

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 BRAUNZ Technical recommendation N°2 1983
Lintels & Beam

20-93

Horowhenua County Council

PERMIT No. 16441

0021236

LOCALITY

Waikanae

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

- ✓ 1 dispensation for front yard siting
- ✓ 2 check span size of lintel
- ✓ 3 compacted hard fill under footing
- ✓ 4 fence design
- ✓ extent of work (pavilion etc)

as only 19/11/85

see attached letter

APPROVED	
<i>R. J. Anderson</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

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 WALKWAYS RIDING.

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

Particulars of Building: Foundations: CONCRETE Walls: BLOCK Roof: DECKABOND.
Total floor area: 39 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) CROSS.

3. Allotment: Lot: 11 D.P.: 24476 Section:
Area: 809 m². Block: S.D. Locality:

4. Owner's Full Name: GRAEME CROMIE.

Address: 39 MAWSON ST, LOWER HUTT.

5. Previous Owner
[If Section has been recently transferred]

93

6. Frontage (Length): 20.117 m. Name of Street or Road: FIELDWAY - 93.

7. Estimated Value of Building— \$ 4500:

Plumbing and Drainage— \$ 600:

Total \$ 7100.00.

8. 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 GM.

as BUILDER or
OWNER.

Address 39 Mawson St Lower Hutt.

Builder's Name and Address
[if not the applicant]

19 November 1985.

Mr. G. Cromie,
39 Mawson Street,
LOWE HUTT.

Dear Sir,

CARAGE - 67 FILMWAY, WAIKANAE.

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
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 ~~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. Connin.

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?

(We said yes!)

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

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

Tom - please ring me re this
ASAP. - builder wants to pour
on Wed. at 20m. in BT.

B

25/1/85-
20-93

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:

YR VAL \$900
DA FEE \$36.00

Issue Please

A.

F.B.N.

APPROVED

For COUNTY ENGINEER

DATE 10-12-85

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: CHRIS,
93 E. 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 Drew

Address: _____

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

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

perfect
70 b Latwell Dr.
Prtnr.

Horowhenua County Council

PERMIT No.

10481

H136623

LOCALITY

Wainuiot

DATE RECEIVED

26.8.77.

DATE ISSUED 9:9:77.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME

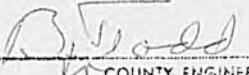
Don L Francis

FOR OFFICE USE ONLY

REMARKS:

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

APPROVED



COUNTY ENGINEER.

DATE 26.8.77

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

FP
Jeff

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: Dwellings
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: 27/11 D.P.: 24476 Section: _____
Area: 809.387 Block: _____ S.D. _____ Locality: _____

4. Owner's Full Name DON L. FRANCIS
Address 71 Warwick Street Wilton W5

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

6. Frontage (Length): 20.117 Name of Street or Road field way
28 993

7. Estimated Value of Building— \$25,618 : 30-293 (NET)

Plumbing and Drainage— \$ 2-000 : Total \$ 3-548 :

8. Fees \$ 72.00 : No. of Receipt 493

See Scales of Fees on Back Page. *14136*
Fees to be Remitted Deposit \$100.00

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

ALL WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSION.

NOTE.—The following will accompany this report.

Plans and Specifications in Duplicate, including —

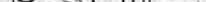
(a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.

(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  as BUILDER or 

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. ✓ ✓
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. ✓

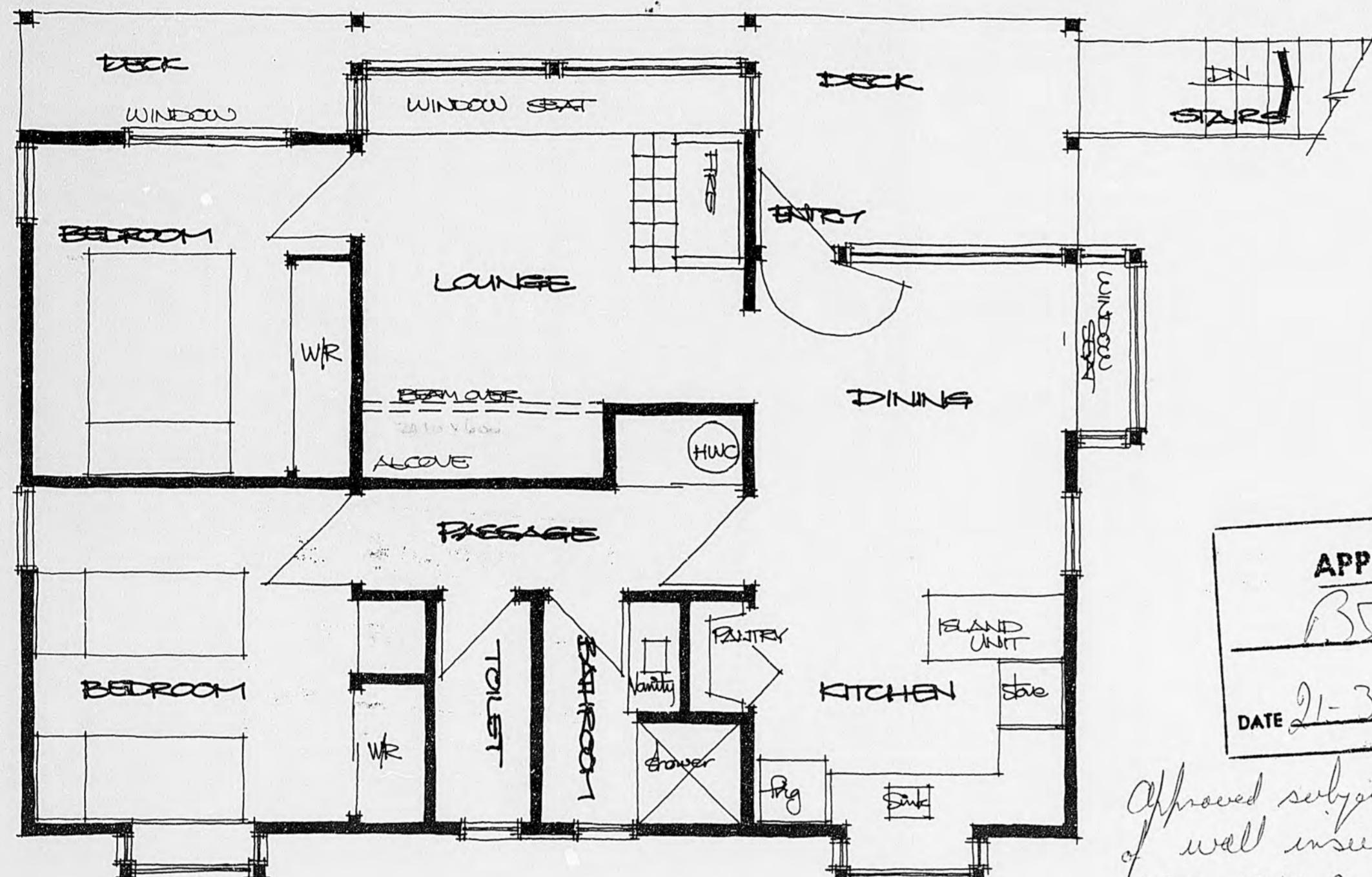
I should be pleased to receive your comments in due course before permit issue, upon the various matters raised.

All matters resolved with builder Yours faithfully,
and owner as endorsed on plans.

BT.
13/9/77.

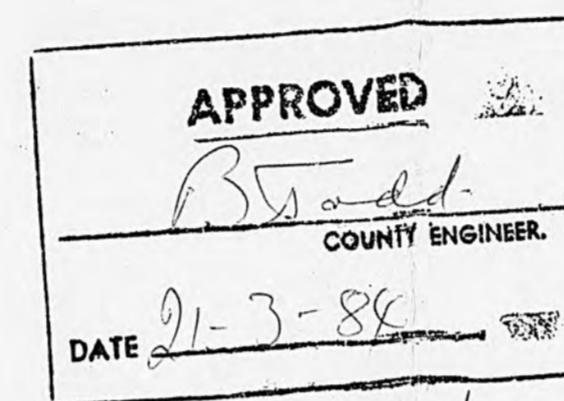
20-93
T. Corrin
CHIEF HEALTH & BUILDING INSPECTOR

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

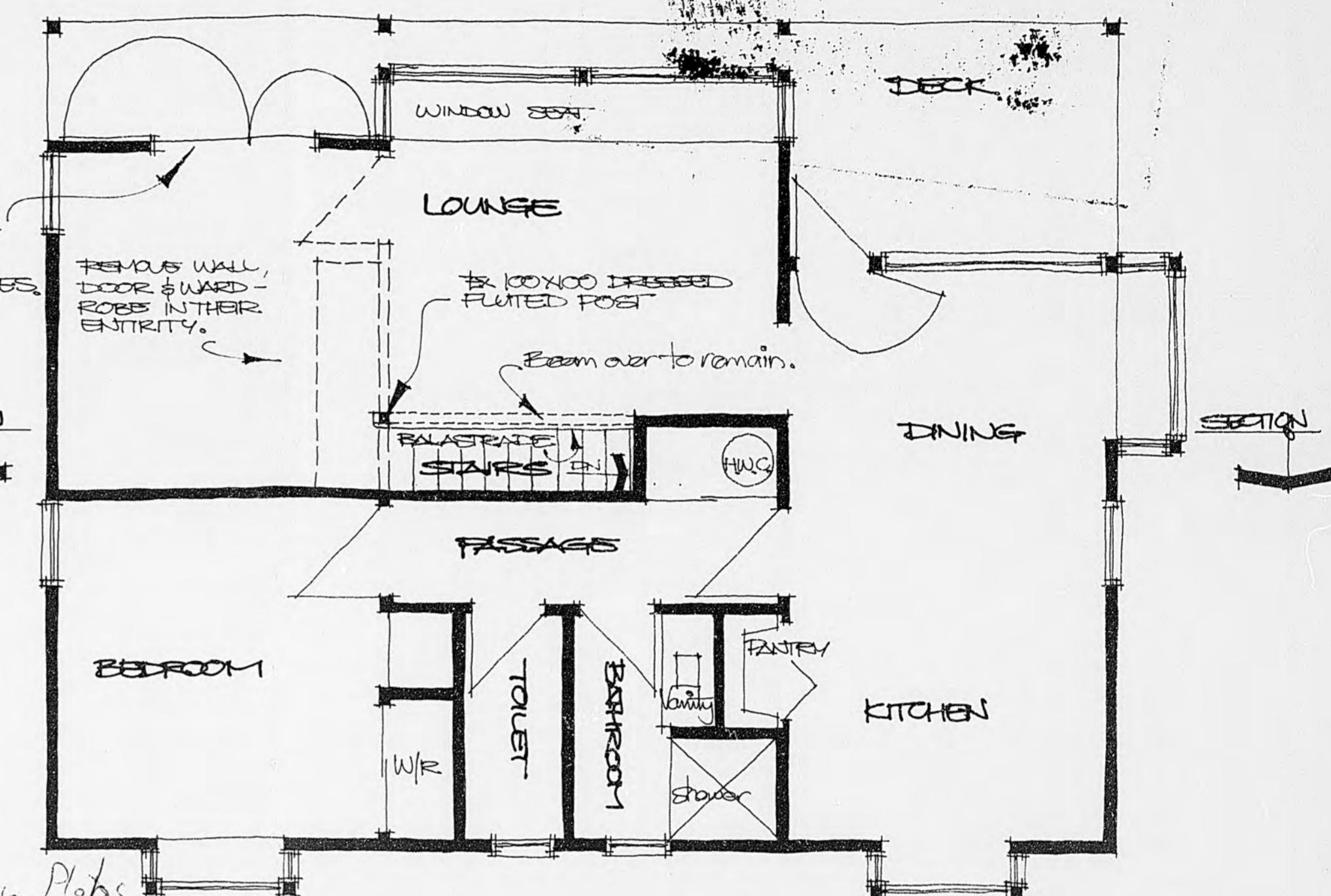


EXISTING UPPER FLOOR PLAN

1:50

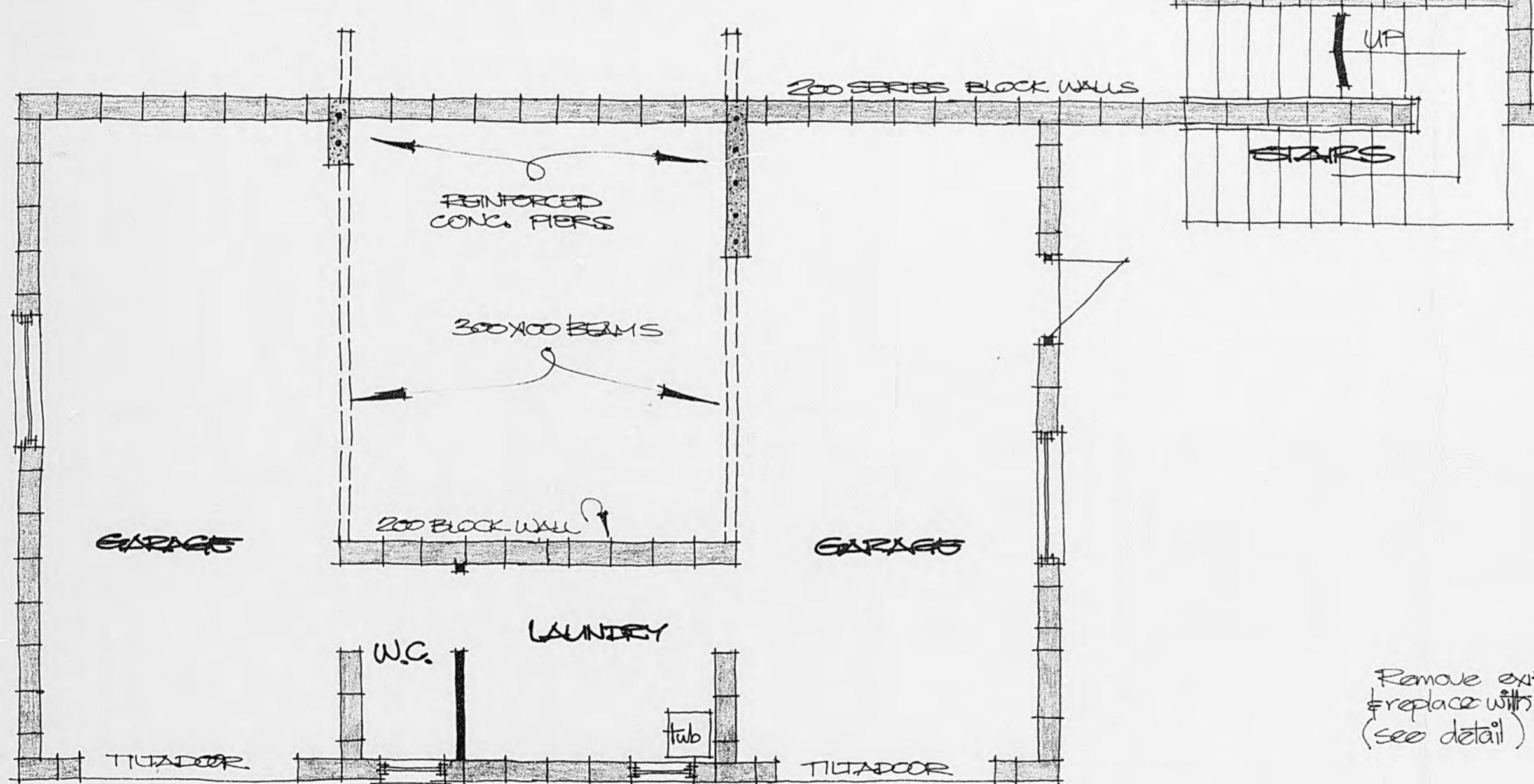


Approved subject to provision
of wall insulation as per
NZS 6218 Part 2 as is read on Plans



ALTERATIONS TO UPPER FLOOR

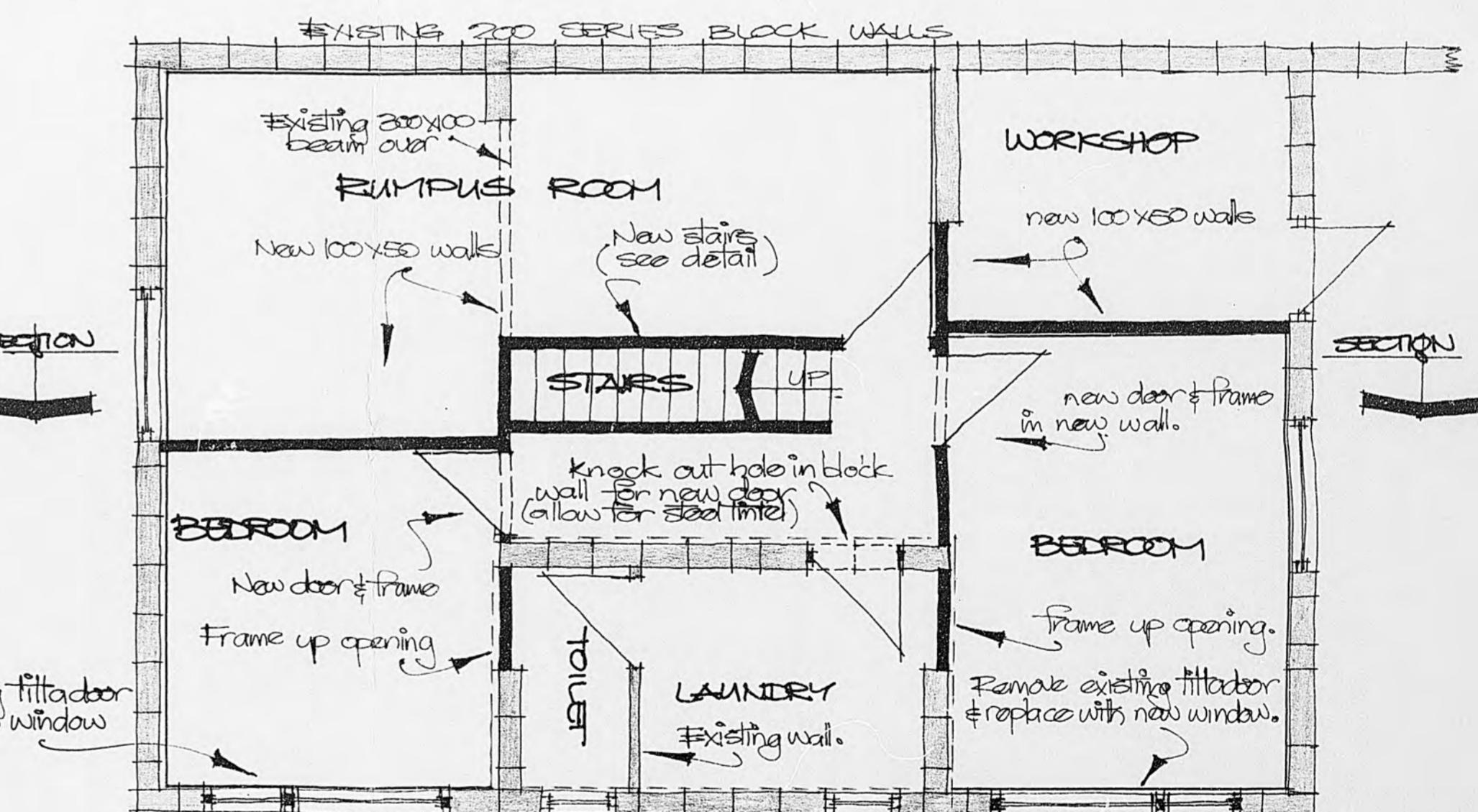
1:50



EXISTING LOWER FLOOR PLAN

1:50

Remove existing tilt door
& replace with new window
(see detail)



