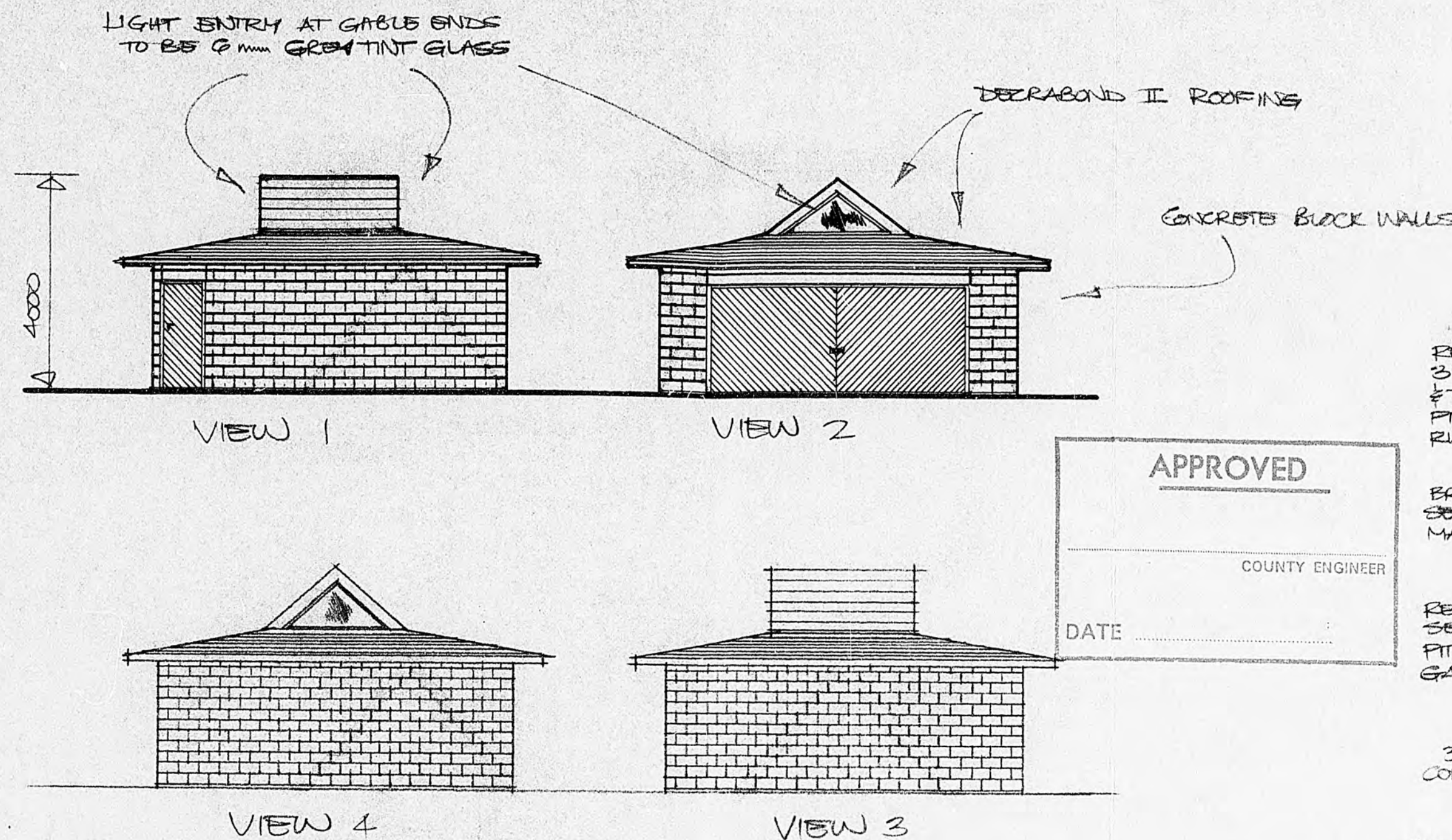
Cadastral information derived from Land Information New Zealand. Crown Copyright reserved. Approved for internal reproduction by Kapiti Coast District Council. Boundary accuracy is variable.



JULY
1985

PROPOSED DOUBLE GARAGES FOR
MR & MRS G. CROMBIE AT FIELD WAY
LOT 2 DP 24476 WAIKANA E

2



ELEVATIONS
1:100

APPROVED
COUNTY ENGINEER
DATE

It is the responsibility of the owner and
or builder to ensure that proposed
building levels are compatible with
existing sewer connection levels.

- NOTES:
- 1) ALL WORK TO BE DONE IN ACCORDANCE WITH NZSS 3604.
 - 2) ALL WORK TO BE COMPLETED TO SATISFACTION OF COUNCIL.
 - 3) ALL WIRING TO BE DONE IN ACCORDANCE WITH NZ WIRING REGS & TO BE CARRIED OUT BY REGISTERED ELECTRICIAN.
 - 4) ALL DRAINAGE WORK TO BE CARRIED OUT BY REGISTERED DRAINLAYER.
 - 5) ALL NECESSARY PERMITS TO BE OBTAINED PRIOR TO COMMENCEMENT OF RELEVANT WORK & ALL FEES NECESSARY TO BE PAID.
 - 6) WHOLE OF WORK TO BE THOROUGHLY WEATHER & VERMIN PROOF.
 - 7) ALL EXCAVATED SOIL & SURPLUS MATERIAL FROM CONSTRUCTION TO BE REMOVED FROM SITE SO AT COMPLETION OF WORK SITE LEFT IN NEAT & TIDY CONDITION.
 - 8) CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCES TO PROTECT EXISTING & NEW WORK AS WELL AS PUBLIC LIABILITY & WORKERS COMPENSATION.
 - 9) ALL MATERIALS USED IN THE COURSE OF WORK TO BE THE BEST OF THEIR RESPECTIVE KINDS. TIMBER: NO 1 GRADE TREATED TO NZTPA RECOMMENDATIONS. STEEL: REINFORCING TO BE STRAIGHT & FREE OF RUST SCALE. EXPOSED TO ATMOSPHERE TO BE HOT DIPPED GALVANISED. ROOFING TO BE LAID BY COMPETENT TRADESMEN TO MANUFACTURERS SPECS. & GUARDED AGAINST SALT CORROSION.
 - 10) LIGHT ENTRY TO BE COVERED WITH 10mm POLYBELL OR SIMILAR RESISTANT MATERIAL.
 - 11) GARAGE FLOOR LEVEL TO BE SAME AS BOTTOM FLOOR LEVEL OF HOUSE.
 - 12) ALL PAINT TO BE USED TO BE OIL BASED. TIMBER (EXCEPT DOORS) TO BE PRIMED. CEDAR DOORS TO BE STAINED TO OWNERS REQUIREMENTS & FINISHED WITH THREE COATS CLEAR SALT RESISTANT POLYURETHANE OR SIMILAR.
 - 13) ALL NAILS TO BE HOT DIPPED GALVANISED INCLUDING THOSE USED FOR FRAMING.
 - 14) ALL WORK TO BE CARRIED OUT BY COMPETENT EXPERIENCED TRADESMEN & TO GOOD TRADE PRACTICES.
 - 15) CARE TO BE TAKEN THAT THE ROOF IS THOROUGHLY TIED DOWN TO FRAMING & FRAMING TO FLOOR TO PREVENT UPLIFT IN HIGH WIND RISK AREA.
 - 16) UNTEL SIZE AS DETERMINED FROM TABLE 3.4 OF BRANZ TECHNICAL RECOMMENDATION NO 2 (1983) FOR UNTELS & BEAMS.