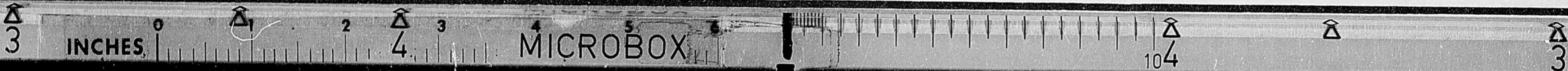
ALTERATIONS TO LOWER LEVEL

1:50

20-93

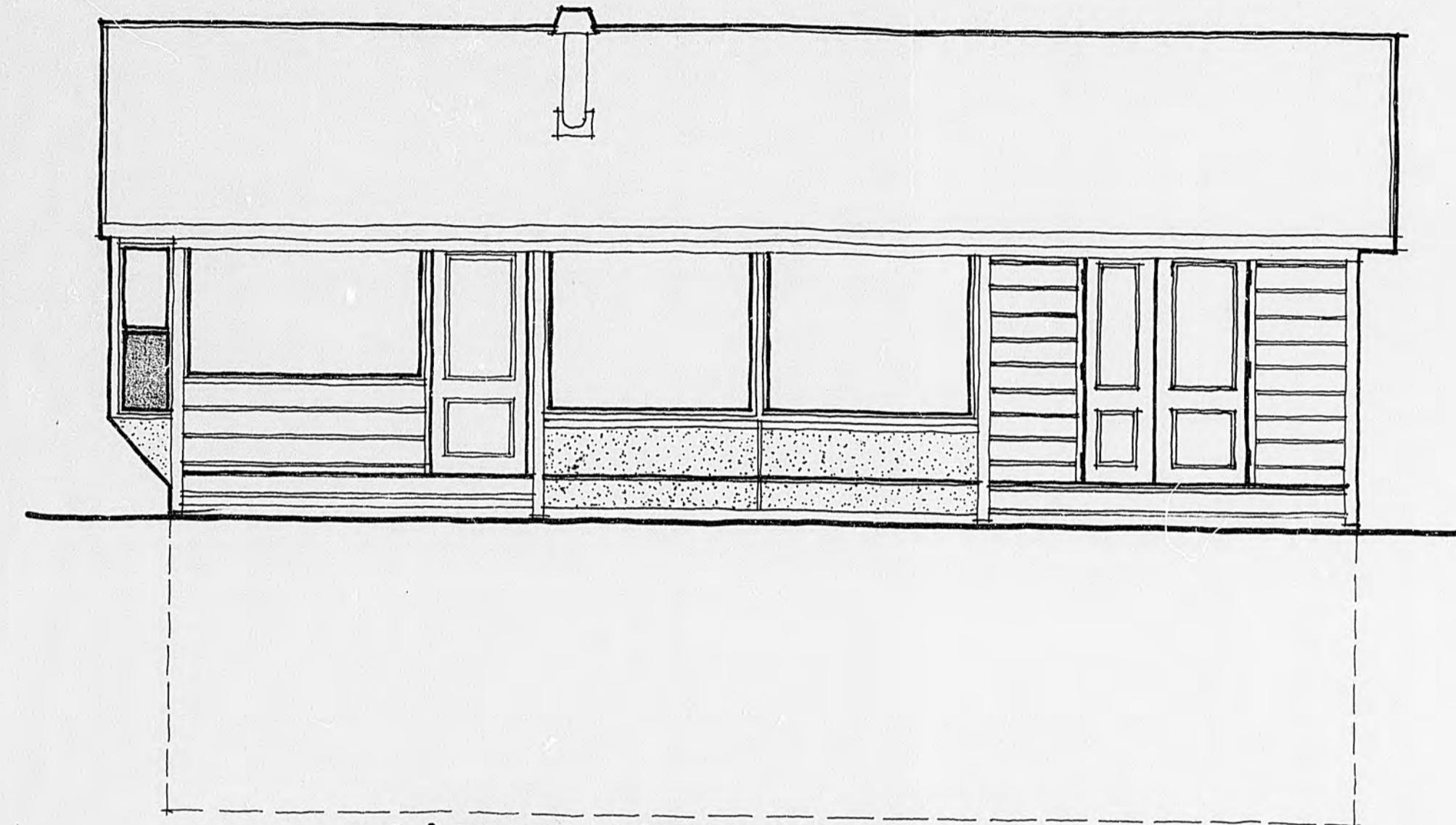
B.2-84

PROPOSED ALTERATIONS TO HOUSE NO. 93 - FIELD WAY - WAIKANAE



MICROBOX

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



NORTH WEST ELEVATION

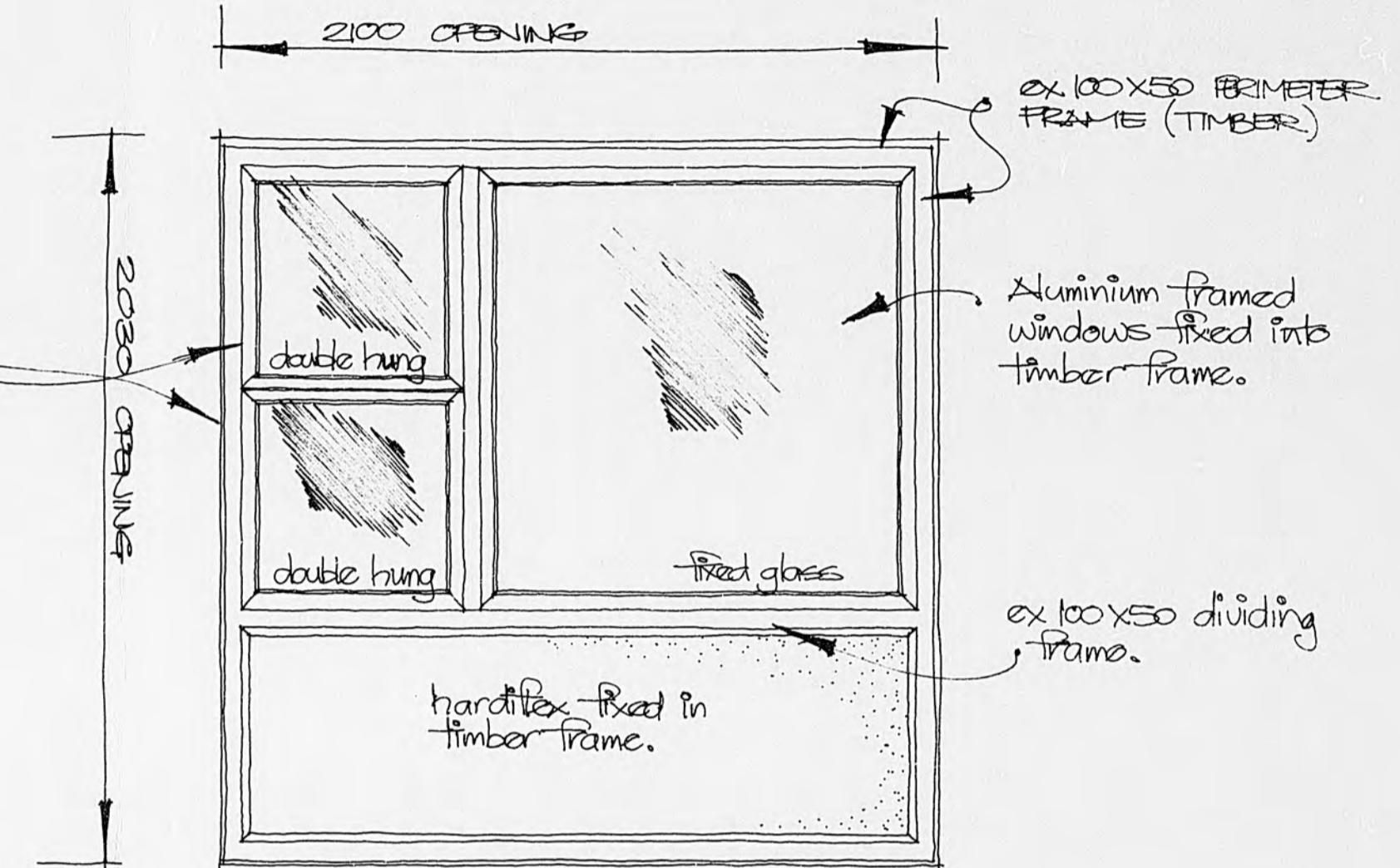
1:50



SOUTH EAST ELEVATION

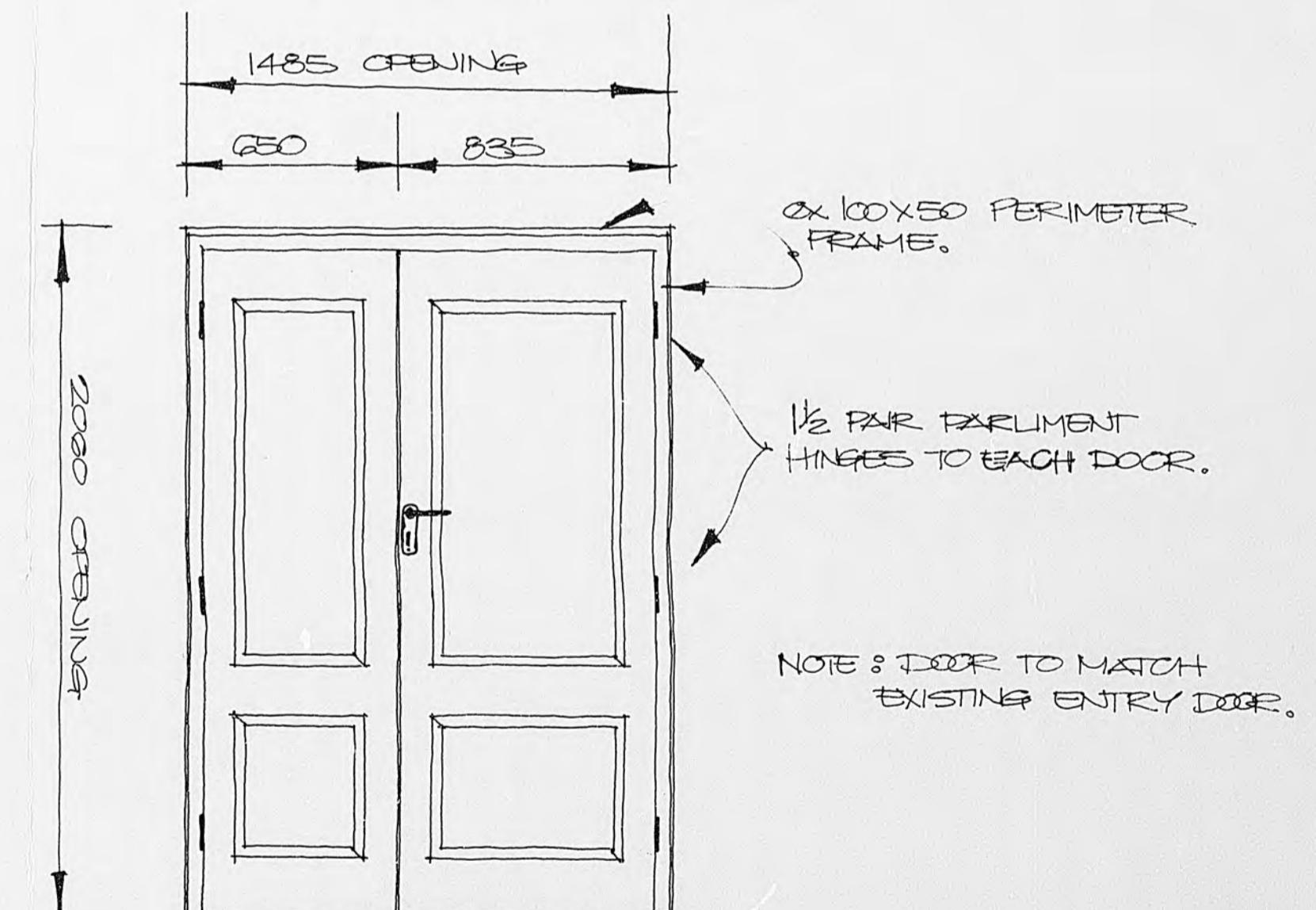
1:50

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

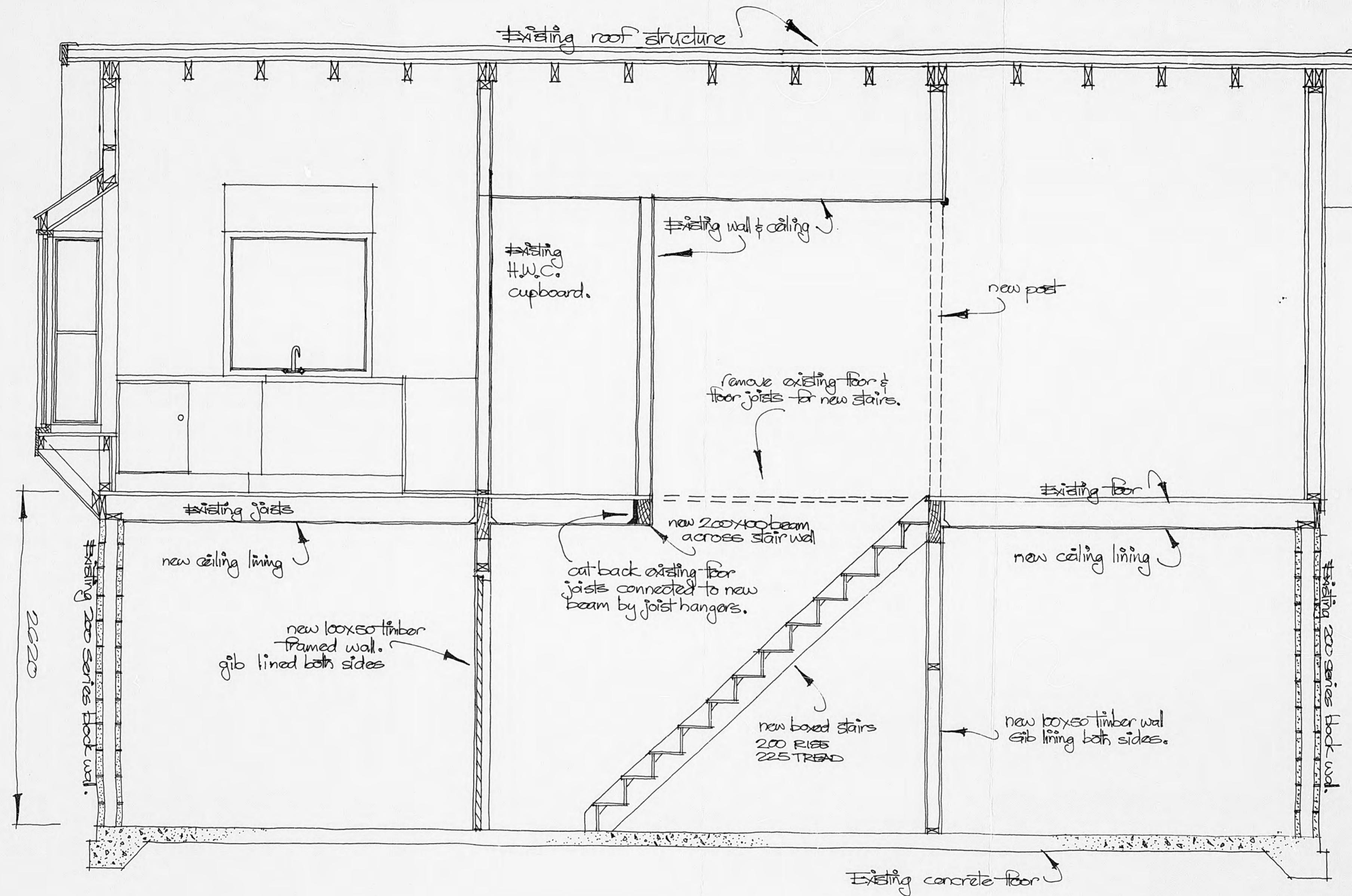
13-2-84

PROPOSED ALTERATIONS TO HOUSE NO. 93

- FIELD WAY - WAIKANAE

2

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



CONCRETE LINE CUT LOWER LEVEL IN GIBBOARD,
INCLUDING CEILINGS.

1:25

20-93

13-2-84

PROPOSED ALTERATIONS TO HOUSE N° 83 - FIELD WAY - WAIKANAЕ

3

2

3

INCHES

0

1

2

3

4

5

MICROBOX

104

8

3

1

DECRA BOND II ON BATTENS TO SUIT ON
ALUMINIUM FOIL FACE DOWN.

TRUSSES
RAFTER

100X50 PLATE
CONTINUOUS ALONG
FULL LENGTH OF
WALLS.

PRISMAS TRUSSES manufactured by an approved manufacturer in factory conditions.

JULY
1985

Architectural drawing of a roof structure with the following details:

- ALUMINUM FOIL FACE DOWN.
- PREFAB TRUSSES @ 880 CRS.
- PLATE HEAD TO BLOCKS BY 10° RODS HOOKED ROUND BOND BEAM ← REINFORCING @ 800 CRS.
- 10° I
- True to t
- D10 VERTICAL STEEL @ 600 CRS
- STARTERS @ 600 CRS
- GROUND LEVEL
- 100 THICK CONCRETE FLOOR WITH 1 LAYER G65 MESH
- PVC BETWEEN
- 100
150
150

Dimensions shown: 1500, 2400, 1500, 35°, 10°, 100, 150, 150.

CROSS SECTION AA

APPROVED
R. H. Anderson
COUNTY ENGINEER
DATE 28/11/95

CROSS SECTION BE

D12 BAR
ROUND WHOLE
PERIMETER

STARTERS HOOKED ROUND
FOOTING BAR THEN LAPPED
ONTO MESH 400 & TIED

SO THICK COMPACTED
HARDFILL TAKEN 100 PAST
FOOTINGS & CONTINUOUS UNDER
ALL OF FLOOR SLAB & FOOTINGS.

Hand-drawn architectural sketch of a building structure with dimensions and construction details:

- Vertical dimensions: 7000 (total height), 200 (top and bottom), 6000 (middle section), 200 (bottom), 200 (bottom).
- Horizontal dimensions: 7000 (width), 200 (top and bottom), 200 (bottom).
- Labels and notes:
 - D12 VERTICAL STEEL @ 600 CRS
 - DOUBLE SOCKET POWER OUTLET
 - DATE 28/11/95
 - COUNTY EN
 - HOROWHENUA 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 or builder to ensure that proposed building levels are compatible with existing sewer connection levels.
 - A: Top left corner, 100x50 CEDAR BRACES ACROSS CORNERS, LIGHT FITTINGS.
 - B: Top right corner, 810x2000 EXTERNAL CEDAR DOOR, SWITCH FOR LIGHTS.
 - Bottom right corner, 5000x2000 TILTADeOR DIAGONAL CEDAR BOARDS.
 - Bottom center: BEAM OVER DOORWAY.
 - Bottom left corner: 200.
 - Bottom right corner: 200.
 - Bottom center: 7000.
 - Bottom right corner: 200.
 - Bottom right corner: FIX GUILLAN BLOCKWORK STEEL BRA.

FLOOR PLAN

ROOF PLAN

20-93

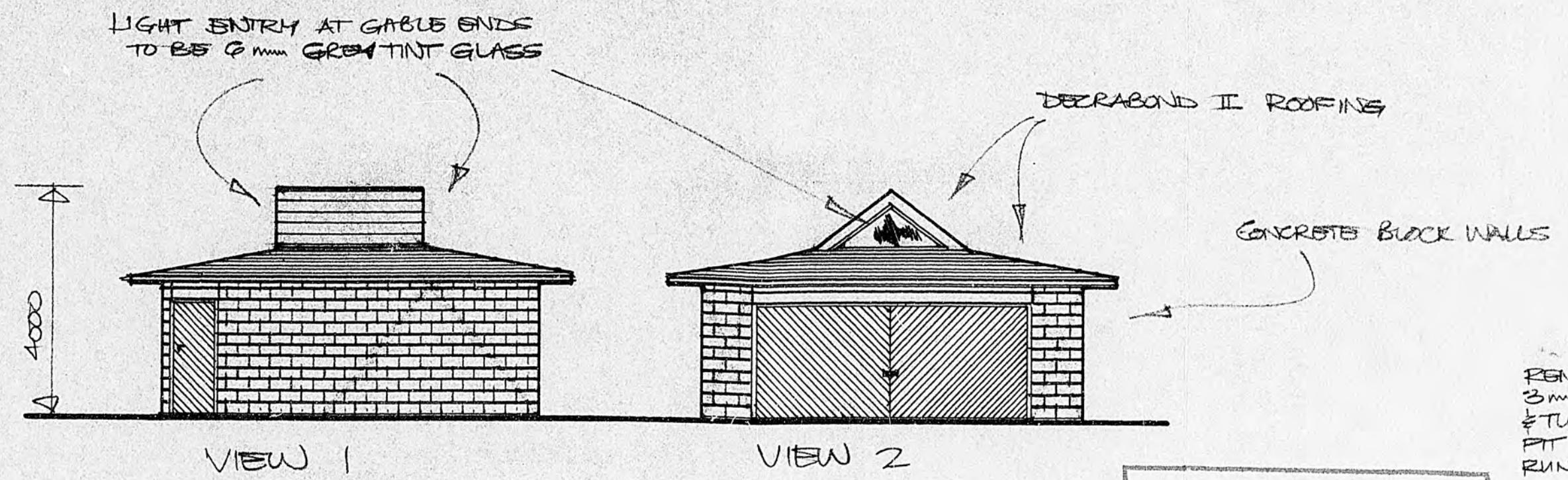
104

3

PROPOSED DOUBLE GARAGE AT FIELD WAY
MR & MRS G. CROMBIE AT FIELD WAY
LOT 2 DP 2447G

JULY
1985

2



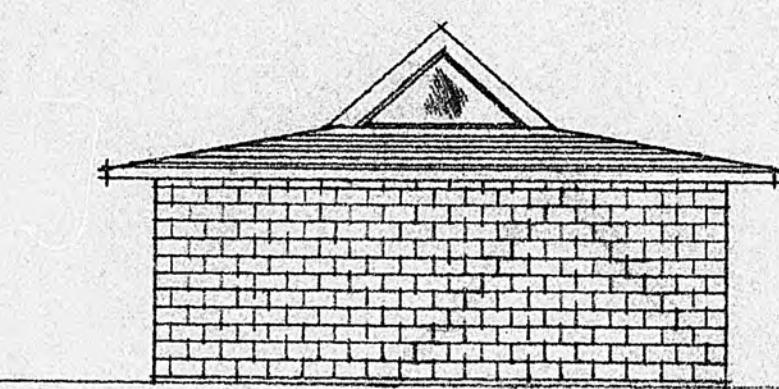
VIEW 1

VIEW 2

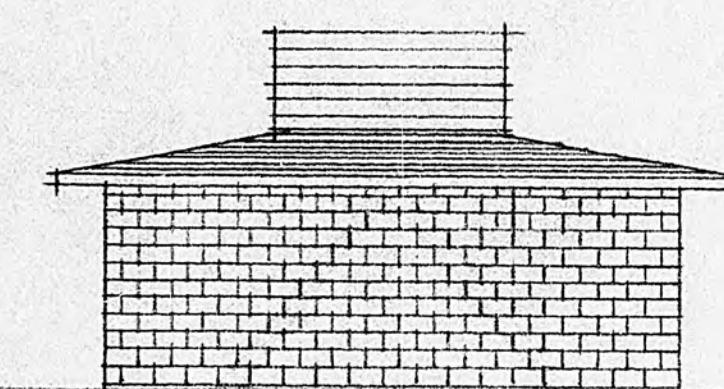
APPROVED

COUNTY ENGINEER

DATE



VIEW 4

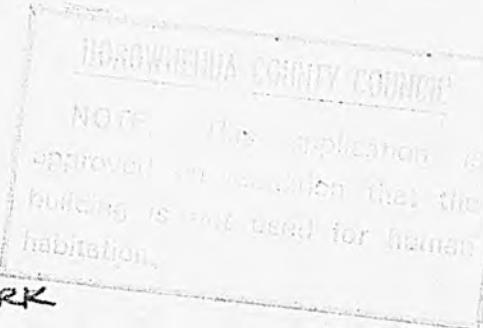


VIEW 3

ELEVATIONS

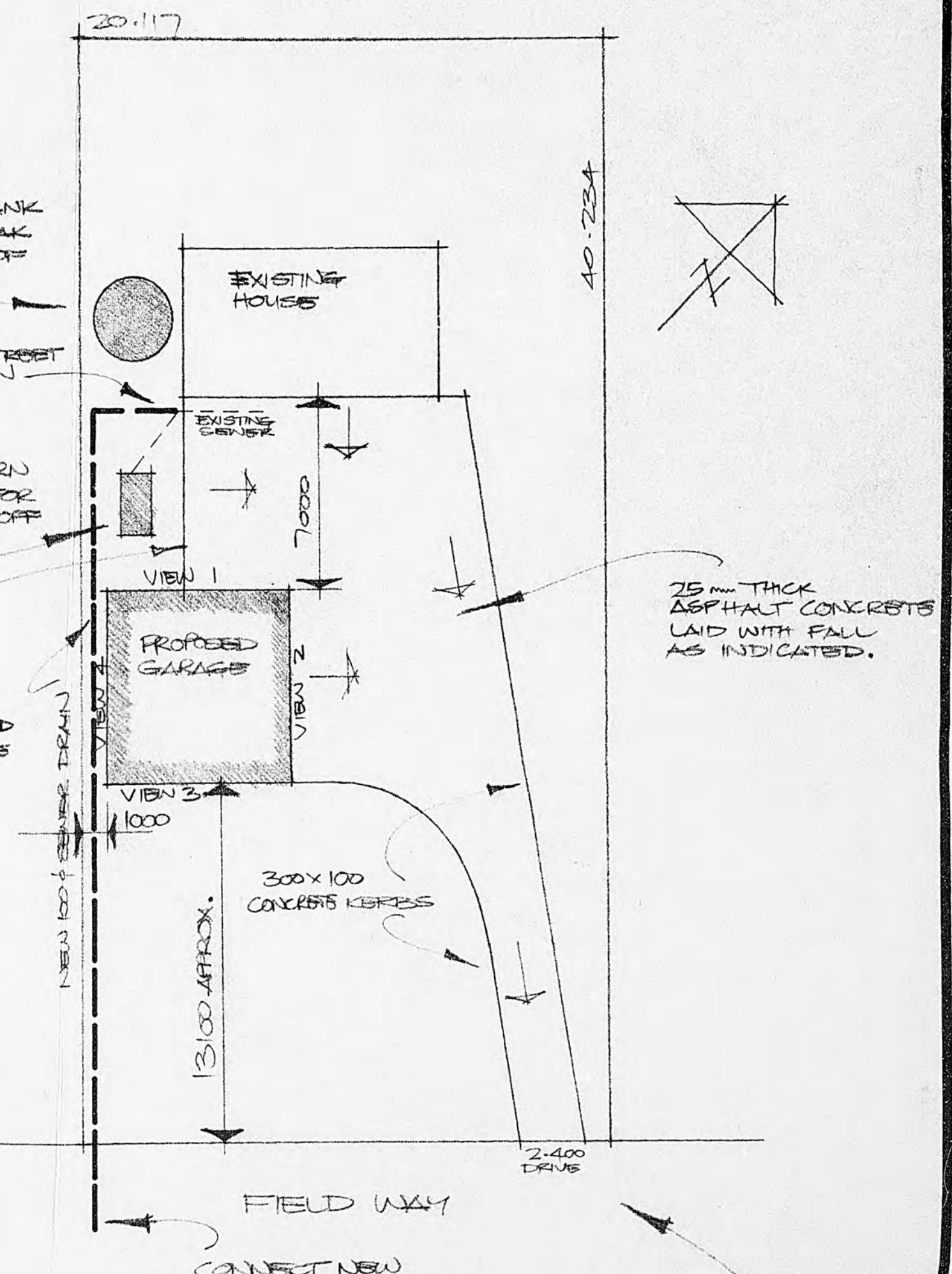
1:100

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



NOTES:

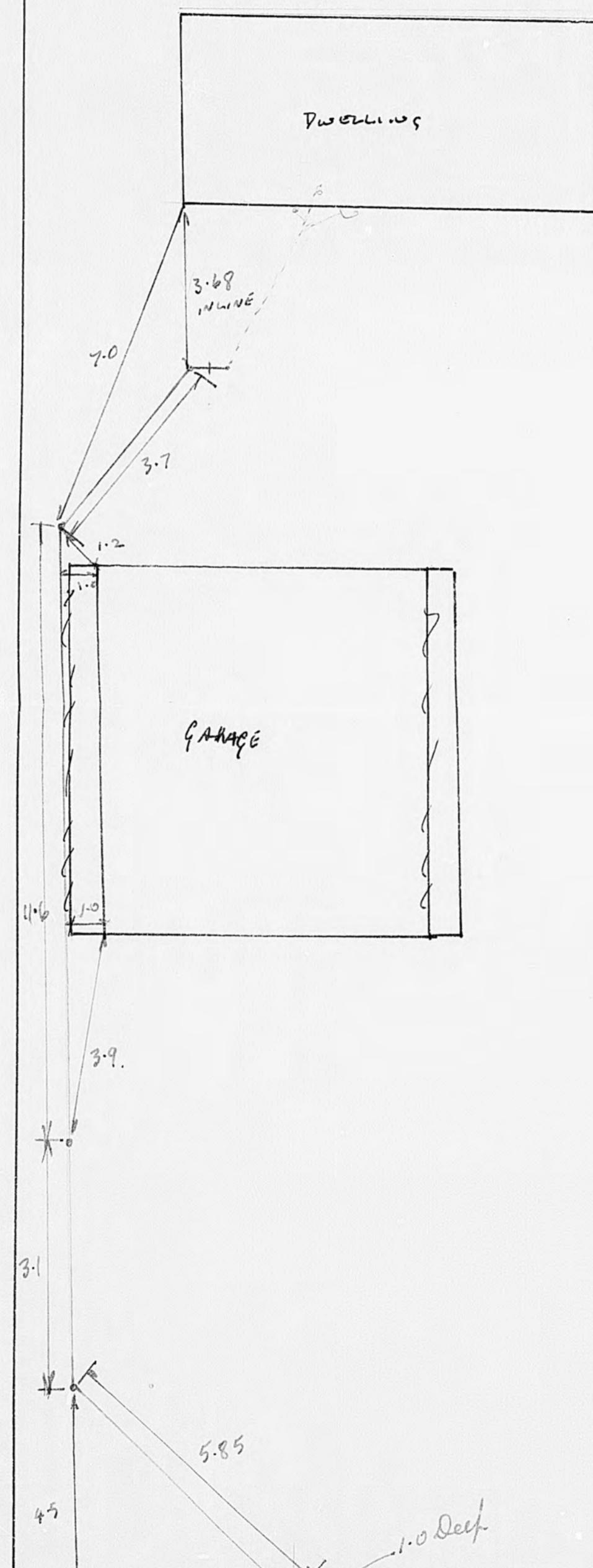
- 1) ALL WORK TO BE DONE IN ACCORDANCE WITH NZSIS 3601.
- 2) ALL WORK TO BE COMPLETED TO SATISFACTION OF COUNCIL.
- 3) ALL WIRING TO BE DONE IN ACCORDANCE WITH NZ WIRING REGS & TO BE CARRIED OUT BY REGISTERED ELECTRICIAN.
- 4) ALL DRAINAGE WORK TO BE CARRIED OUT BY REGISTERED DRAINLAYER.
- 5) ALL NECESSARY PERMITS TO BE UPLIFTED PRIOR TO COMMENCEMENT OF RELATED 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 UPLIFT ALL NECESSARY INSURANCE 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 SPEC. & GUARDED AGAINST SALT CORROSION.
- 10) LIGHT ENTRY TO BE COVERED WITH 10mm POLYGEEL 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) LINTEL SIZE AS DETERMINED FROM TABLE 3.4 OF BRANZ TECHNICAL RECOMMENDATION NO 2 (1983) FOR LINTELS & BEAMS.



20-93

SITE & DRAINKAGE PLAN

1:200



93 FIELDWAY.

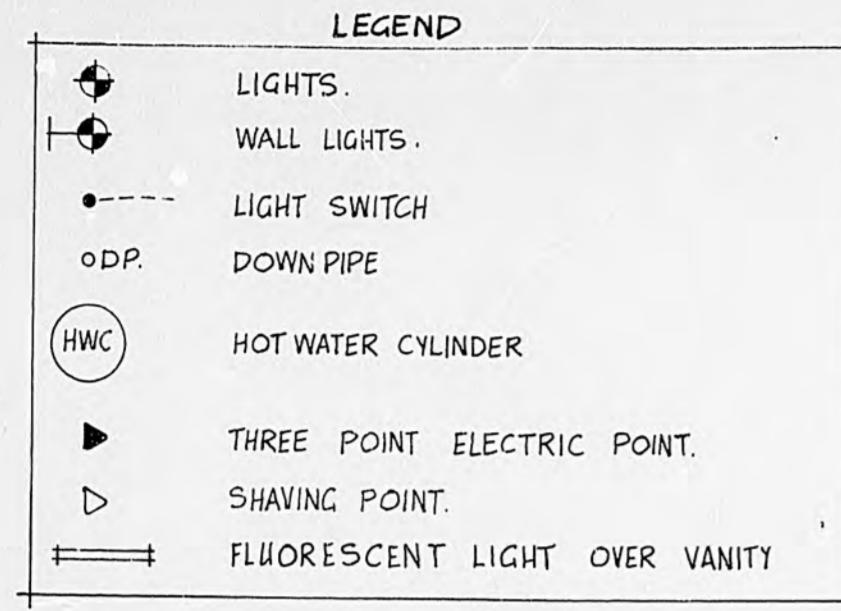
LOT 11

DP. 24476.

D/C DREW.

12.12.85.

20-93



20-II

This tank is for roof water storage only and is not to be connected to town supply, or domestic supply. 02

40.234

4000

3000

1400

1200 path

CONC. PA & STEPS

3m DIA
STORAGE
TANK.
set into
sandhill

100mm C.E.W.

1000 x 2000
SEPTIC TANK

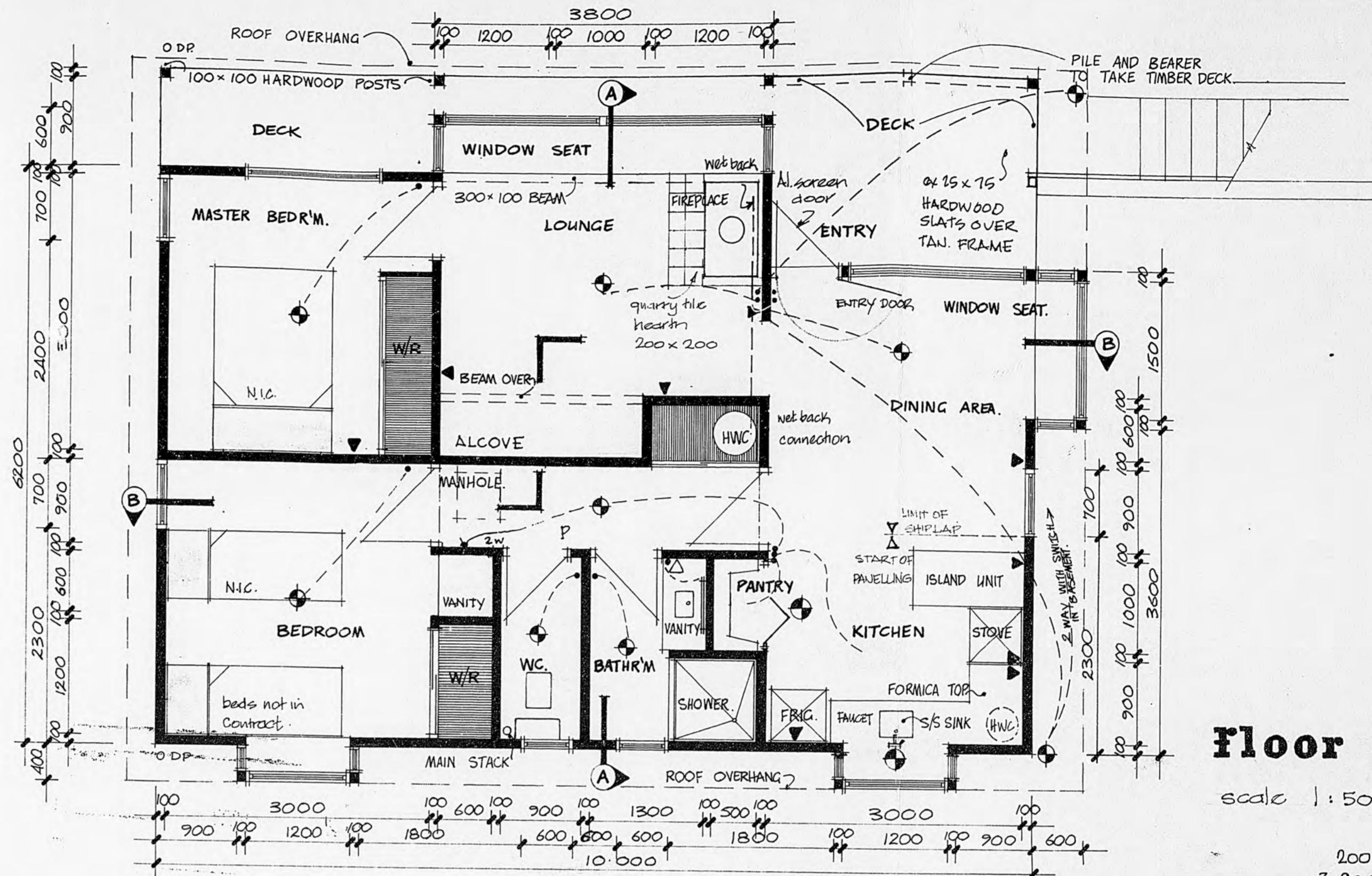
TV

G.T.