REMOVE EXISTING
3m³ STORAGE TANK
& TURN PIT INTO SOAK
PIT FOR HOUSE ROOF
RUNOFF

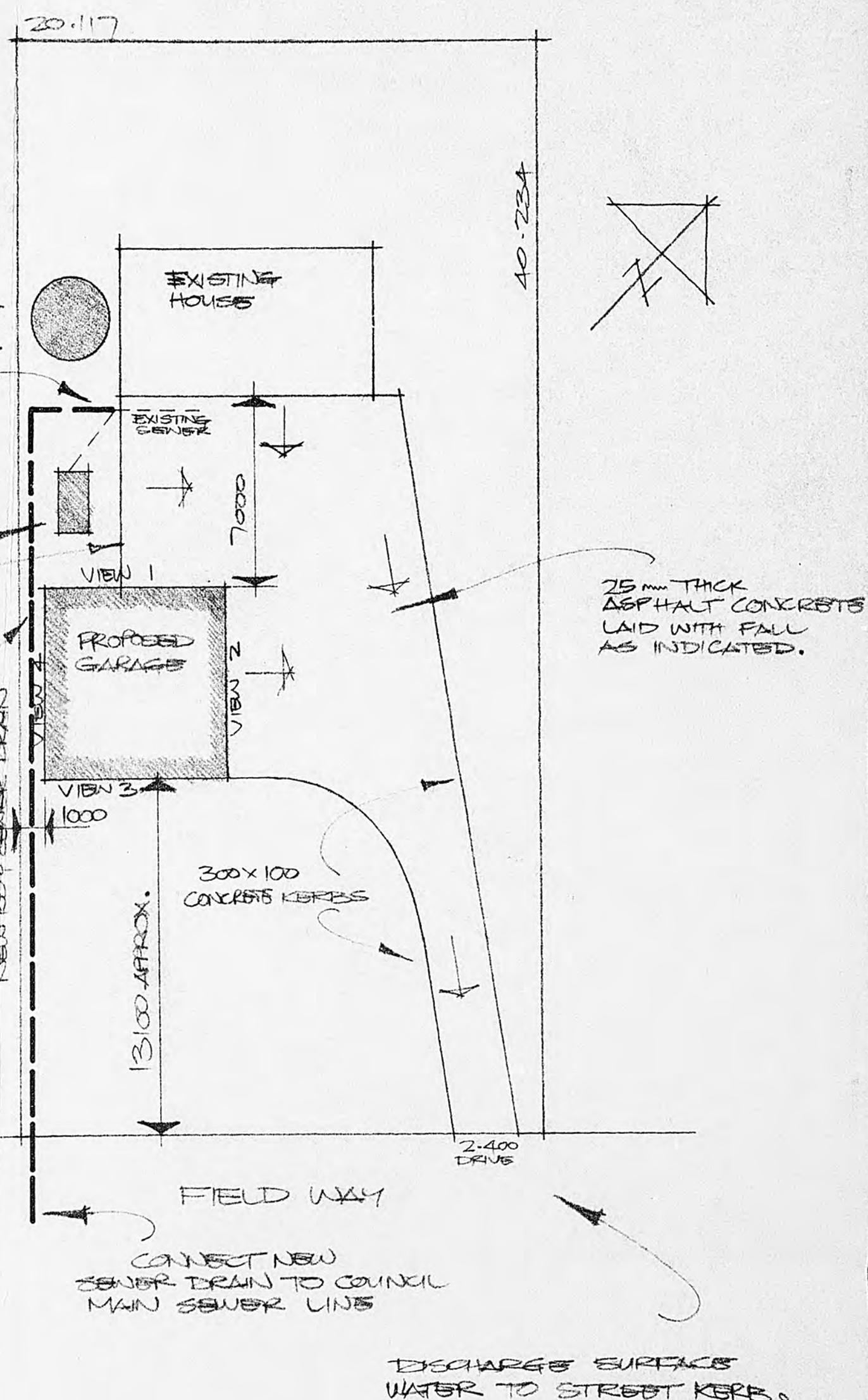
BREAK INTO EXISTING
SEWER & RUN TO STREET
MAIN WITH NEW DRAIN

REMOVE EXISTING
SEPTIC TANK & TURN
PIT INTO SOAK PIT FOR
GARAGE ROOF RUNOFF

300x100
CONCRETE KERB

2000 HIGH CLOSE
BOARD / TIMBER CAPED
CONCRETE POST FENCE
TO THIS BOUNDARY

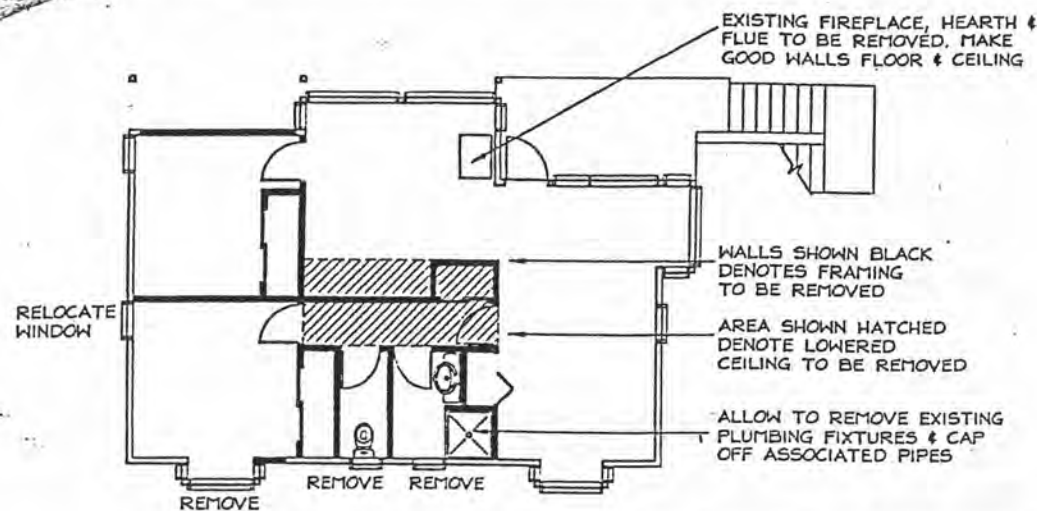
WAIKANA E COUNTY COUNCIL
NO OF THIS APPLICATION IS
APPROVED ON CONDITION THAT THE
BUILDING IS NOT USED FOR HUMAN
HABITATION.