Storm water to street channel

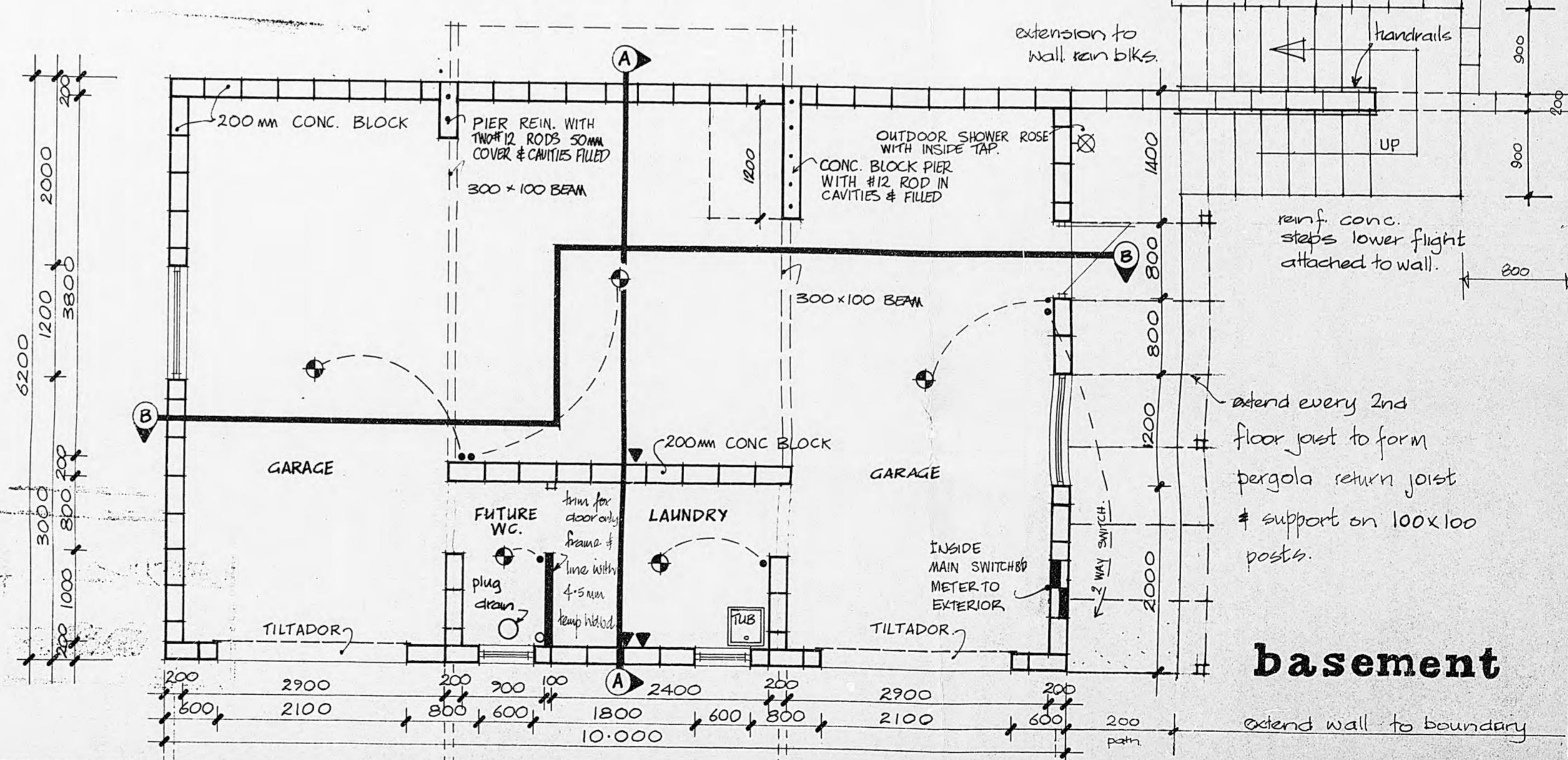
site plan

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



Floor plan

scale 1:50



basement

extend wall to boundary

Site - Floor Plans

FRANCIS HOUSE · FIELD WAY WAIKANAE

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

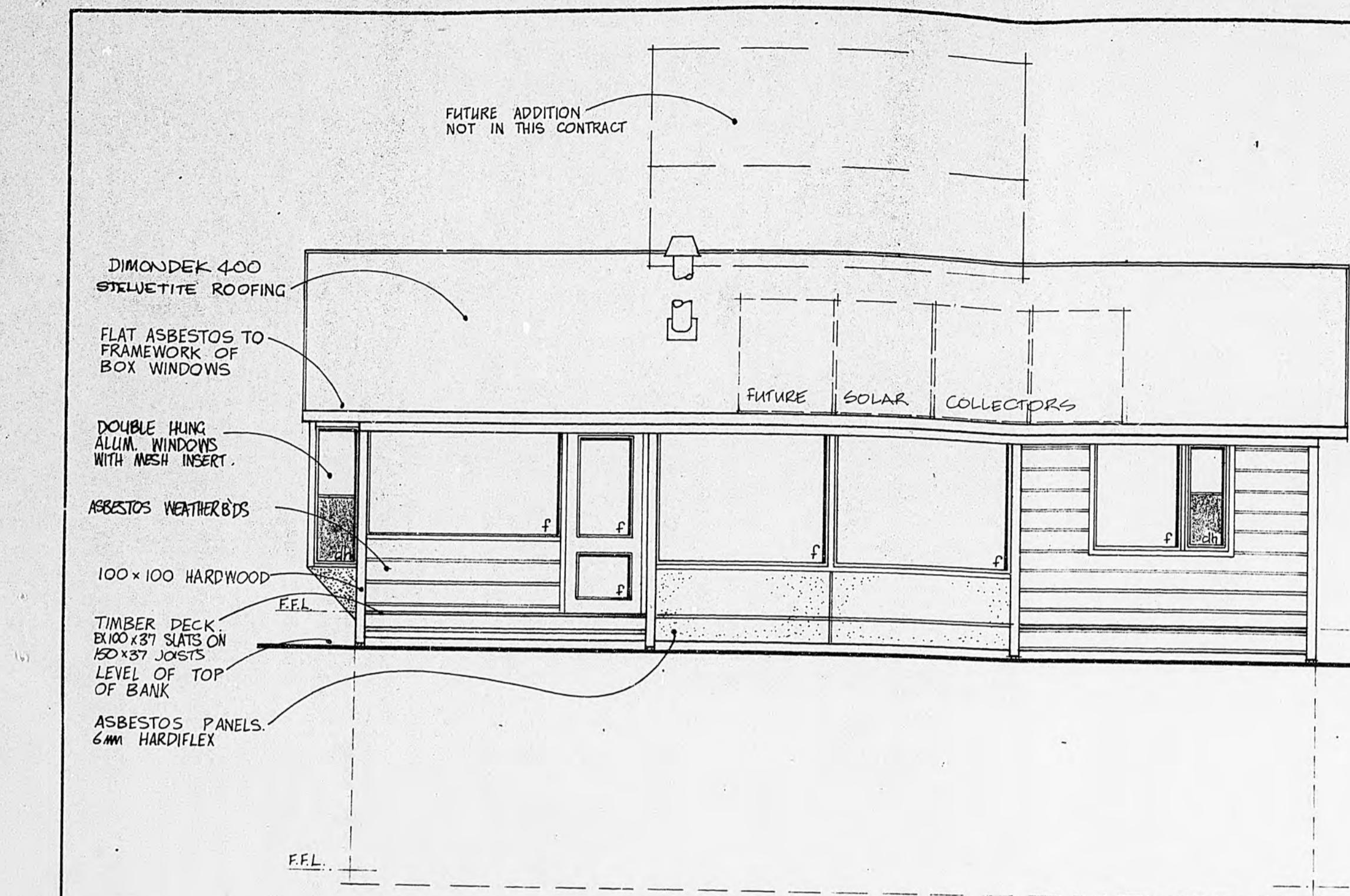
ANZIA
eet
307 20-93
S E E T
W 1

3 INCHES

INCHES

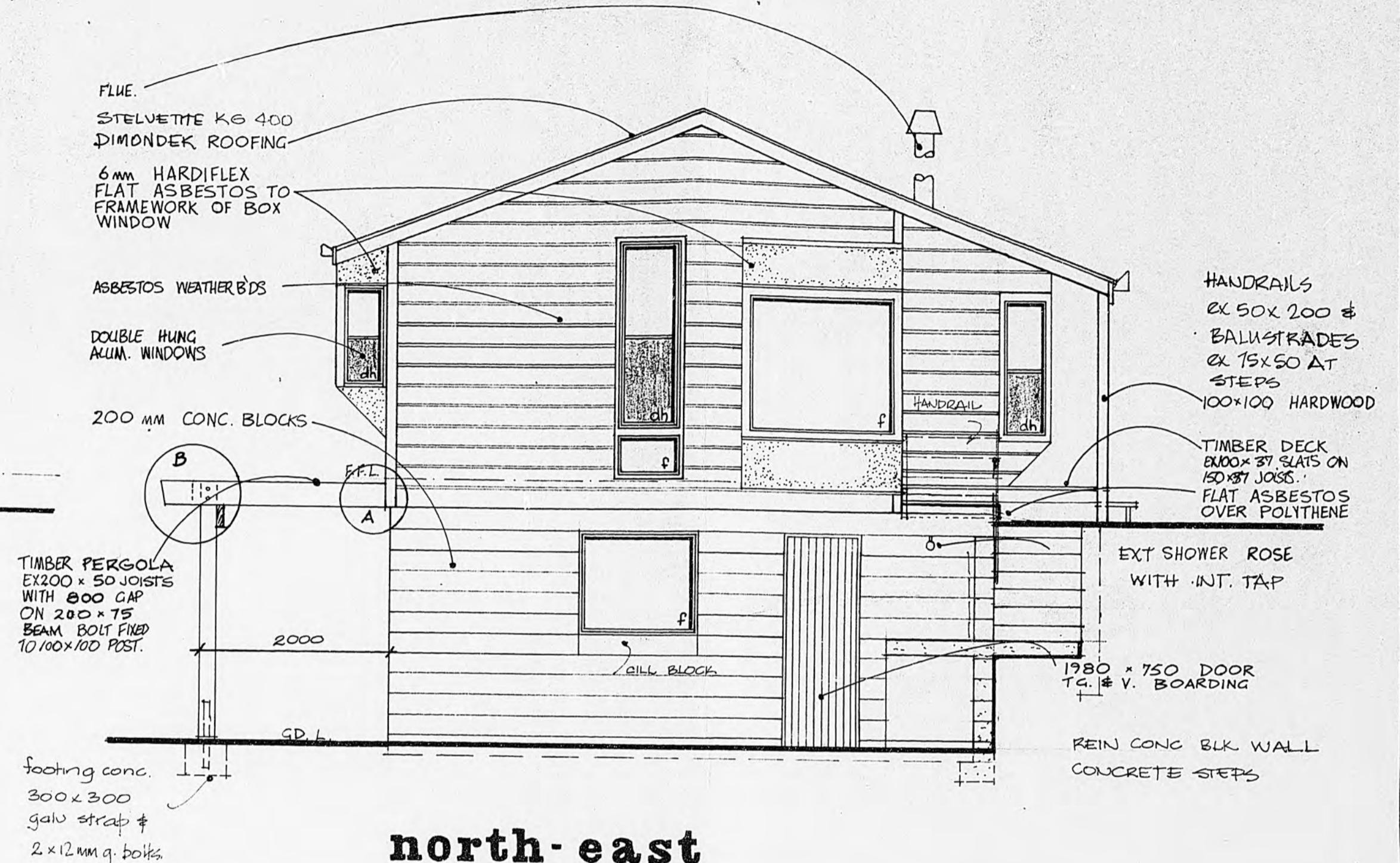
4 MICROBOX 5

10



north - west elevation

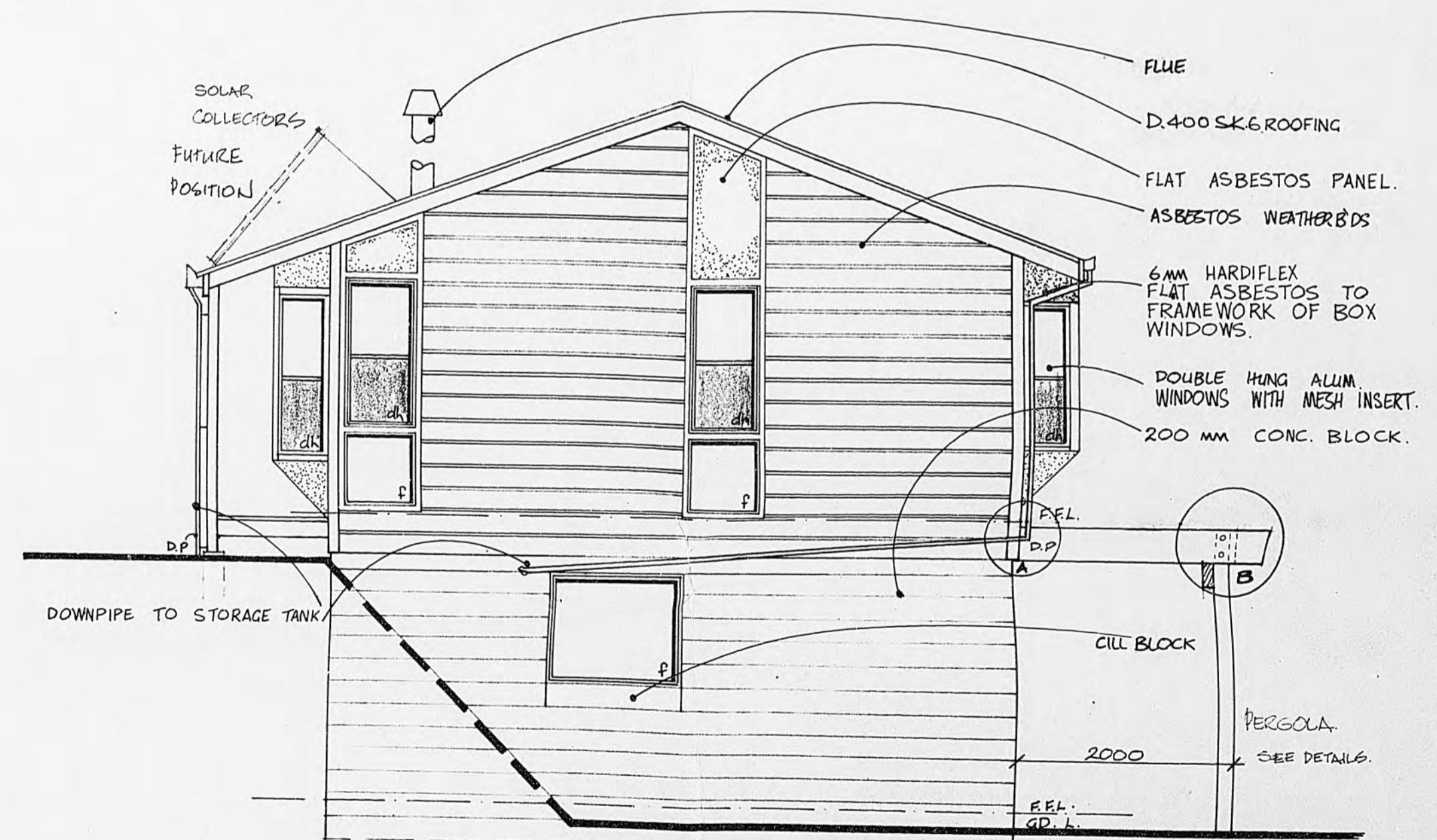
NOTE : SHADING INDICATES MESH SCREEN TO ALL WINDOWS. FIX AS REQUIRED.



north - east



south - east



south - west

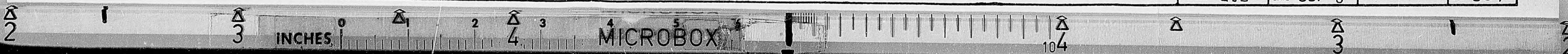
20-93

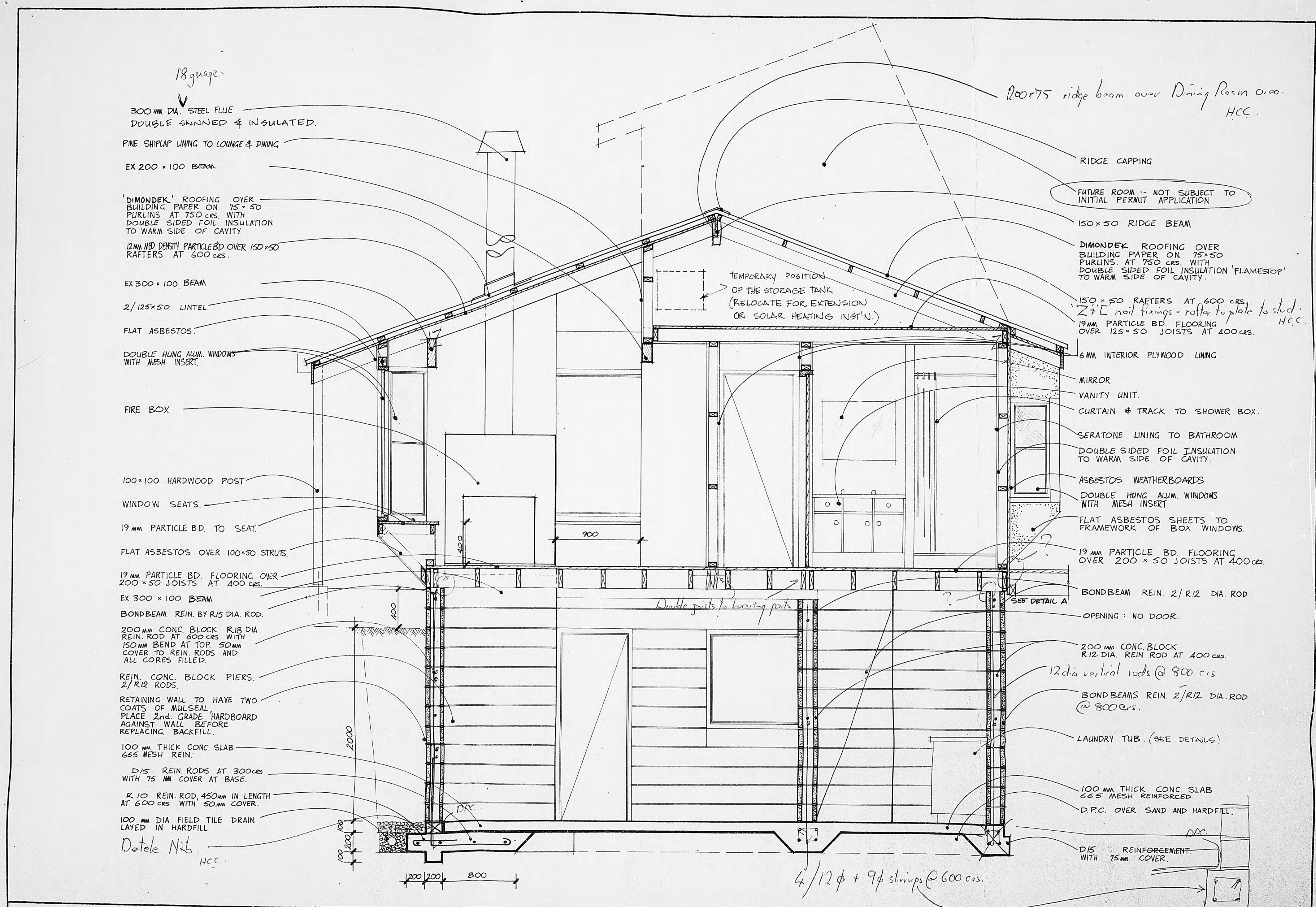
elevations

FRANCIS HOUSE · FIELD WAY WAIKANAE

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

SHEET
W2
DRAWN GN CHECKED GN SCALES 1:50
TRACED GJS DATE OCT '83 SERIES OF 6
REF 509





Section A - A

FRANCIS HOUSE · FIELD WAY WAIKANAЕ

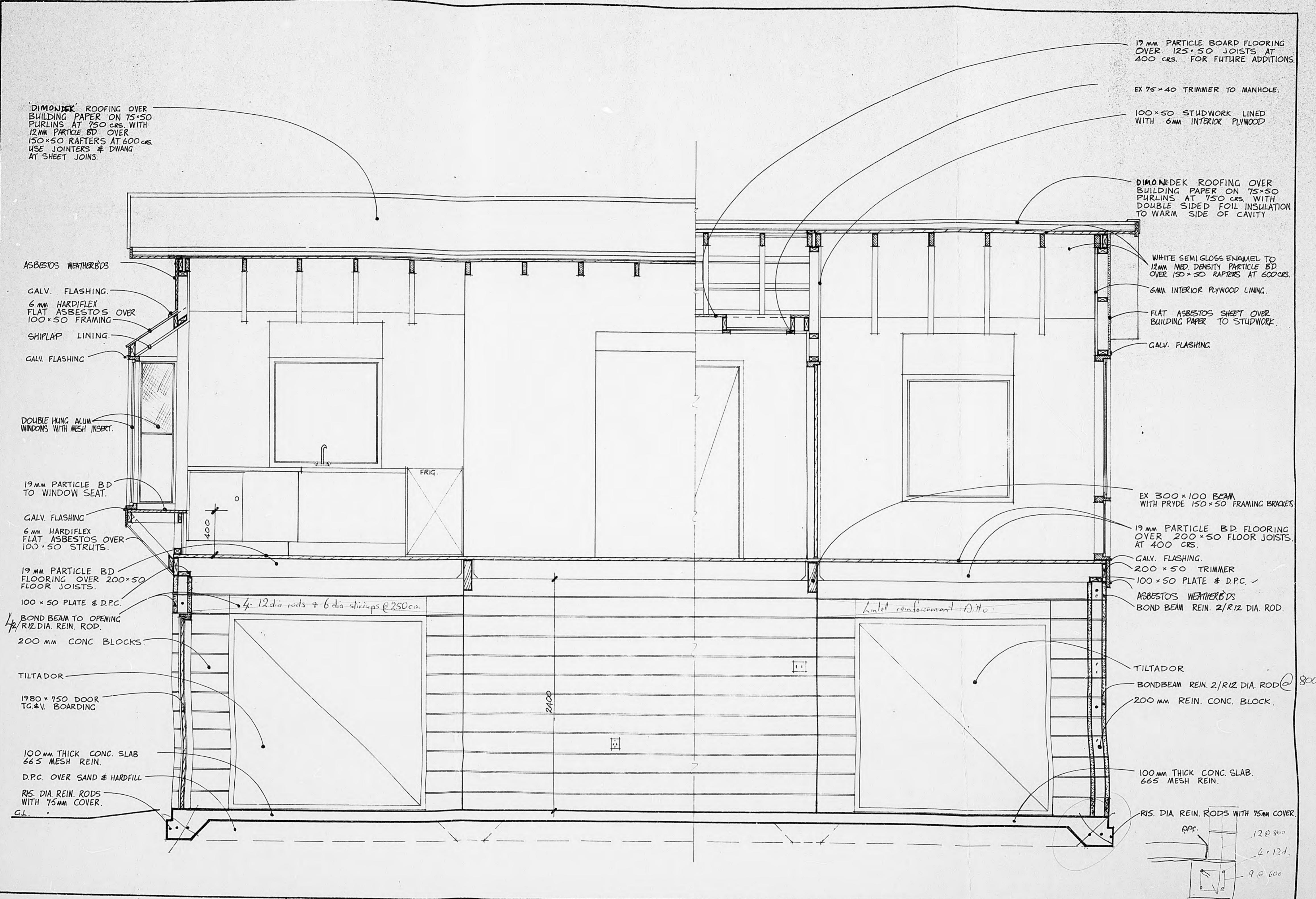
Graham Naish DipArch ANZIA
Architect 4 Port Street
Wellington Ph. 847.307

ZIA 20-93 W3

DRAWN	GN	CHECKED	GN	SCALES	1:25	SERIES OF	6
TRACED	GJS	DATE	OCT '6			REF	509

Δ 3 INCHES

4 MICROBOX 5

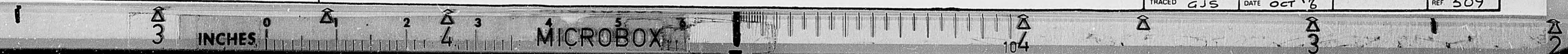


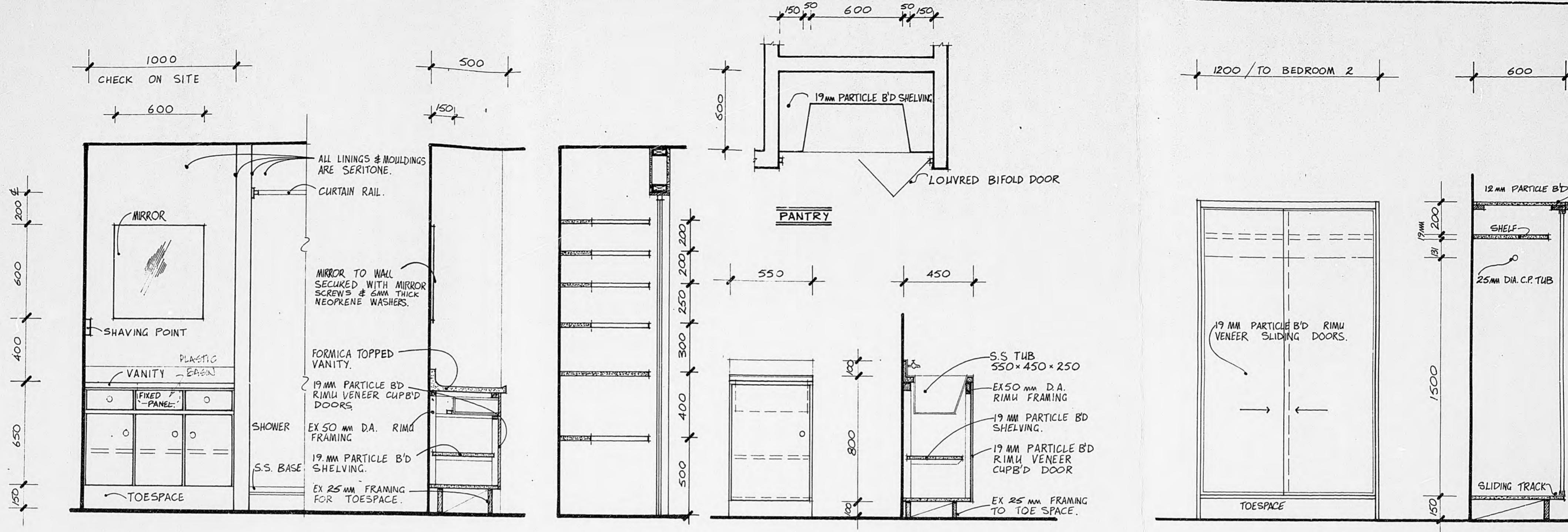
section B - B

FRANCIS HOUSE · FIELD WAY WAIKANAE

Graham Naish DipArch ANZIA
Architect 4 Port Street
Wellington Ph. 847-301
20-93 W4
DRAWN GJS CHECKED GN
TRACED GJS DATE OCT '16
SCALES 1:25
SERIES OF 6
REF 509

INCHES MICROBOX





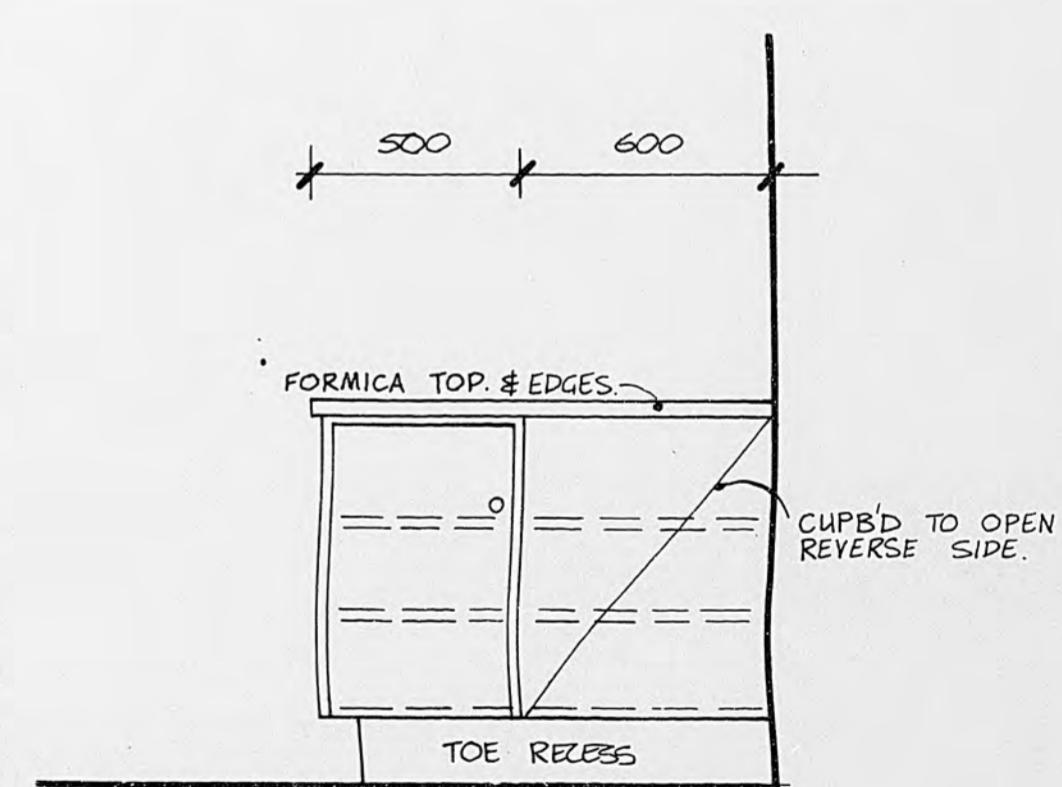
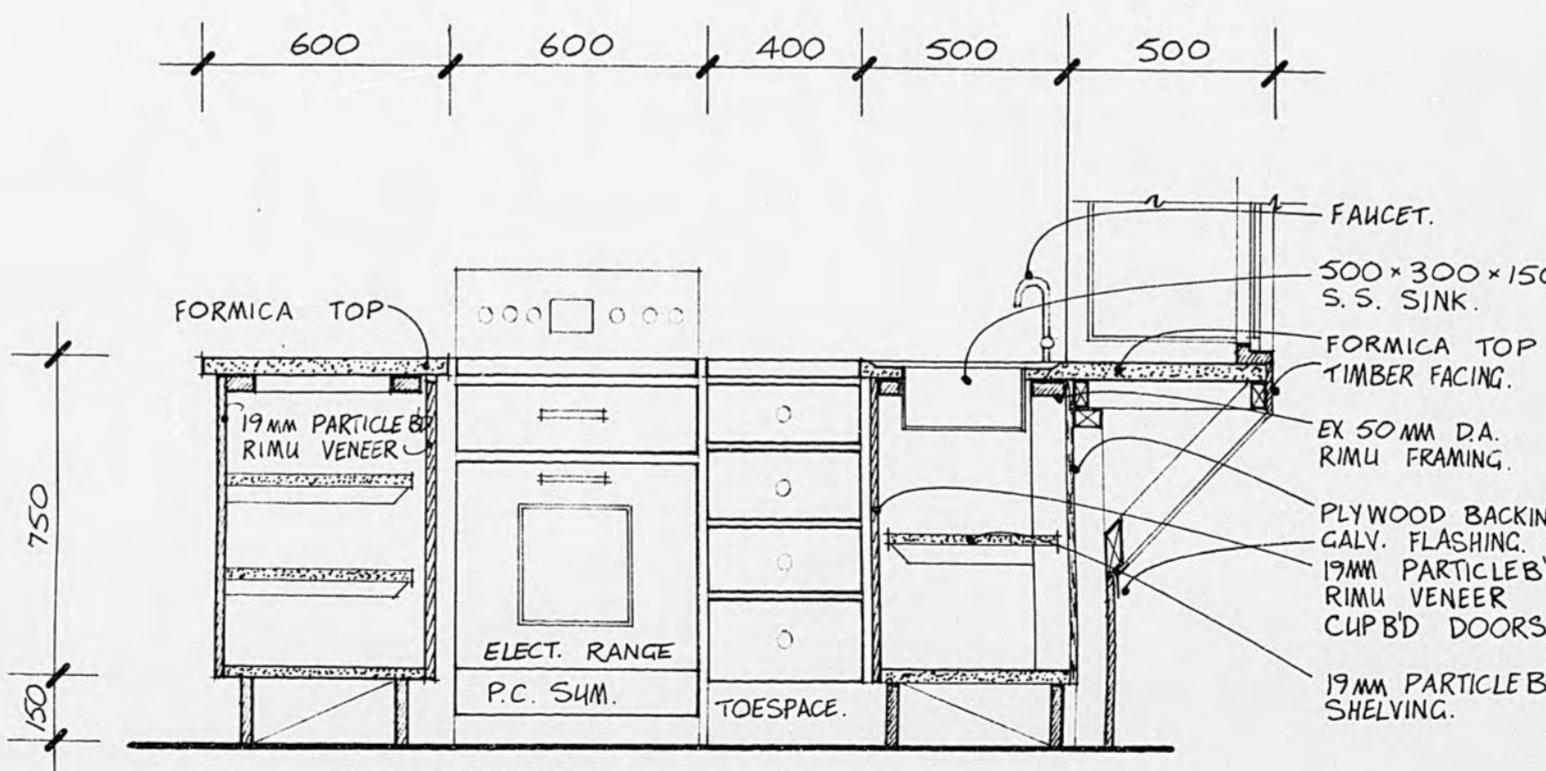
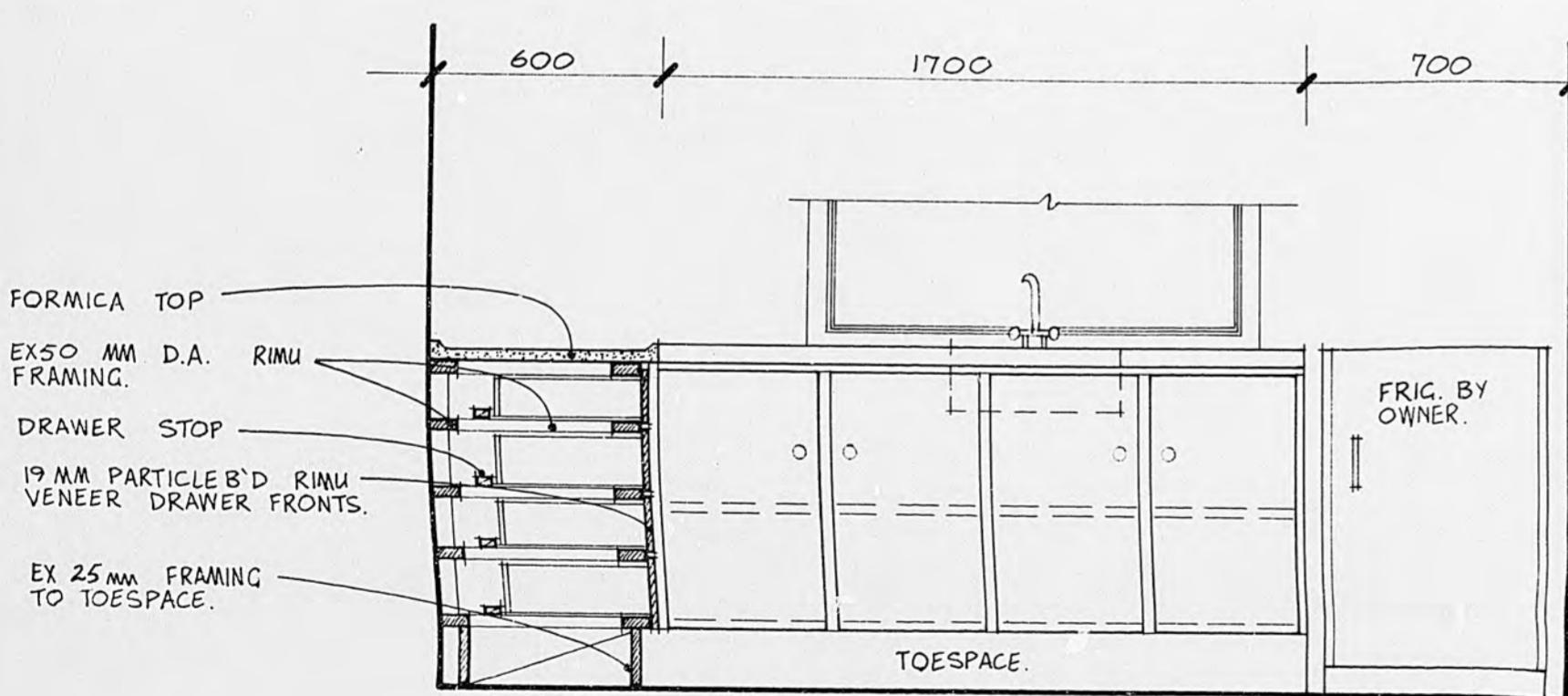
BATHROOM JOINERY

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

SECTION THRO' PANTRY

LAUNDRY JOINERY

WARDROBE



KITCHEN JOINERY

HARDWARE : TURNED WOODEN KNOBS.
MAGNETIC CATCHES (SENIOR)

NORTHERN WALL

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

EASTERN WALL.

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

joinery

FRANCIS' HOUSE · FIELD WAY WAIKANAE

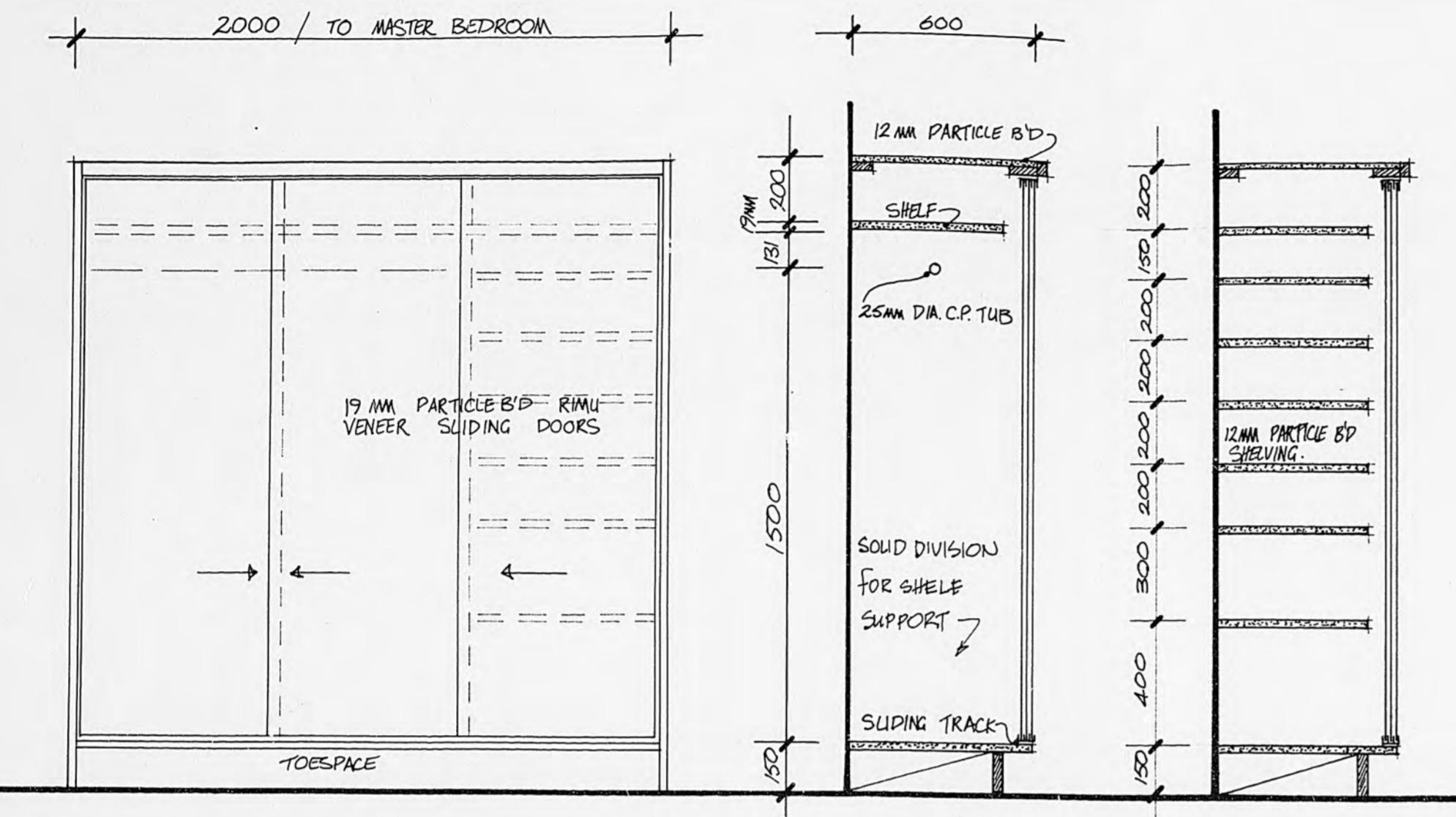
Graham Naish DipArch ANZIA
Architect 4 Port Street
Wellington Ph. 847-307

SHEET
W5
SERIES OF 6
REF 509

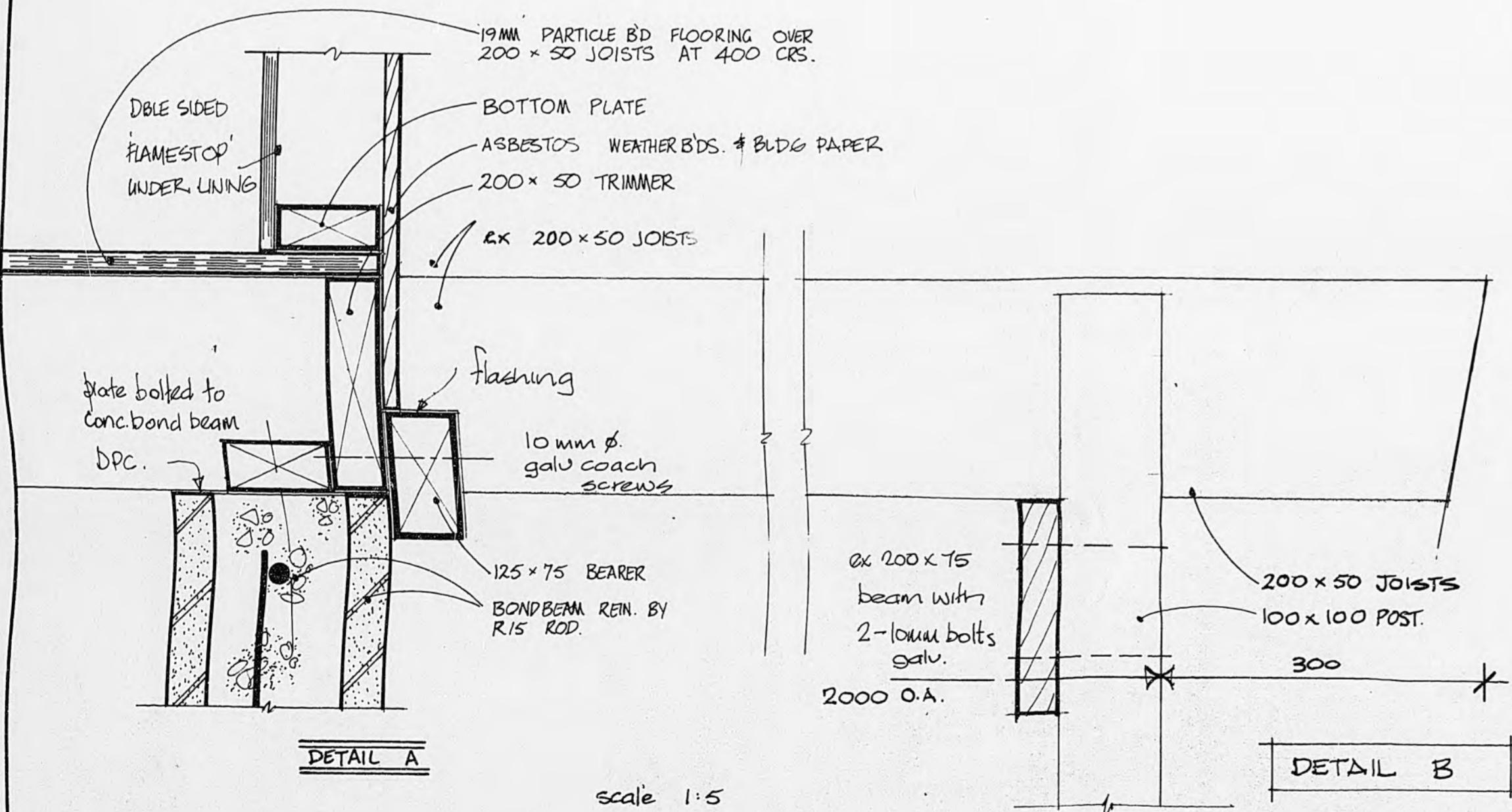
3 INCHES

MICROBOX

104



WARDROBE TO MASTER BEDROOM
scale 1:20



details

FRANCIS HOUSE · FIELD WAY WAIKANAE

SCHEDULE of FINISHES	SEAWARD					CEILING	TRIM	NOTES
	EAST WALL	NORTH	WEST	SOUTH	FLOOR			
LOUNGE	R.P.P.	→	→	→	19H.D.P.B	12mm M.D.P.B.	DA Rimu. — Varnish	
MASTER B.R.	R.P.P. 4.5m ² R.G.	→	→	→	"	"	WHITE S.G.L. 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 RAPERS	
KITCHEN	6mm SELECTED SHIPLAP PLY	→	NA	6mm SELECTED SHIPLAP PLY	"	"	WHERE VISIBLE, OR VARNISH	
PASSAGE	4.5 BB	→	→	→	"	"	BB. 2 CTS POLY U. VARNISH	
EXTERIOR	'HARDIPLANK' WOODGRAIN WEATHER BOARD				ROOF: DIMONDEK 400	STELVETITE KG. FINISH		
	H.D. BUILDING PAPER UNDER EXT. MATS.				DBLE SIDED FLAMESTOP TO			
GARAGE, LAUNDRY WC.	CEILING THROUGHOUT 9mm GIB BOARD STOPPED				ALL EXT WALLS UNDER INT LWS.			
					WALLS UNFINISHED		FLOOR CONC. SLABS	

LEGEND :

R.P.P. = RANCH PANEL PLY

SHIPLAP = EX 25x150 DA. VARNISH FINISH

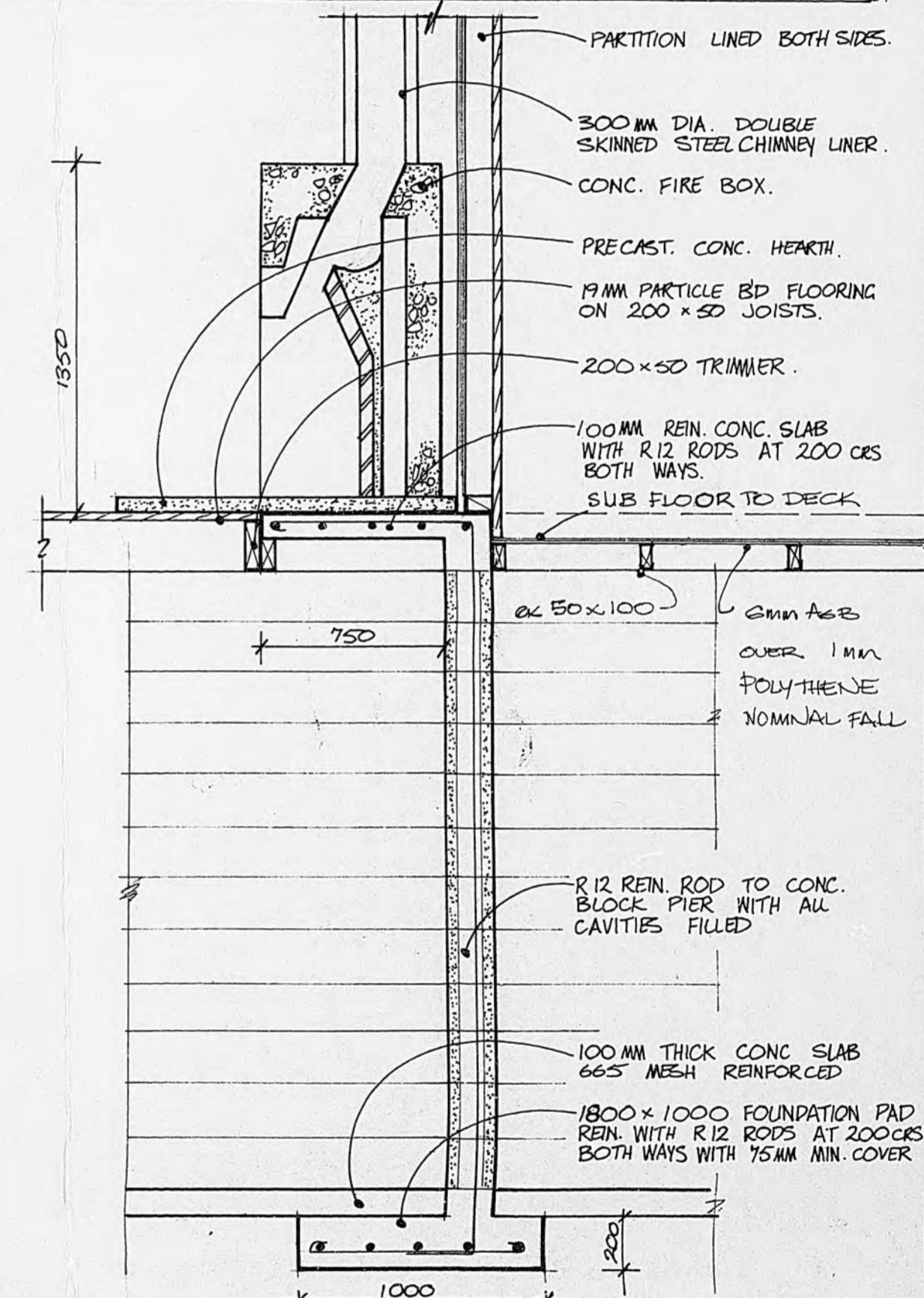
H.D.P.B. = HIGH DENSITY & MED DENSITY PART BOARD

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.



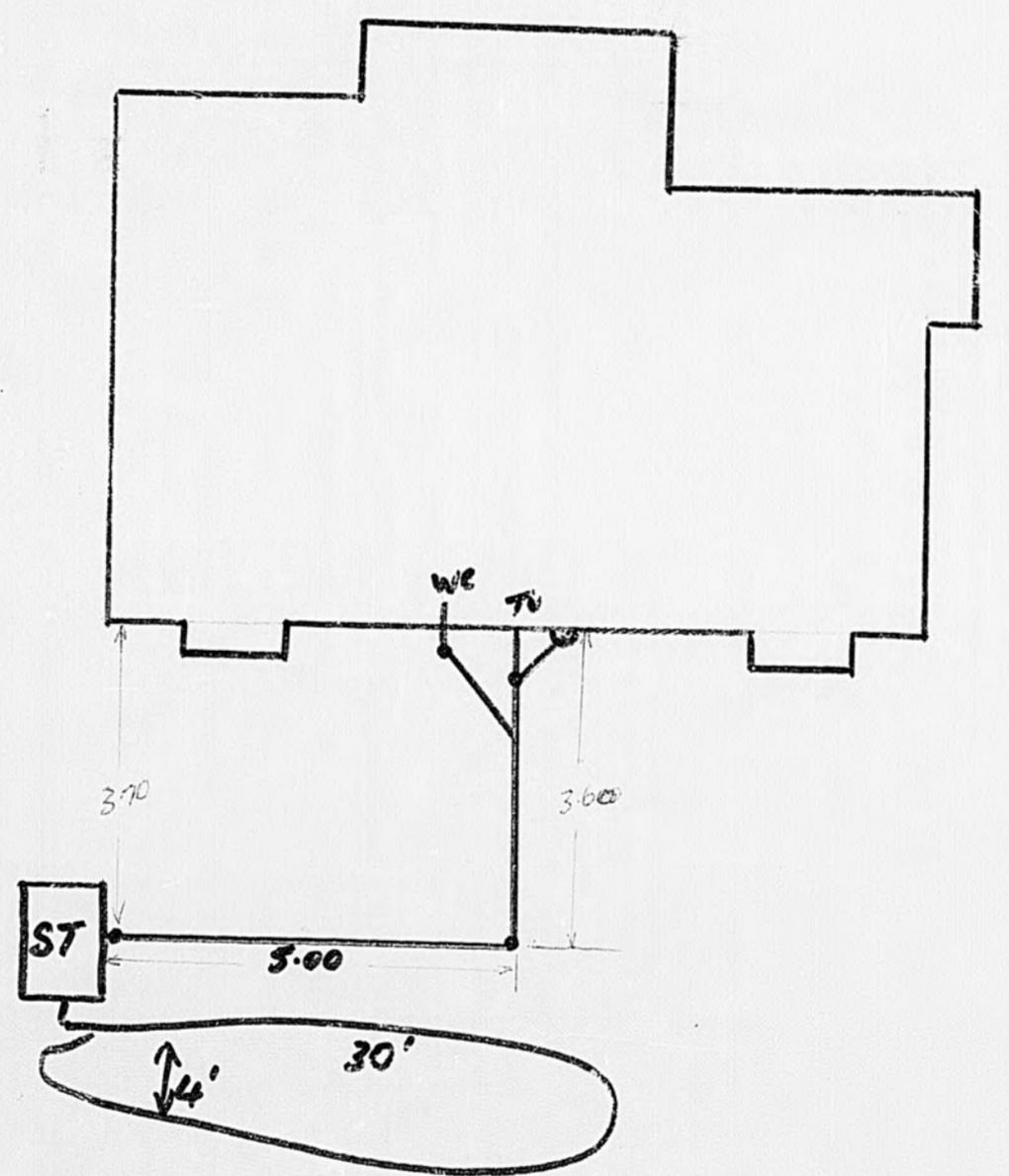
SECTION THRO FIRE BOX. + WET BACK
scale 1:25