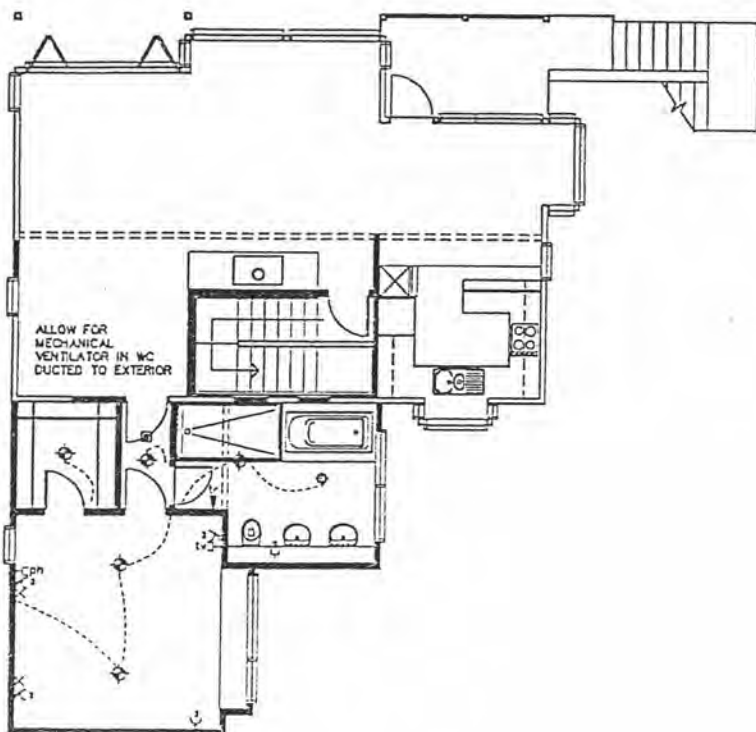
SITE & DRAINAGE PLAN
1:200

20-93

Design Network Kapiti

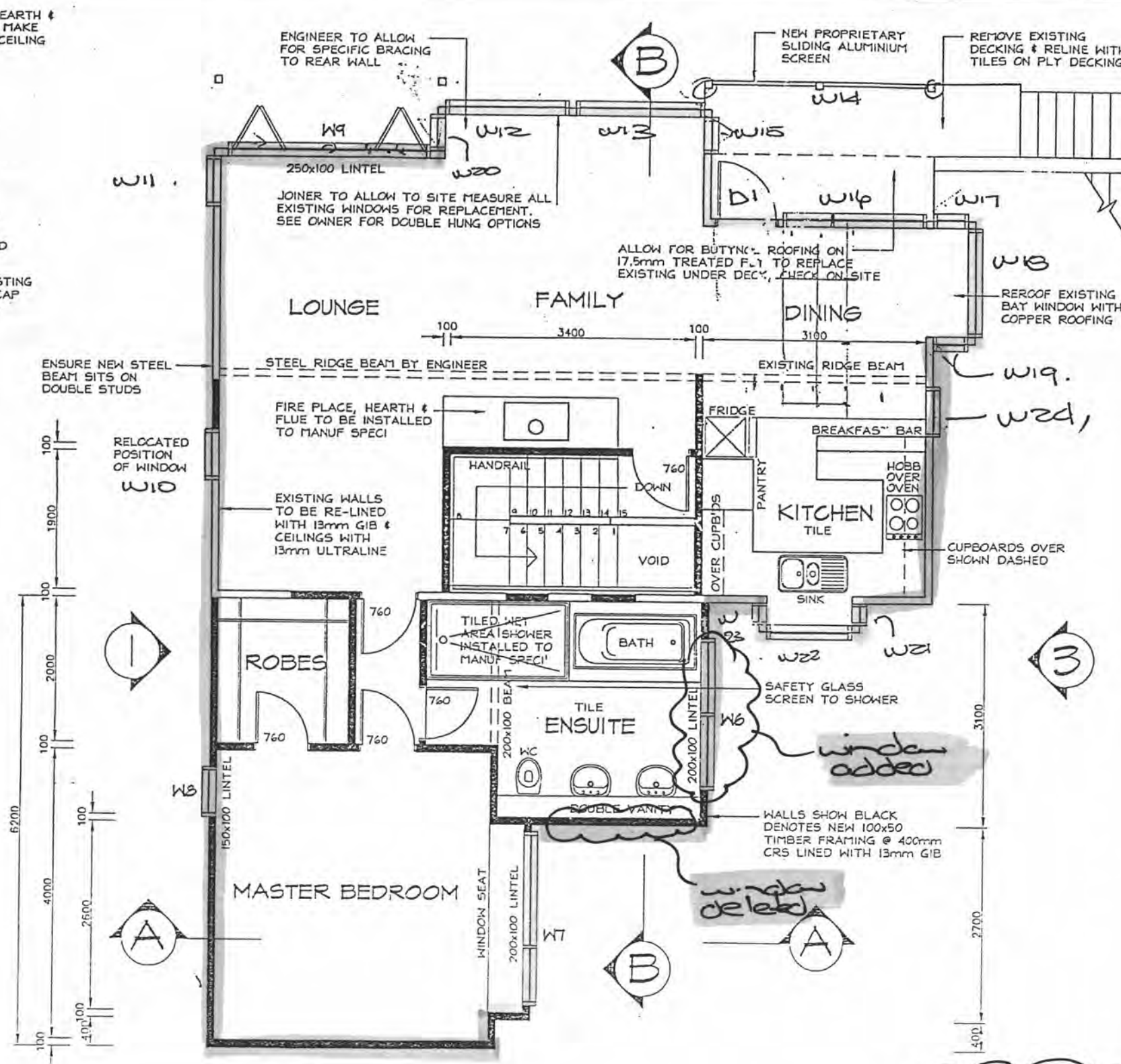


EXISTING FIRST FLOOR
SCALE 1:100

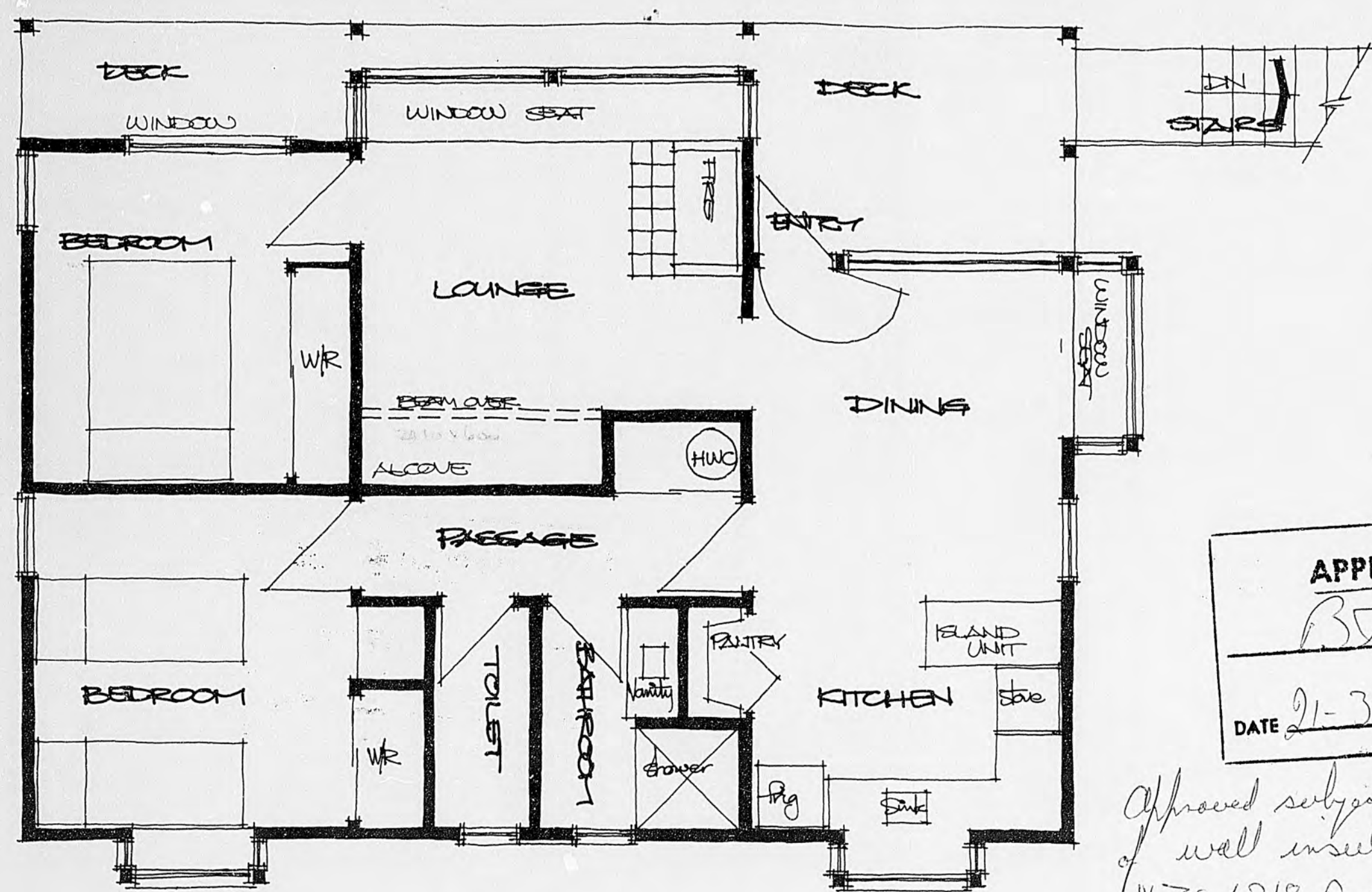


ELECTRICAL LEGEND			
○	Ceiling Mounted Lighting Point	⬇	Permanent Point
⊗	Recessed Downlight	TV	Television Point
X	Wall Mounted Lighting Point	☎	Telephone Point
⊙	Ceiling Light / Extract Fan	⚡	Shaving Point
⋈	Power Point (2 denotes double)	⚡	Heated Towel Rail
		☼	Smoke detector