20-93

Graham Naish DipArch ANZIA
Architect 4 Port Street
Wellington Ph. 847-301

sheet
W6
DRAWN GJS CHECKED GJN SCALES AS SHOWN.
TRACED GJS DATE OCT '86 SERIES OF G
REF 509

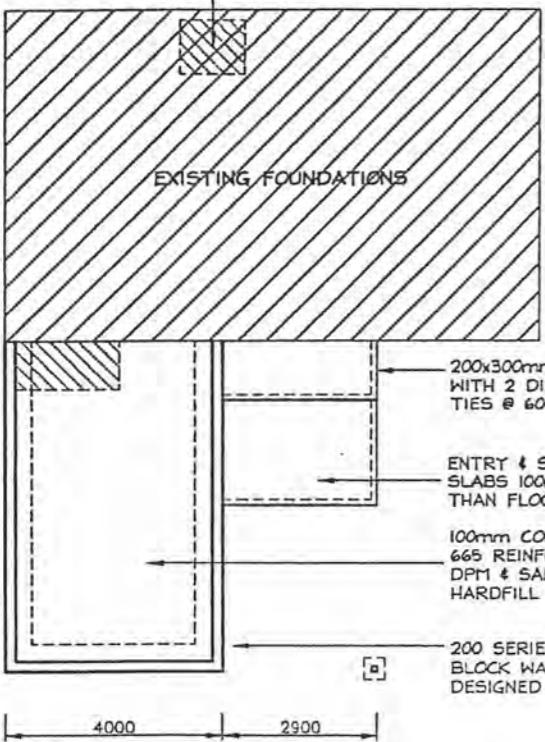
MICROBOX



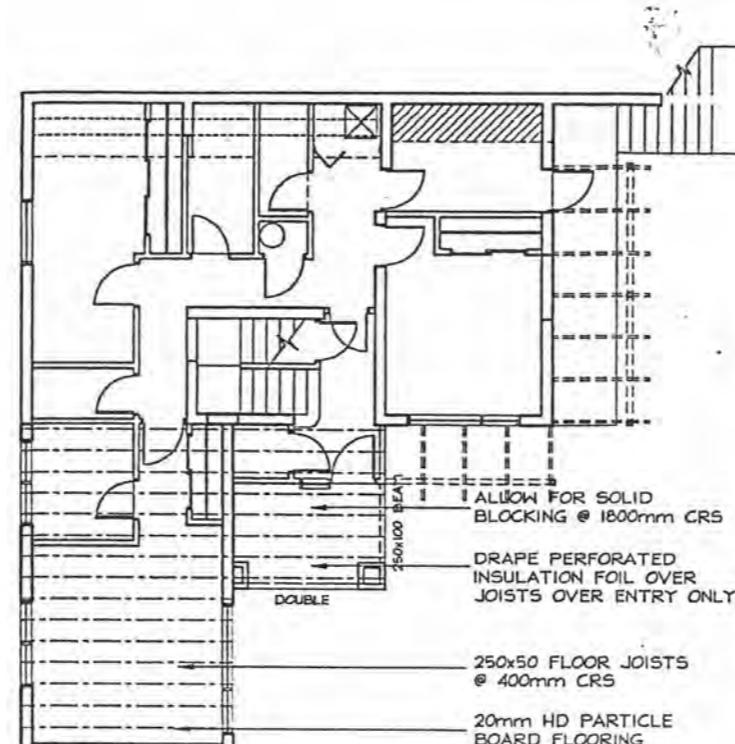
FIELD WAY
BUILDER ... D. COOMLEN
DRAINKAYER ... RAWLIEGH
B. NO ... 10481
OWNER ... D. L. FRANCIS.
DATE ... 3-1-78

20-93

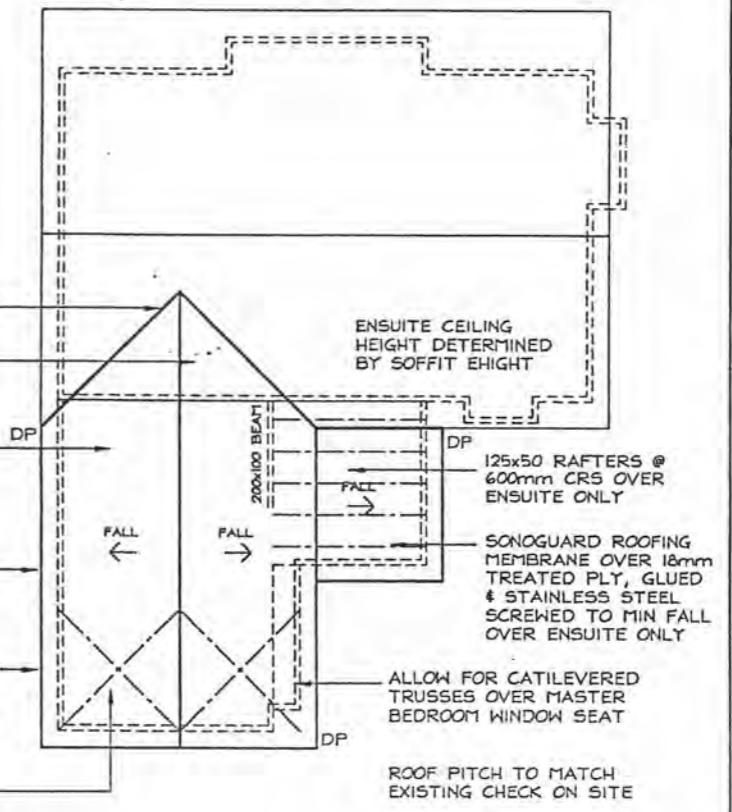
AREAS SHOWN HATCHED
DENOTES RECESS IN CONCRETE
SLAB FOR WET AREA SHOWERS



FOUNDATION PLAN



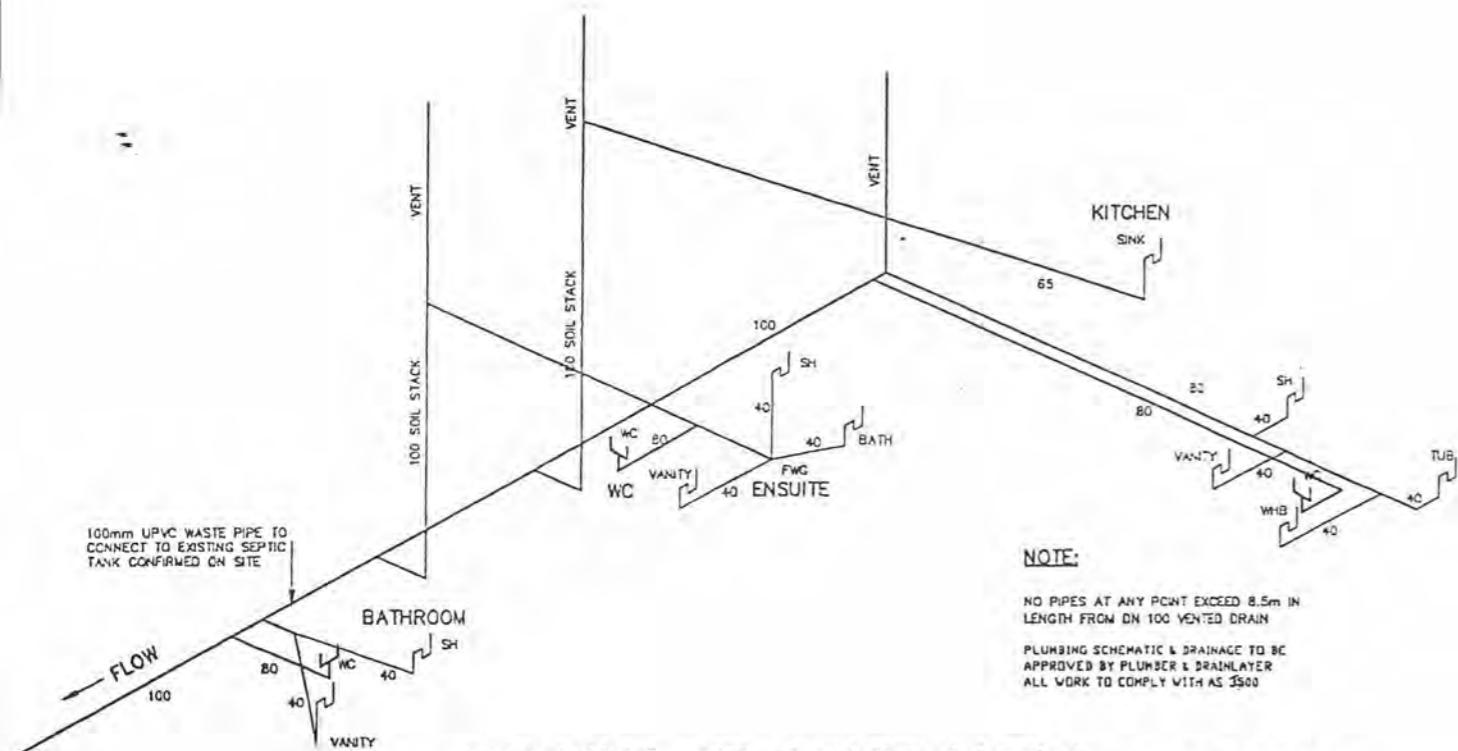
JOIST PLAN SCALE 1:100



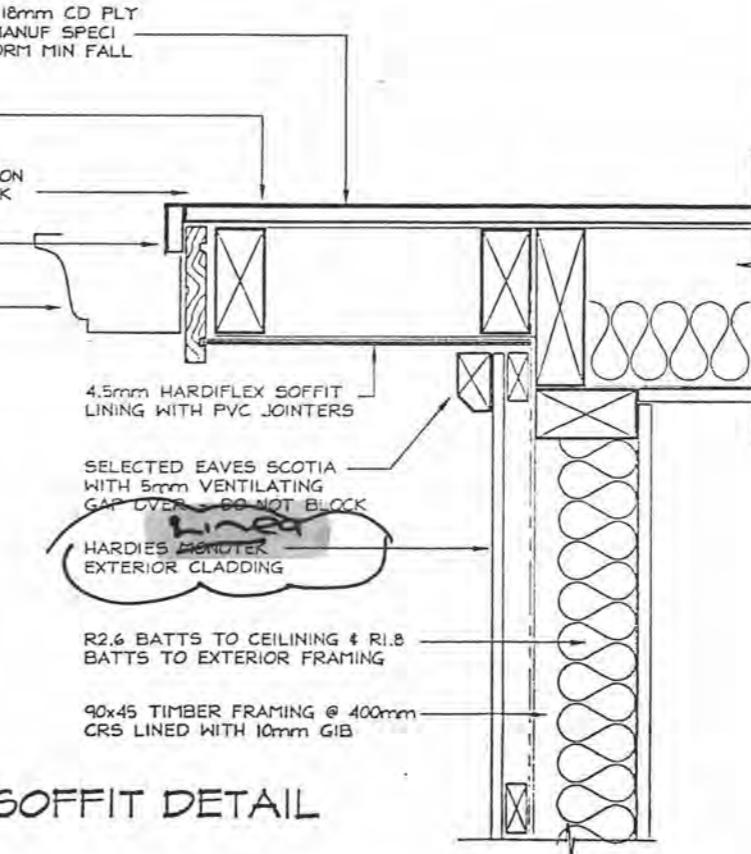
ROOF PLAN

ADDITION FOR MR & MRS G CROMIE
LOT 2 FIELD WAY WAIKANAE BEACH

Design Network Kapiti



DRAINAGE SCHEMATIC



FLAT ROOF SOFFIT DETAIL

301 Kapiti Road
PO Box 1616
Paraparaumu Beach
New Zealand

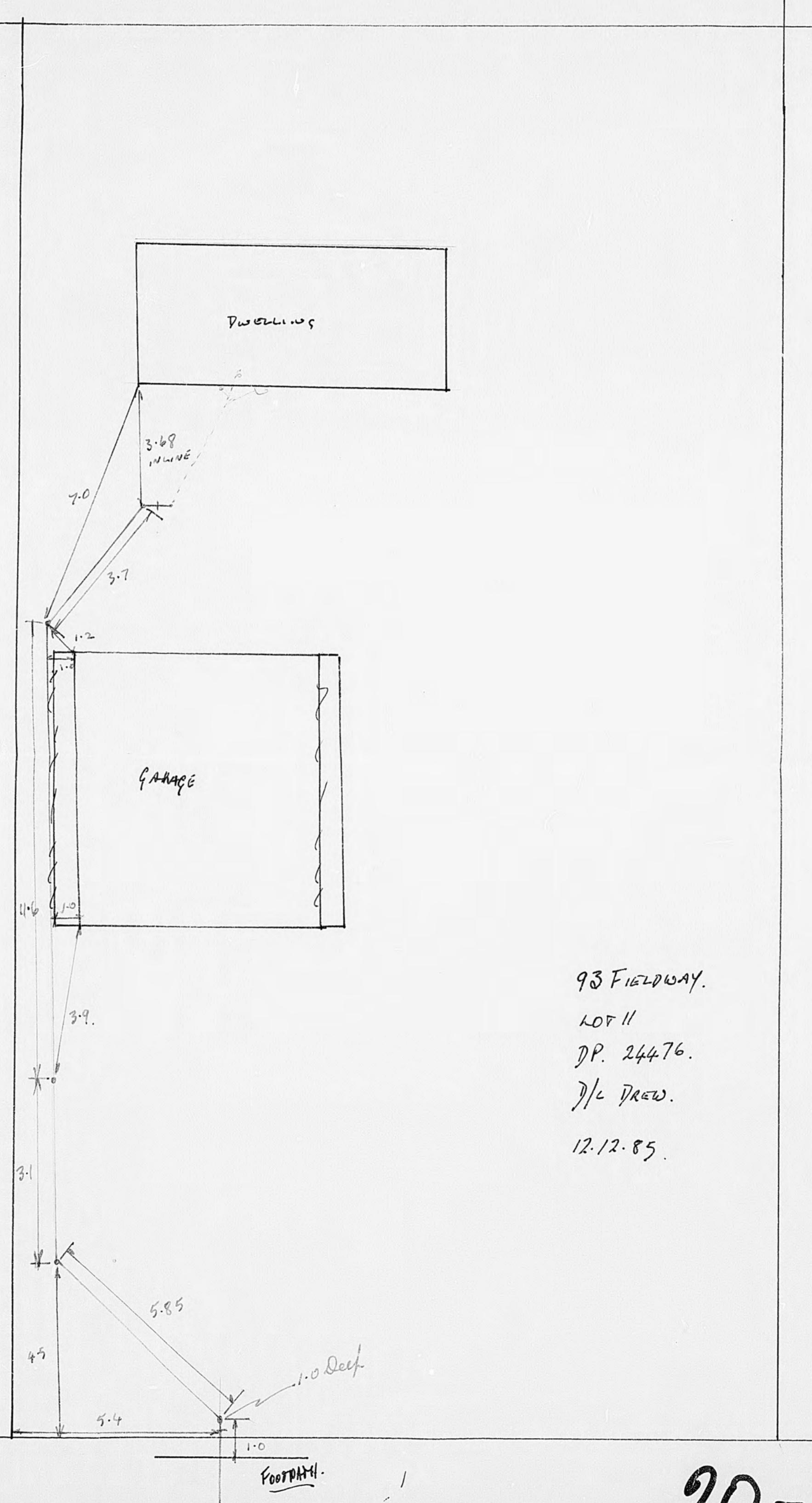
Tel: 04 902 5505
Fax: 04 902 5504
Email: kapiti@desnet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS
ON SITE PRIOR TO COMMENCING WORK.
DO NOT SCALE DRAWINGS.
THESE DRAWINGS ARE COPYRIGHT.
DRAWINGS TO BE READ IN CONDUCTION
WITH STRUCTURAL ENGINEERS
DRAWINGS.

DATE:	06 JUNE 2003
DESIGNED:	MS
DRAWN:	BF
CAD REF:	
SCALE:	AS SHOWN

REVISIONS:

PLANS



93 FIELDWAY.

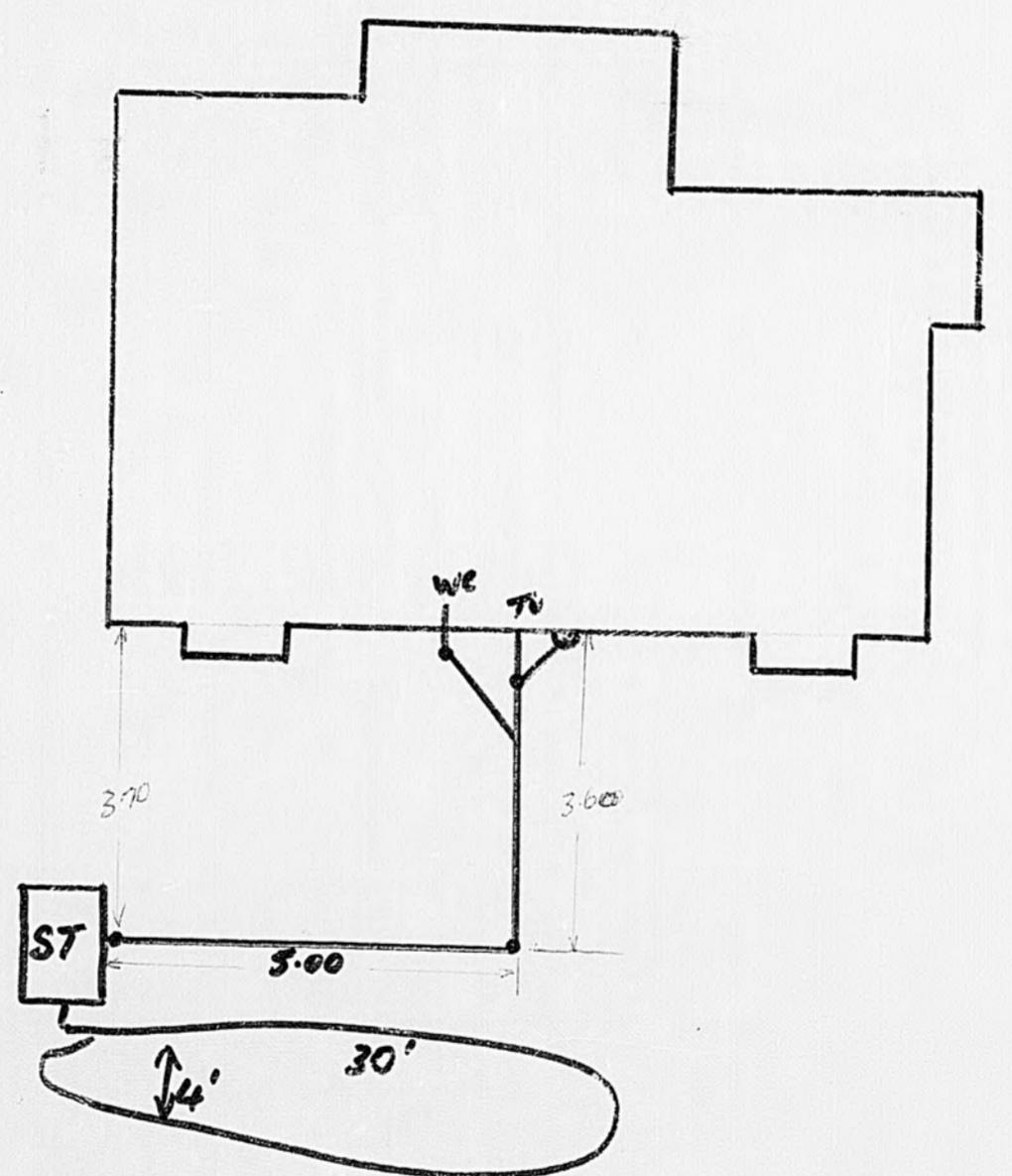
LOT 11

DP. 24476.

D/C DREW.

12.12.85.

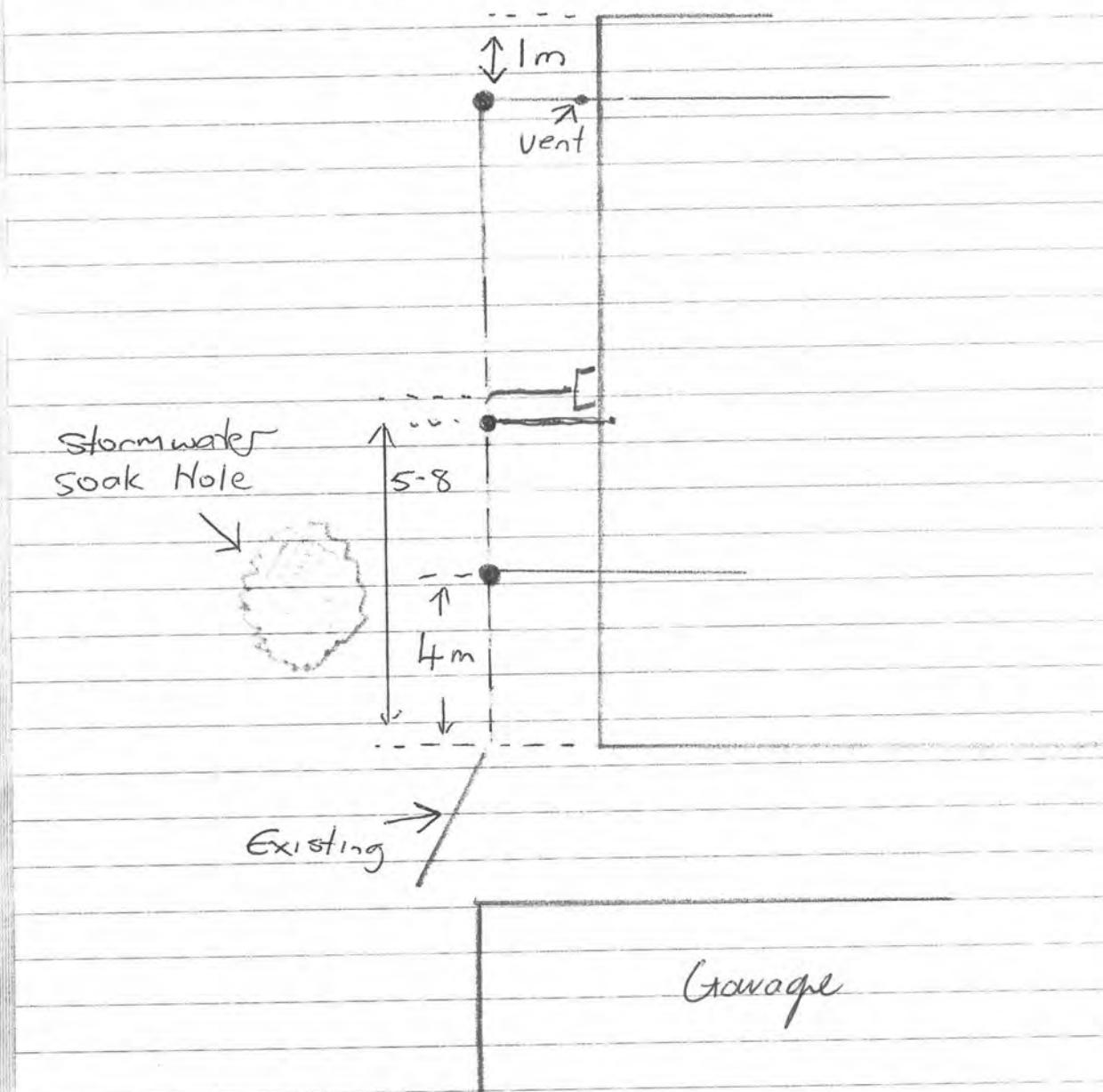
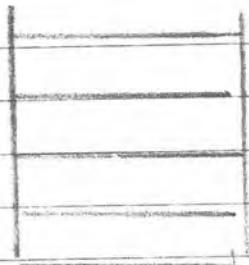
20-93