ELECTRICAL PLAN
SCALE 1:100



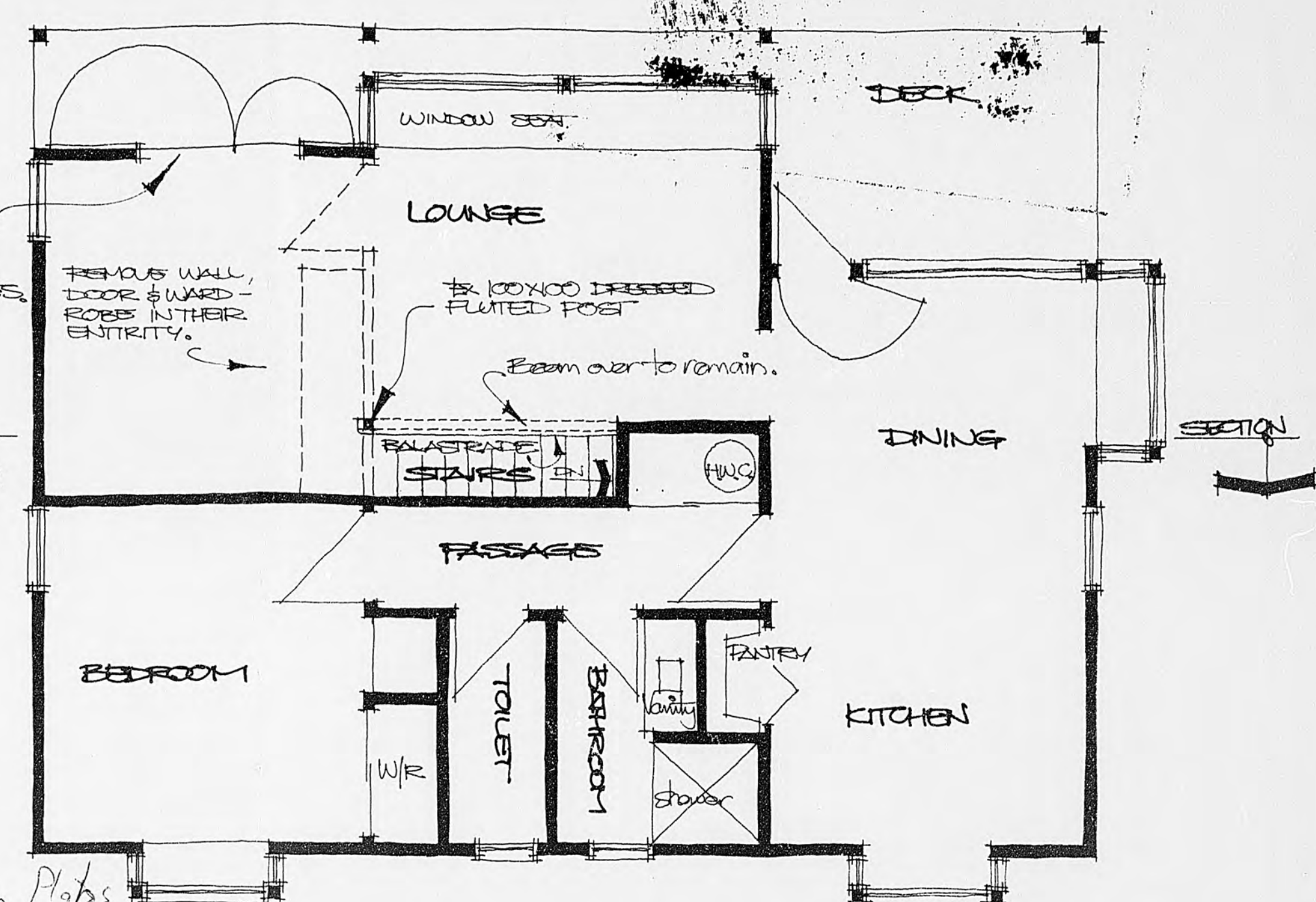
* CHECK ALL DIMENSIONS ON SITE.
 * ALL NEW WORK TO MATCH EXISTING.