FIELD WAY
BUILDER ... D. COOMLEN
DRAINKAYER ... RAWLIEGH
B. NO ... 10481
OWNER ... D. L. FRANCIS.
DATE ... 3-1-78

20-93

Chromie 93 Fieldway
Waukane beach



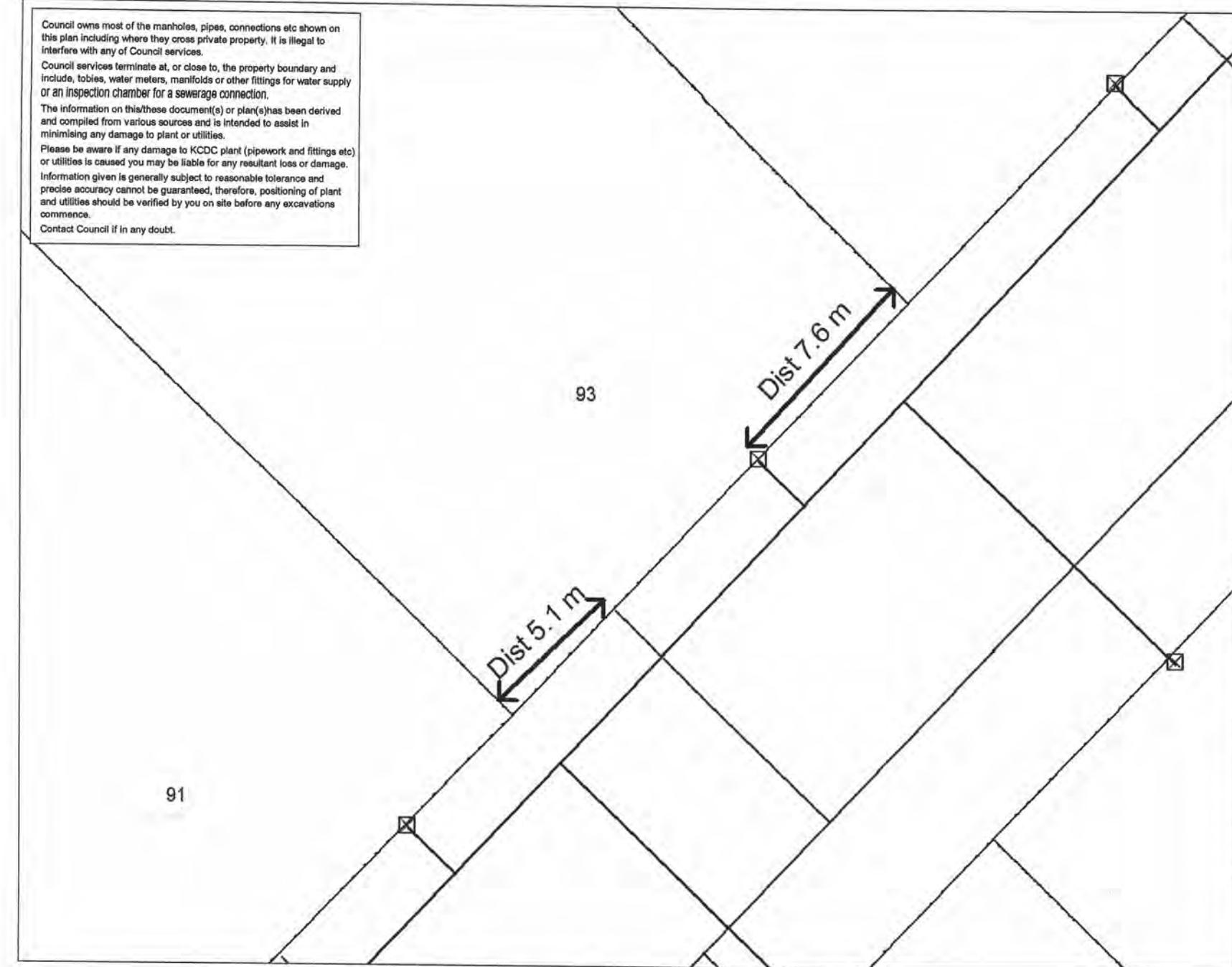
Road

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.

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

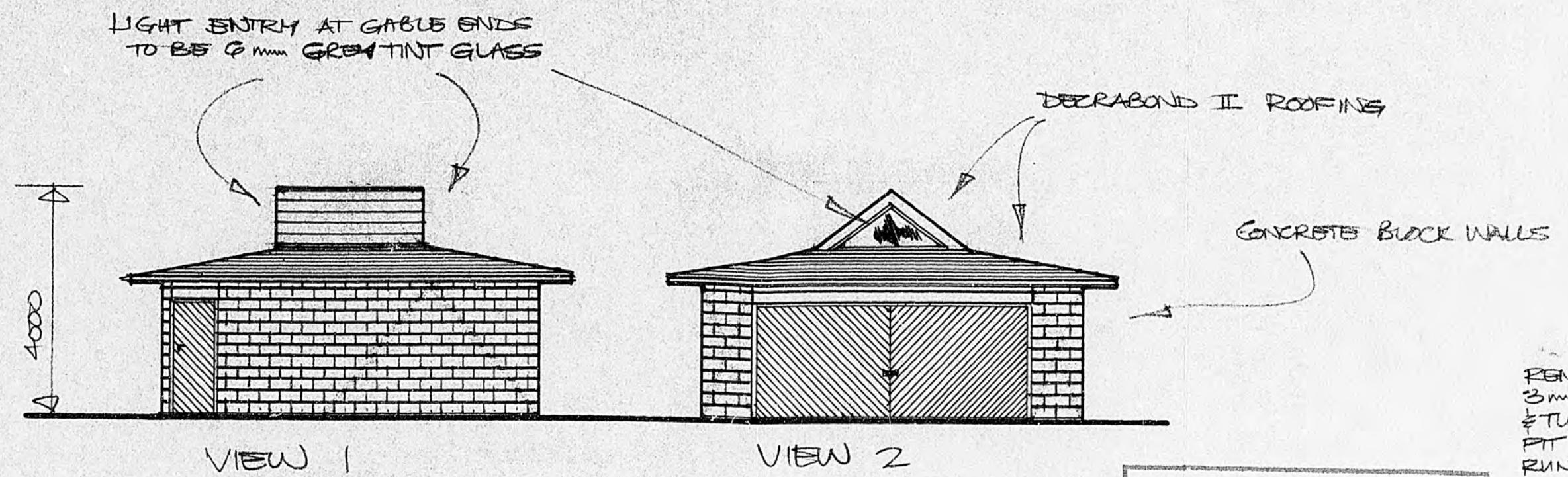
Date of Aerial Photography:

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

PROPOSED DOUBLE GARAGE AT FIELD WAY
MR & MRS G. CROMBIE AT FIELD WAY
LOT 2 DP 2447G

JULY
1985

2



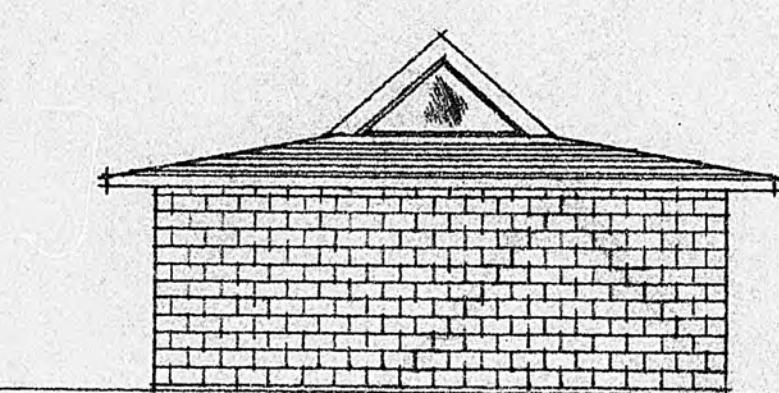
VIEW 1

VIEW 2

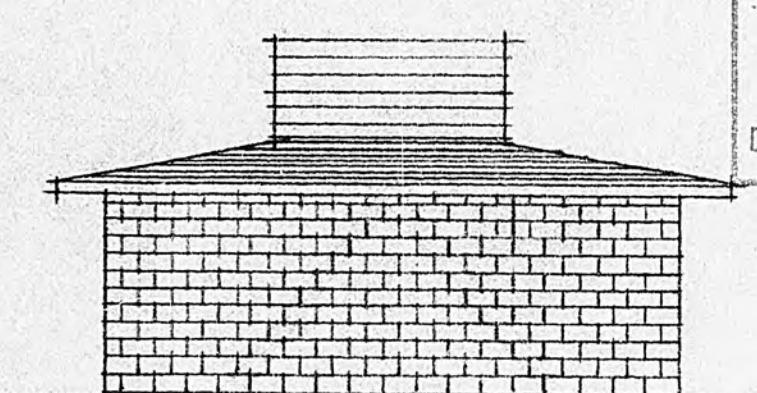
APPROVED

COUNTY ENGINEER

DATE



VIEW 4

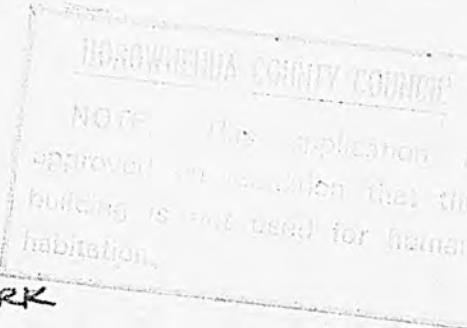


VIEW 3

ELEVATIONS

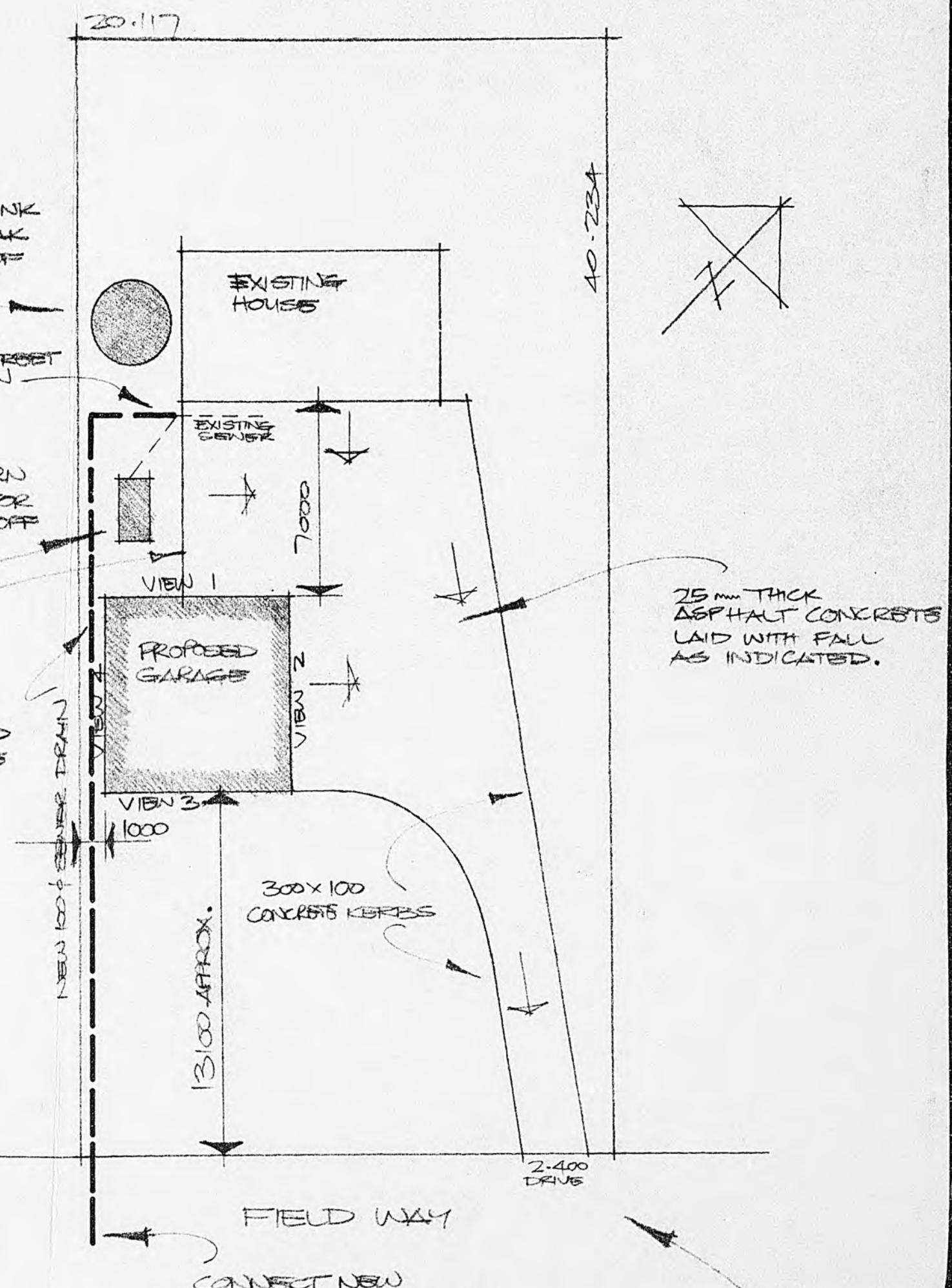
1:100

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 NZSIS 3601.
- 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 UPLIFTED PRIOR TO COMMENCEMENT OF RELATED 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 UPLIFT ALL NECESSARY INSURANCE 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 SPEC. & GUARDED AGAINST SALT CORROSION.
- 10) LIGHT ENTRY TO BE COVERED WITH 10mm POLYGEEL 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) LINTEL SIZE AS DETERMINED FROM TABLE 3.4 OF BRANZ TECHNICAL RECOMMENDATION NO 2 (1983) FOR LINTELS & BEAMS.



SITE & DRAINKAGE PLAN

1:200

20-93

Design Network Kapiti

PROJECT: ADDITION FOR MR & MRS G CROMIE
LOT 2 FIELD WAY WAIKANAE BEACH

301 Kapiti Road
PO Box 1616
Paraparaumu Beach
New Zealand

Tel: 04 902 5505
Fax: 04 902 5504
Email: kapiti@desnet.co.nz

CONTRACTOR TO VERIFY ALL DIMENSIONS
ON SITE PRIOR TO COMMENCING WORK.
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WITH STRUCTURAL ENGINEERS DRAWINGS.

DATE: 06 JUNE 2003

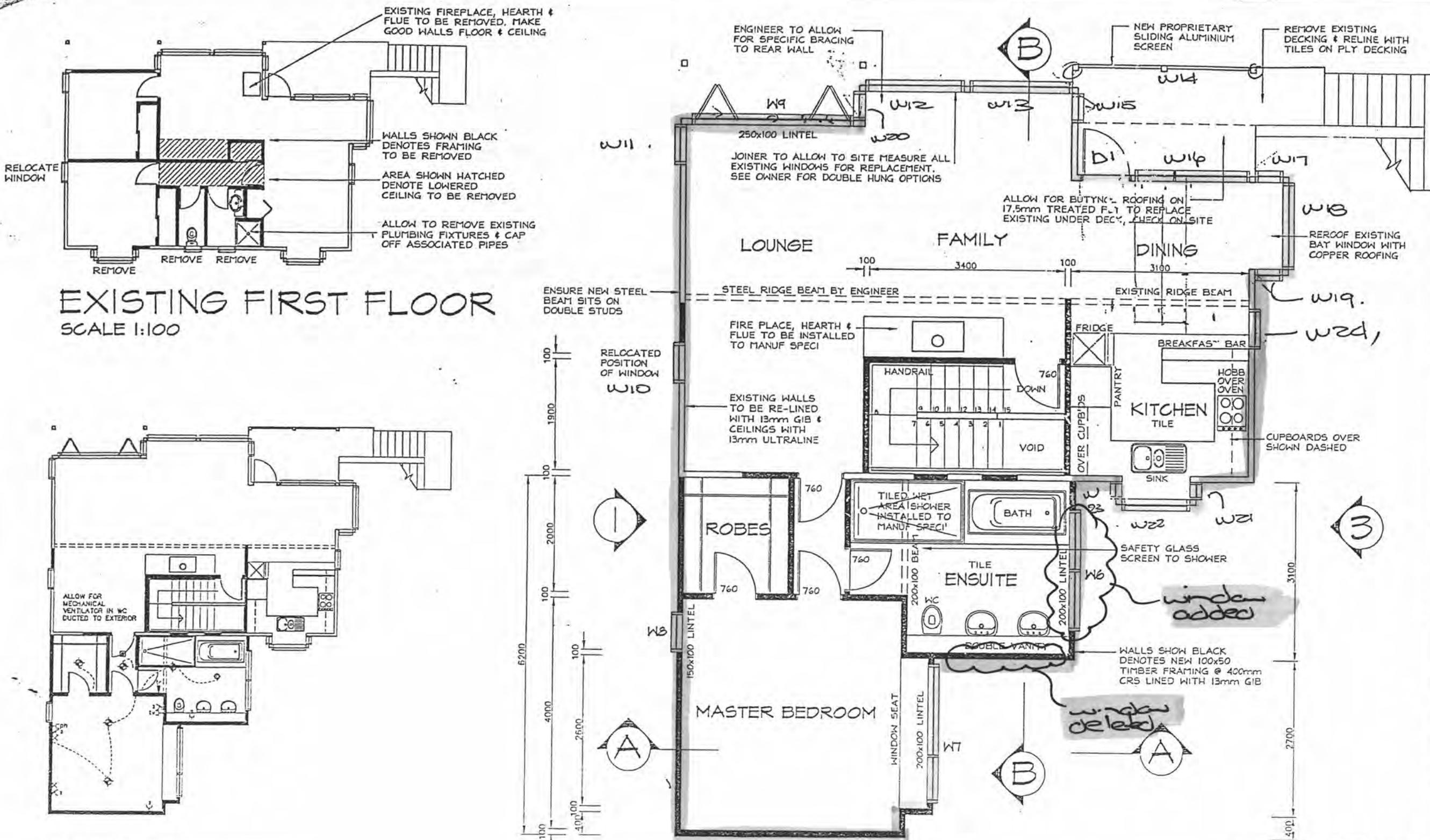
DESIGNED: MS

DRAWN: BF

CAD REF:

SCALE: AS SHOWN

REVISIONS:
B 27/01/04
C 27/07/04 WINDOW CHANGES



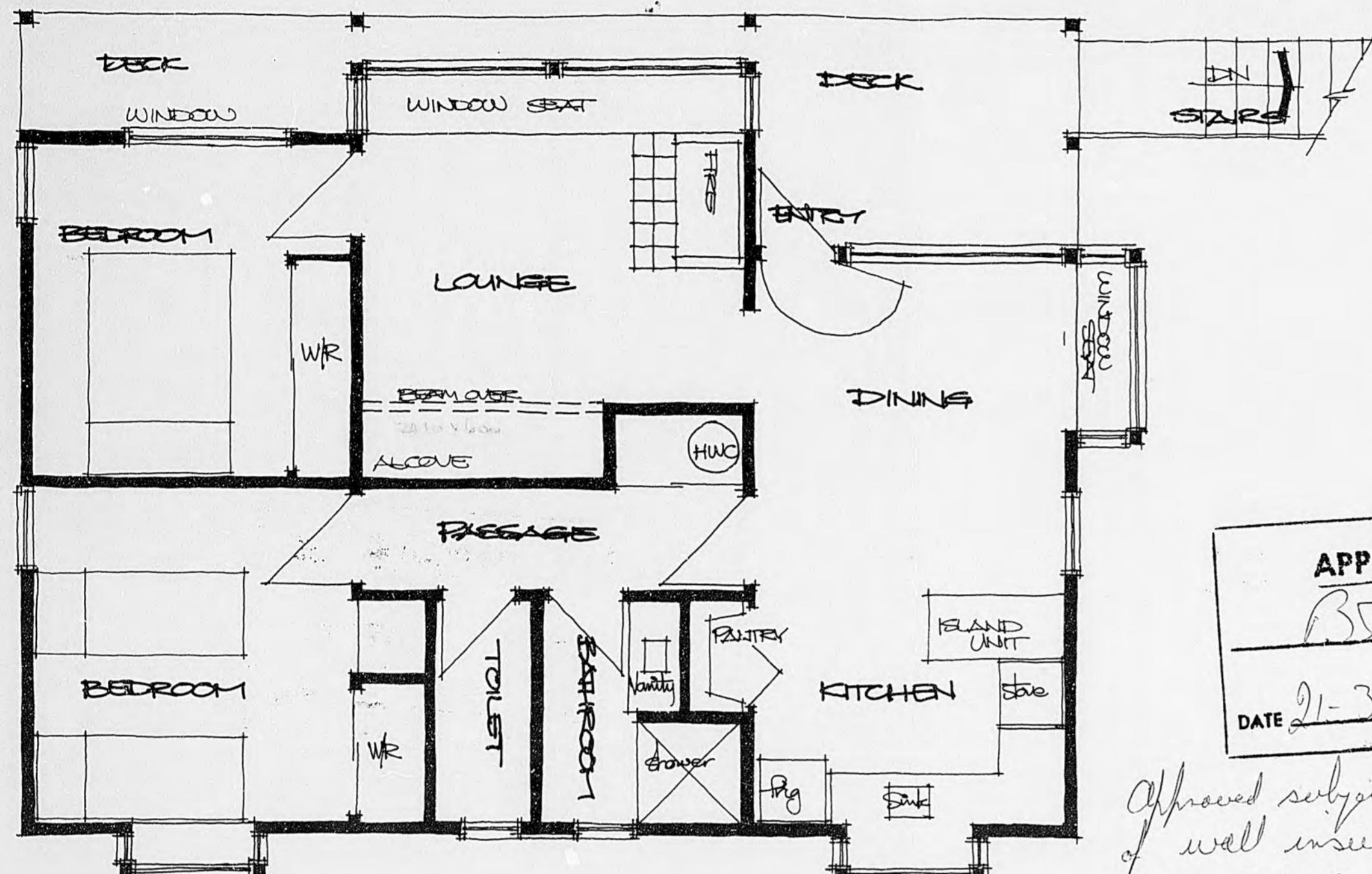
ELECTRICAL LEGEND	
○ Ceiling Mounted Lighting Point	1 Permanent Point
◆ Recessed Downlight	2 TV Point
×	3 Telephone Point
×	4 Shaving Point
○ Ceiling Light / Extract Fan	5 Heated Towel Rail
Y Power Point (2 denotes double)	6 Smoke detector