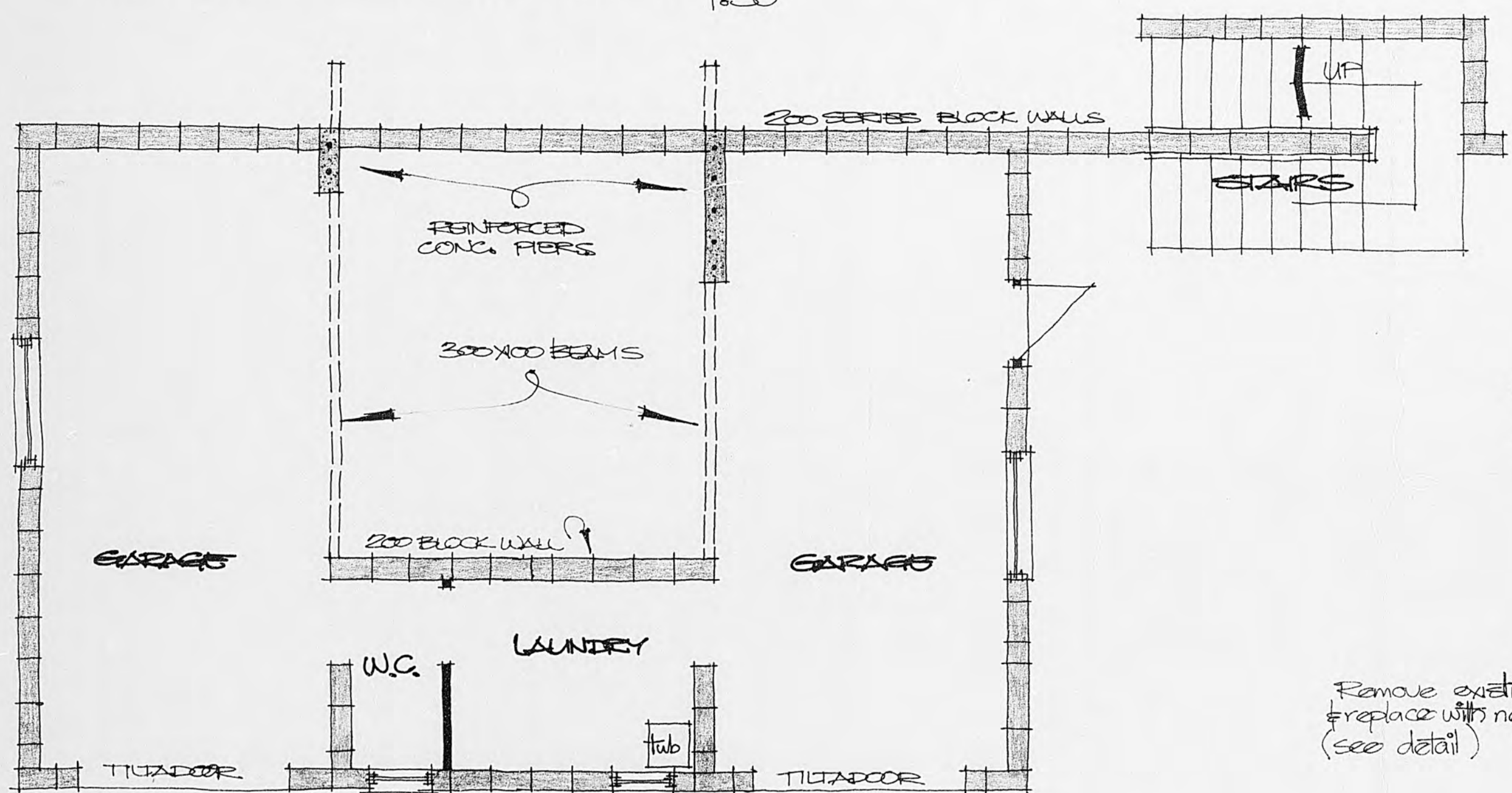
EXISTING UPPER FLOOR PLAN
 1:50

APPROVED
B. Todd
 COUNTY ENGINEER
 DATE 21-3-88

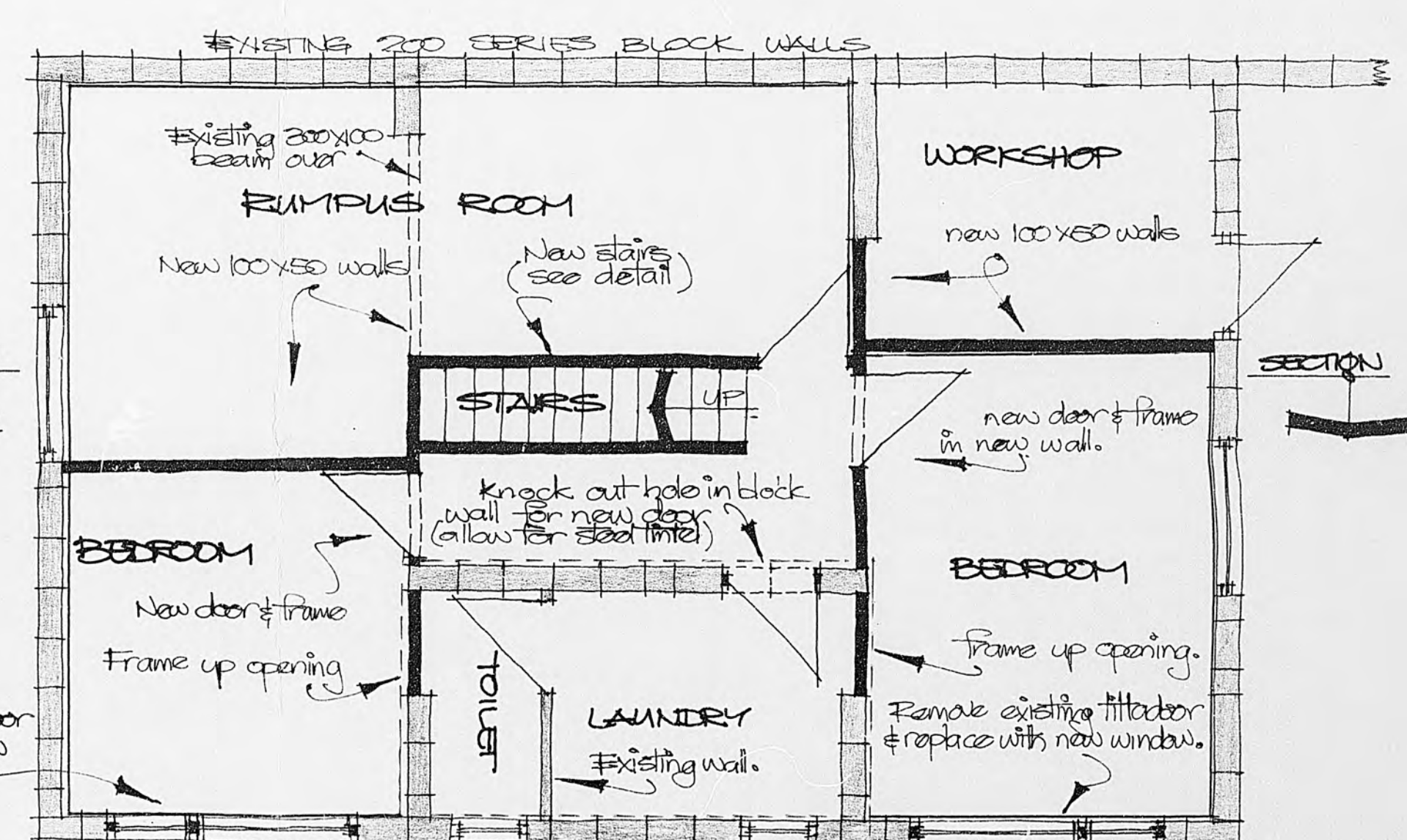
Approved subject to provision
 of wall insulation as per
 NZS 4218 P and as in red on Plans