ELECTRICAL PLAN
SCALE 1:100

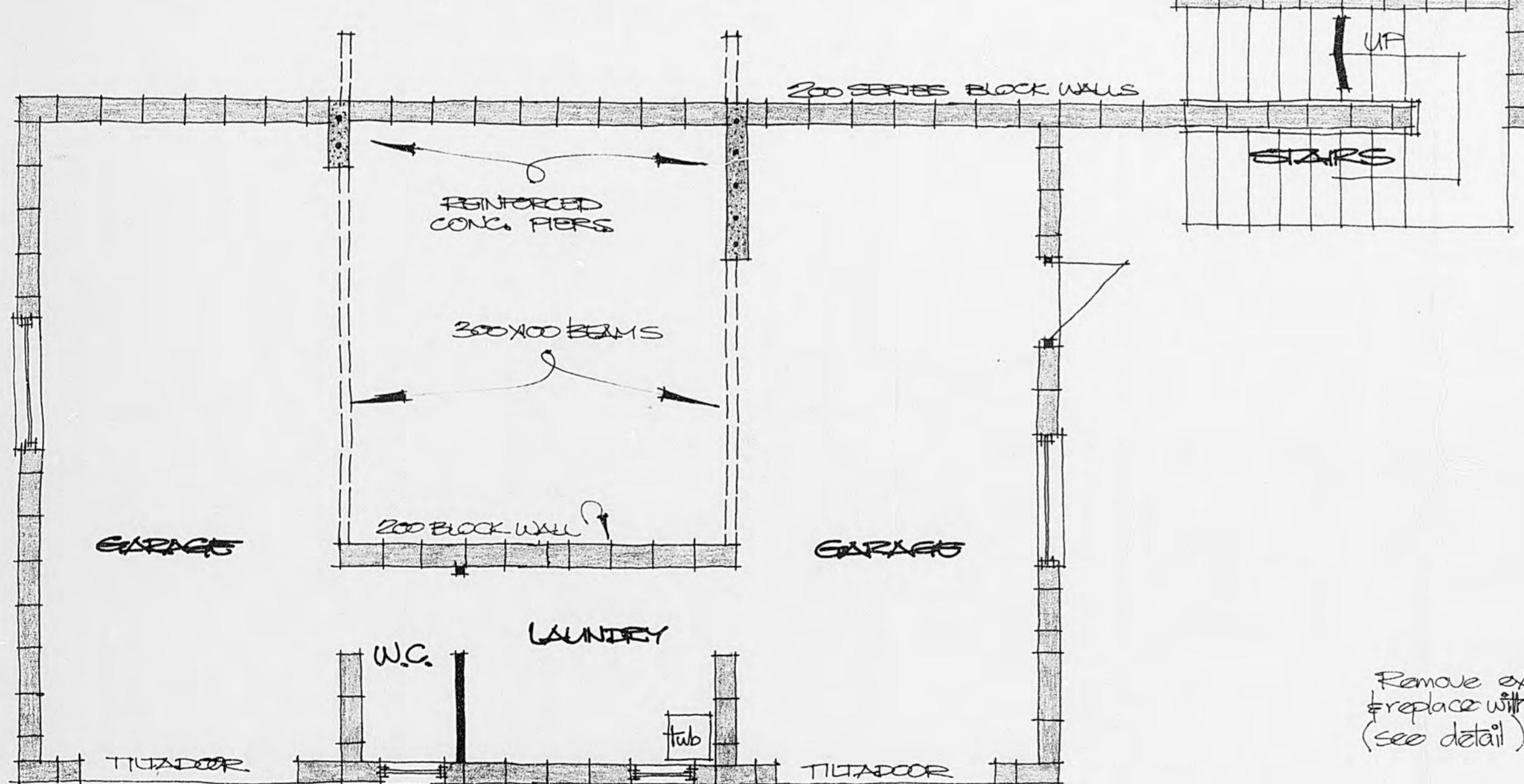
PLANS

JOB/SHEET No: 2311 / 2
REV No: C
(A1 original) OF 5

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



EXISTING UPPER FLOOR PLAN

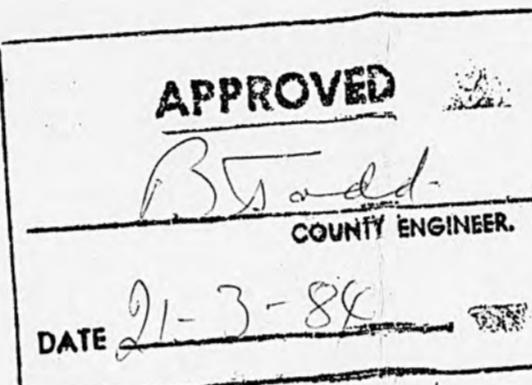


EXISTING LOWER FLOOR PLAN

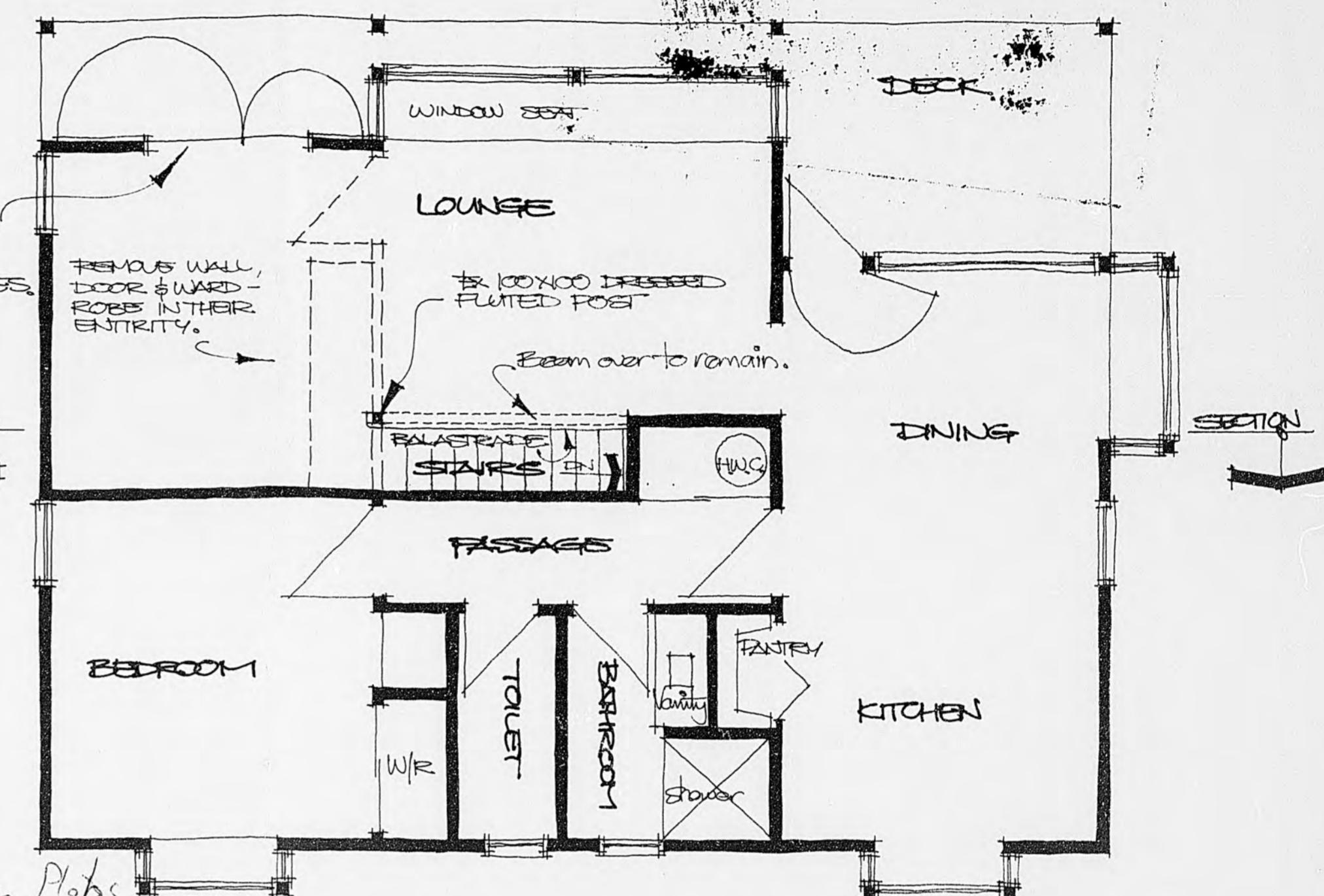
B.2.84

PROPOSED ALTERATIONS TO HOUSE NO. 93 - FIELD WAY - WAIKANAE

REMOVE EXISTING
WINDOW & REPLACE
WITH DOUBLE DOORS
ON PARLIMENT HINGES.
(SEE DETAIL)

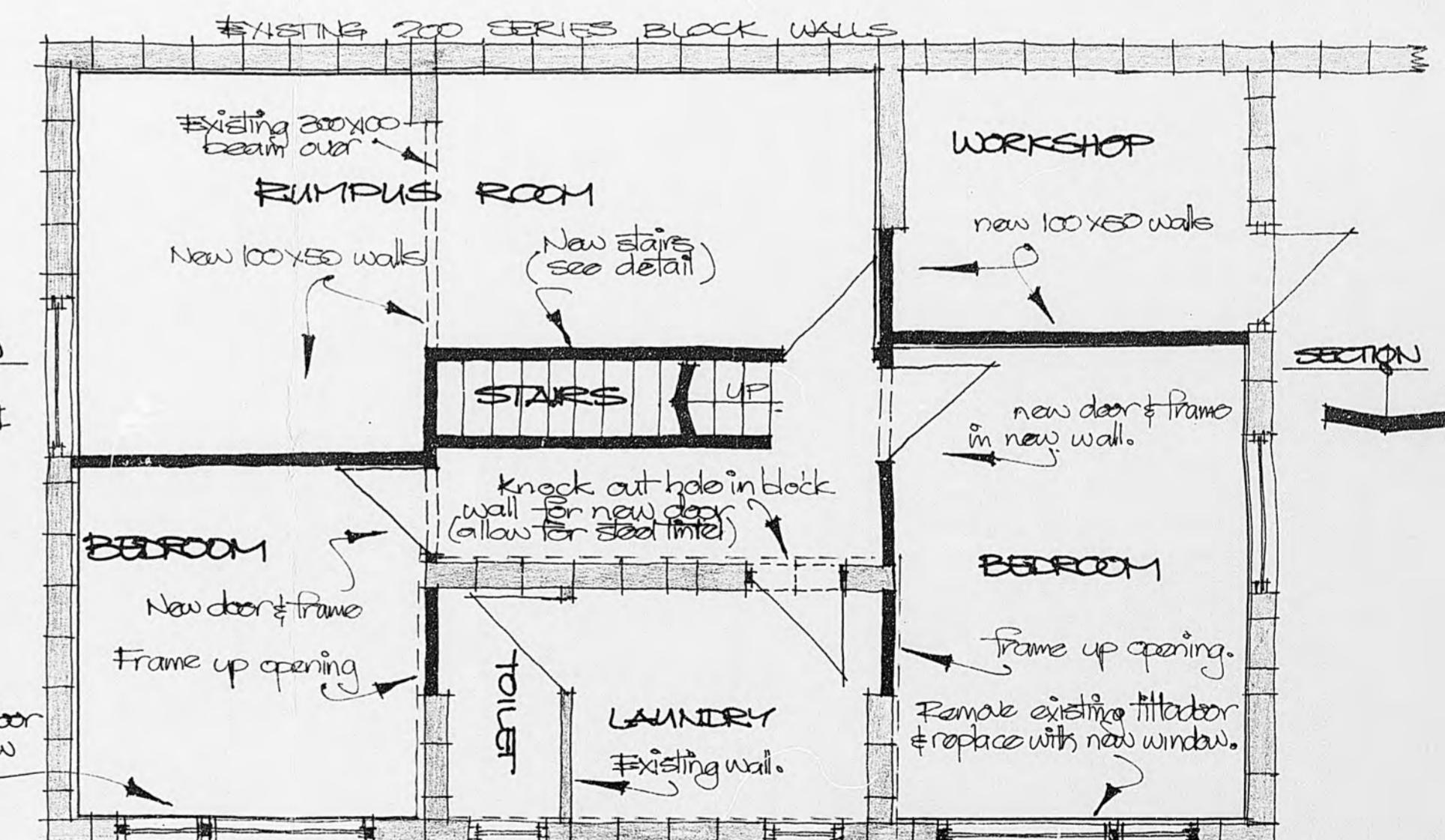


Approved subject to provision
of wall insulation as per
NZS 6218 P and as is read on Plans



ALTERATIONS TO UPPER FLOOR

Remove existing tilt door
& replace with new window
(see detail)

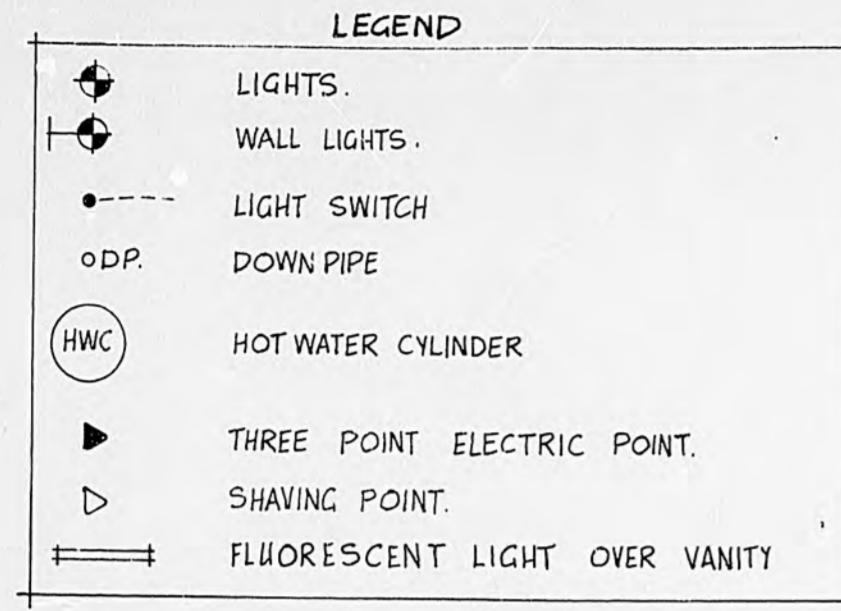


ALTERATIONS TO LOWER LEVEL

20-93

3 INCHES 0 1 2 3 4 5 MICROBOX

104



20-II

This tank is for roof water storage only and is not to be connected to town supply, or domestic supply. 20

40-234

4000

14.00

7.62

3m DIA
STORAGE
TANK.

set into
sandhill

CONC. PAD
& STEPS

1200
path

30000

100mm C.E.W

TV

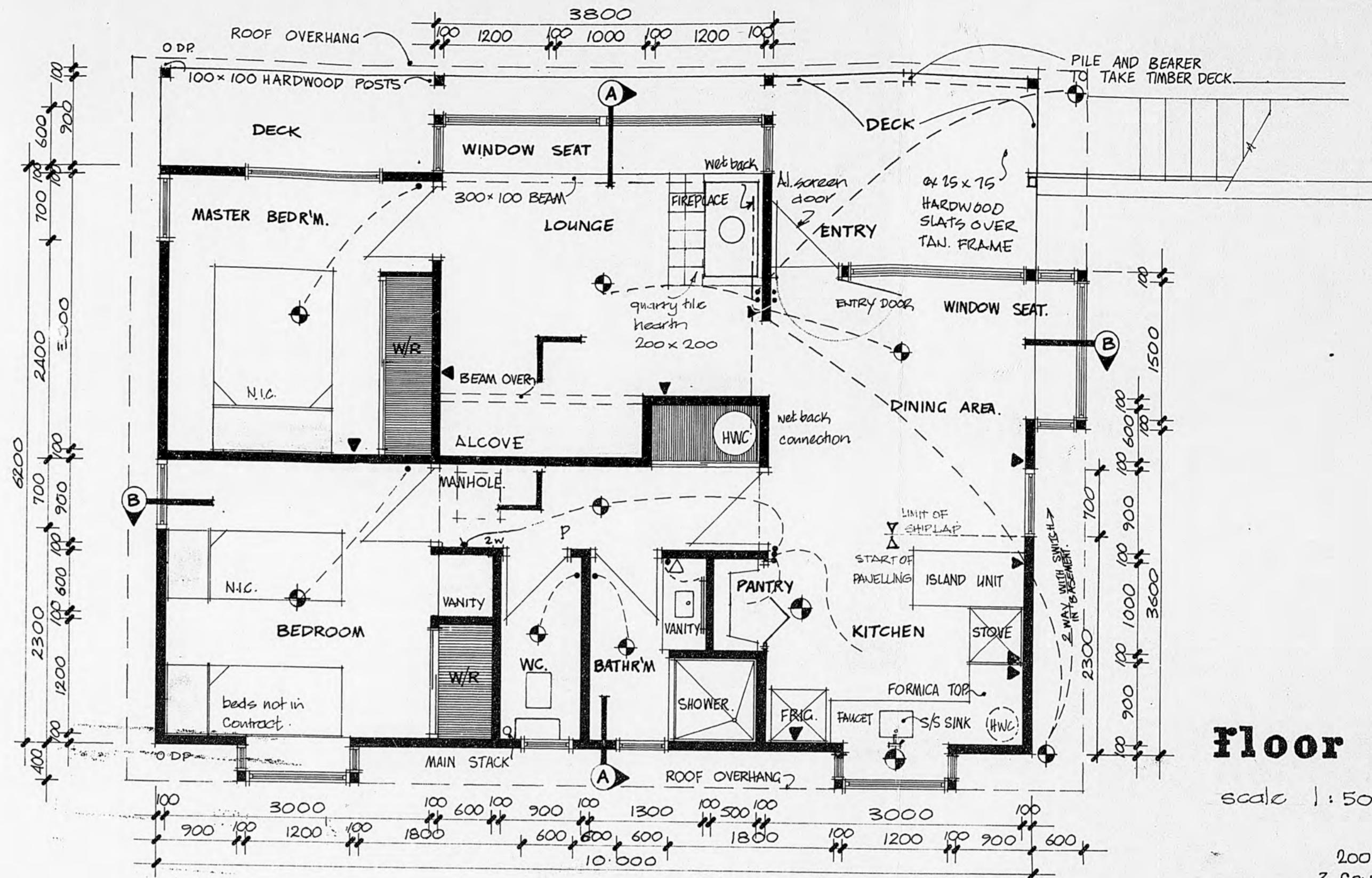
G.T.

1000 x 2000
SEPTIC TANK

Storm water to street channel

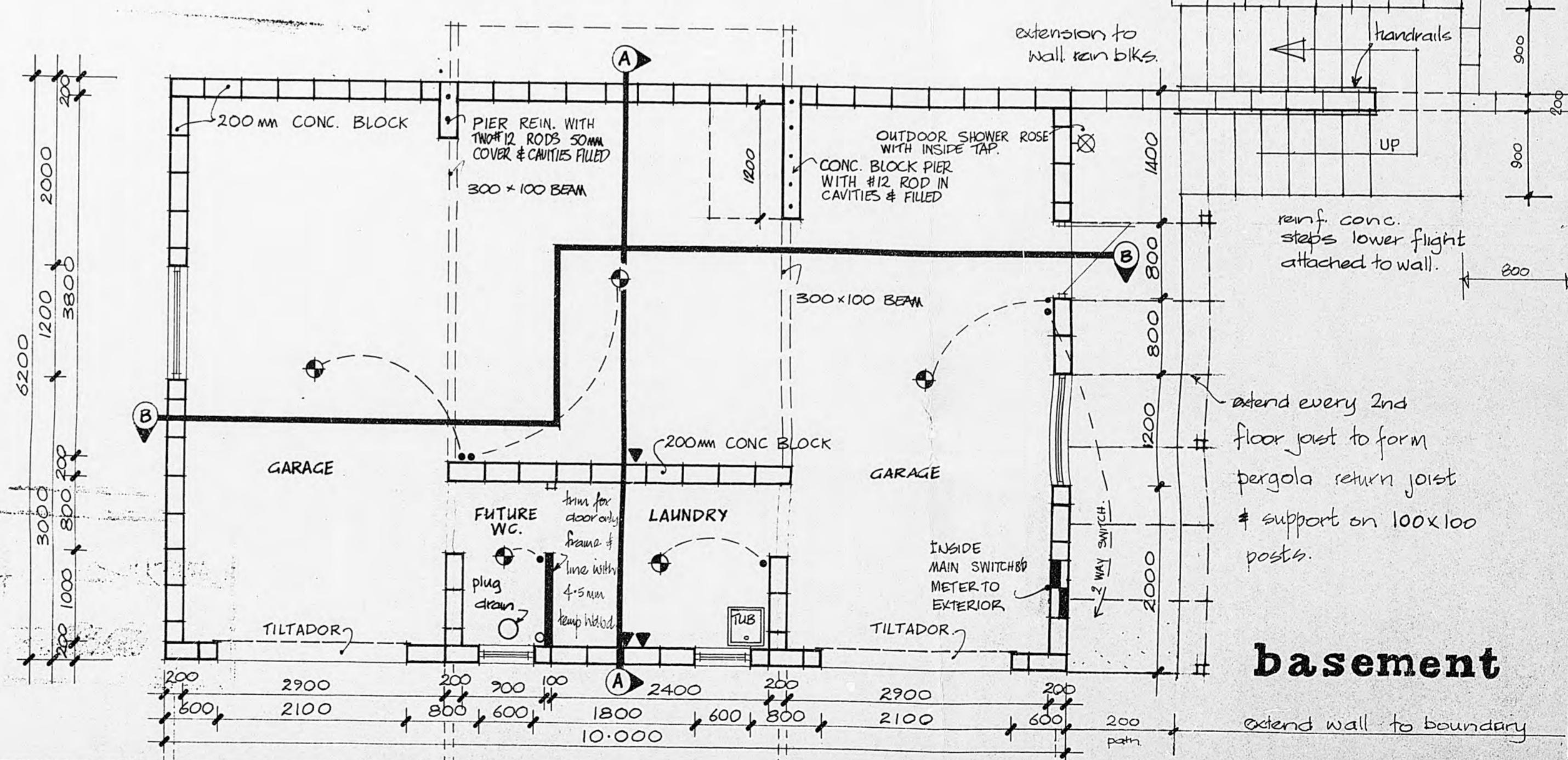
site plan

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



floor plan

scale 1:50



basement

extend wall to boundary

Site - Floor Plans

FRANCIS HOUSE · FIELD WAY WAIKANAE

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

ANZIA
eet
307 20-93
S E E T
W 1

3 INCHES

INCHES

MICROBOX

10