ALTERATIONS TO UPPER FLOOR
 1:50



EXISTING LOWER FLOOR PLAN
 1:50



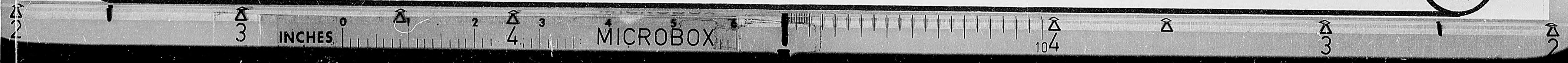
ALTERATIONS TO LOWER LEVEL
 1:50

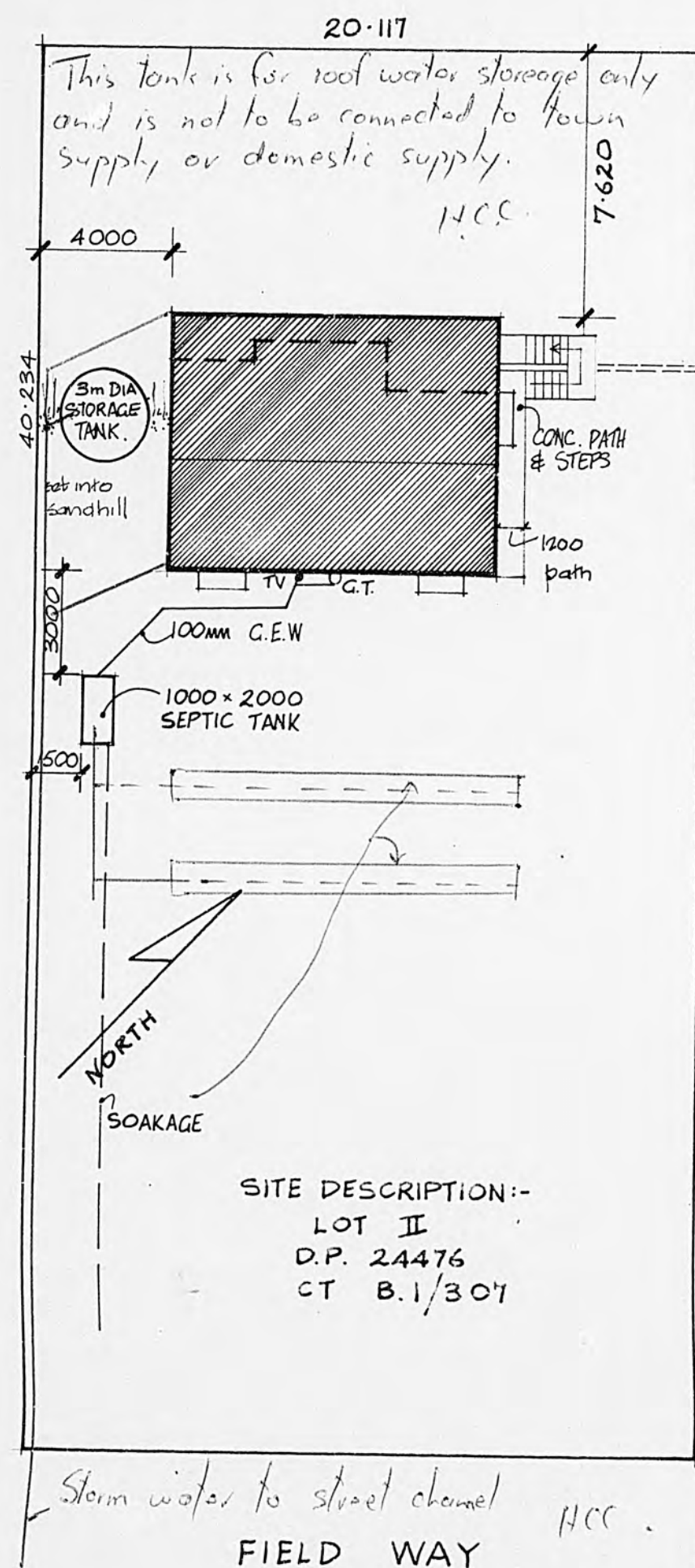
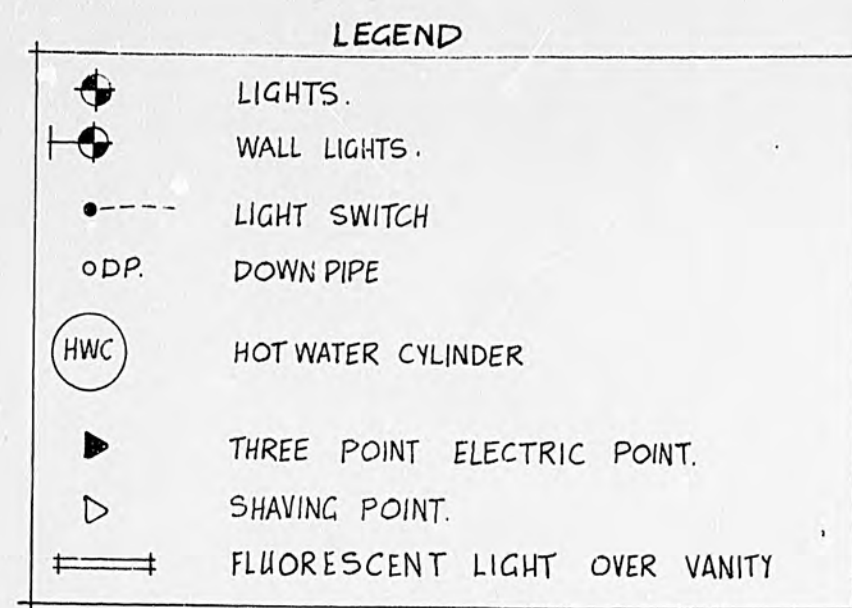
20-93

B-2-84

PROPOSED ALTERATIONS TO HOUSE NO 93 - FIELD WAY - WAIKANA E

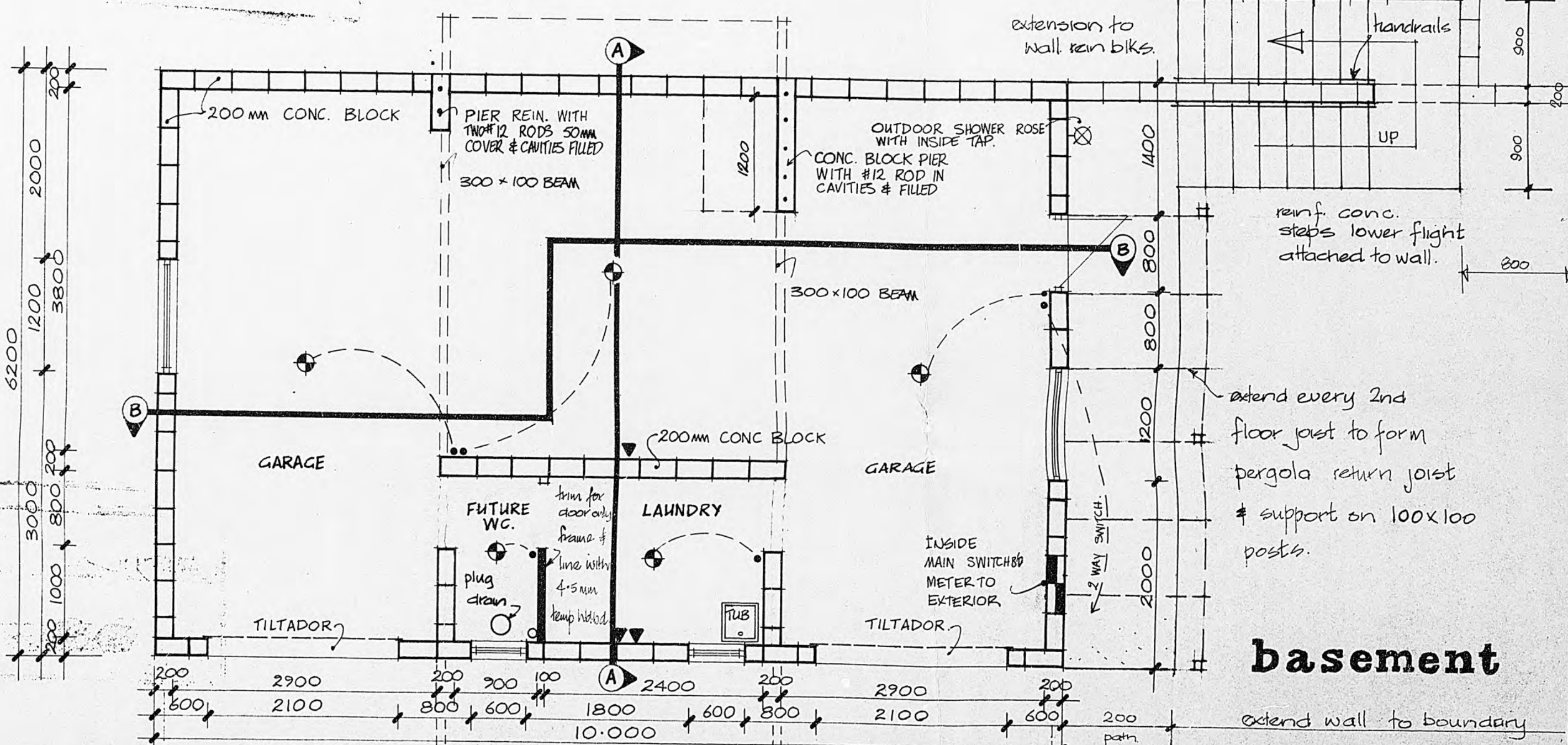
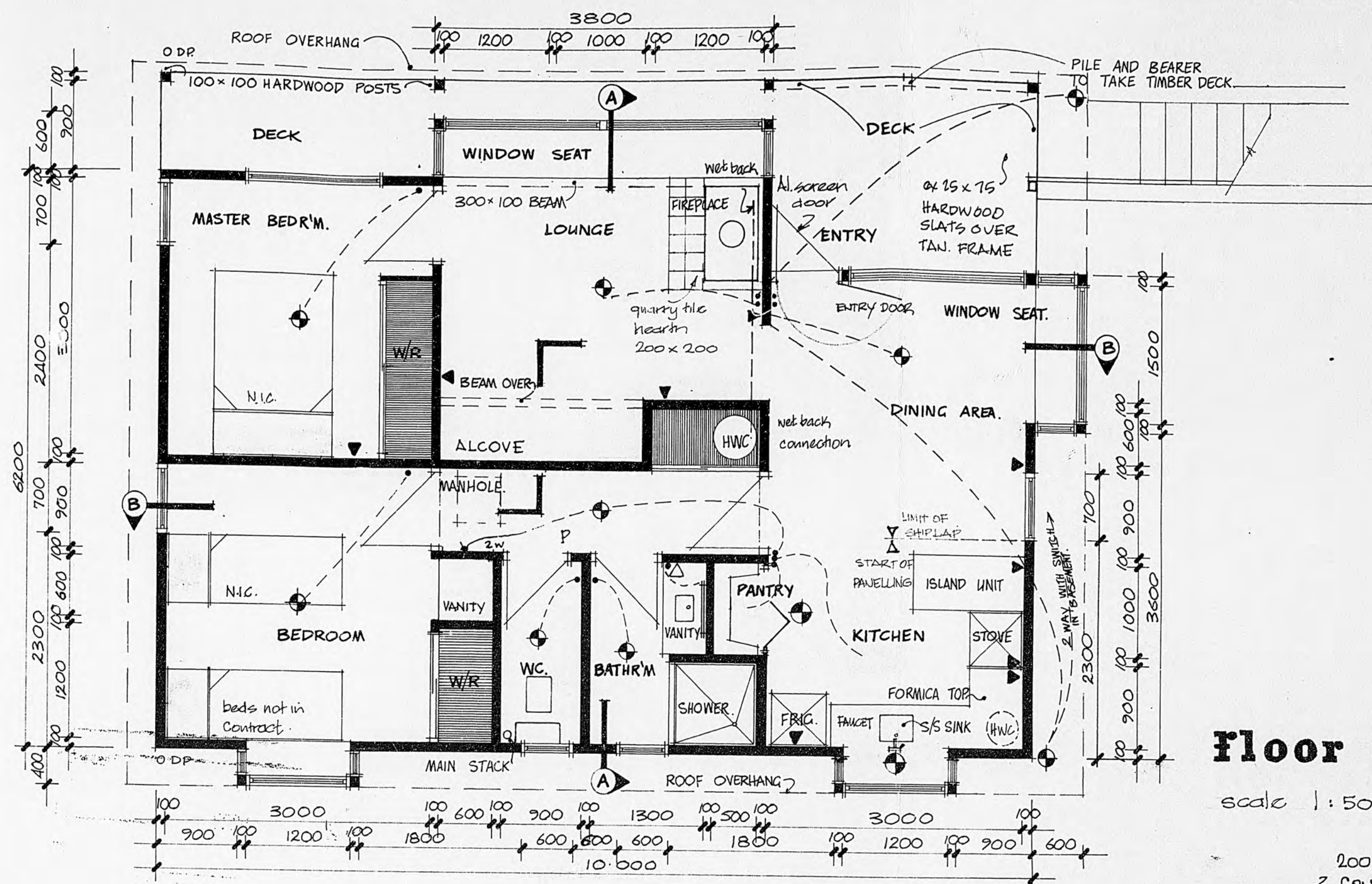
1





site plan scale 1:200

NOTE: STORMWATER DRAINAGE NOT REQUIRED
ALL STORMWATER TO 5000 gall 22730 litre
MANCON STORAGE TANK



site - floor plans

FRANCIS HOUSE · FIELD WAY WAIKANAE

Graham Naish DipArch ANZIA
Architect 4 Port Street
Wellington Ph. 847 307

DRAWN GN	CHECKED GN	SCALES 1:200	SERIES OF 6
TRACED GJS	DATE OCT '8	1:50	REF 509

20-93

INCHES

MICROBOX

104