

Sharalyn Fraser *Agency*

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Code Compliance Certificate

Section 43(3), Building Act 1991

Application

P O'SULLIVAN
P O BOX 73
OTAKI RAILWAY

No.	931197
Issue date	1/12/97
Overseer	Arnold Hawkins

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES CARPORT
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	SHELTER
Estimated Value	\$3,800
Location	417 TE MOANA ROAD, WAIKANAE
Legal Description	LOT 23 DP 14025 CT 539/48
Valuation No.	1494139600

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:

Date:

1/12/97

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS		COMMENTS	CHECKED/DATE STAMP
	Yes	No		
Town Planning	Zoning Confirms			
	Dispensation			
	Planning Consent			
	Special Floor Level			
Plumbing				
Drainage				
Stormwater	To Channel			
	To Drain			
	Confined to Lot			
Building				
Structural	Specific Design			
	Foundation			
	Structure			
	Roof			
Subdivisional Engineer	Earthworks Bylaw Conditions			
Environmental Health				
Site- Footpath & Entrance Conditions			Ground	
Ety. VE OK No Deposit required			 22-2-01	
NOTES:				



175 Rimu Road
Private Bag 601
Paraparaumu
Phone: [04] 9045700
Fax: [04] 9045830



5 Hagley Street
P O Box 50218
Porirua City
Phone: [04] 237 5089
Fax: [04] 237 1439

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To: Kapiti Coast District Council/Porirua City Council (delete one)
[Tick each applicable box and attach relevant documents in duplicate]

App. No.

010184

ANTICIPATED COMMENCEMENT DATE: 22/2/2001 FINISH DATE: 22/2/2001

Prop ID _____ Owner ID _____ Applicant ID _____

PART A : GENERAL

[Complete Part A in all Cases - Refer over for Part B, C and D, sign and date]

APPLICANT	PROJECT
Owner Name: <u>O'SULLIVAN FAMILY TRUST</u>	New or Relocated Building ☐
Mailing Address: <u>417 TE MOANA RD</u> <u>WAIKANAHE</u>	Alterations or Additions ☐
Contact Name: <u>PAUL O'SULLIVAN</u>	Accessory Building or Fire ☐
Phone: <u>904 9411</u> wk _____ hm _____	Building demolition or Removal ☐
Cellphone No: <u>025 241 8609</u>	Intended use, e.g Dwelling, Carport, Garage etc <u>Trellis support structure</u>
Fax: _____	Being stage <u>1</u> of an intended <u>1</u> stages.
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.	Estimated value (inclusive of GST) \$ <u>1,000</u> -
FOR COUNCIL USE	Intended life: (of building)
Received: <u>22/02/01</u>	Indefinite but not less than 50 years ☐
Application Fee: \$ <u>60-00</u>	Specified as _____ years
Receipt No: <u>875599</u>	PROJECT LOCATION
Balance of Fees: \$ _____	Street Address (if any) <u>417 TE MOANA RD</u> <u>WAIKANAHE</u>
Receipt No: _____	Legal description (as shown on certificate of title rates notice, if any)
Date: <u>1/1/1</u>	Lot <u>23 DP 14025</u> DP <u>14025</u>
NOTE: Balance of fees are payable on consent approval	Valuation No. <u>14941 - 39600</u>
This application is for:	
☐ Building Consent only, in accordance with Project Information Memorandum	
☐ Both Building Consent and a project Information Memorandum	

SCANNED

PART B : BUILDING DETAILS*(Complete Part B in all cases)*

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate):

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
- ☐ Building certificates
 - ☐ Producer statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

PART C : PROJECT DETAILS*(Complete Part C only if you have not applied separately for a project information memorandum)*

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- ☐ New provisions to be made for vehicular access, including parking
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain
- ☐ New connections to public utilities
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae

PART D : KEY PERSONNEL

Designer(s): _____

Building Certifier(s): _____

Builder/s GRABONK MASONRY

Registered Drainlayer: _____ REG NO: _____

Craftsman Plumber: _____ REG NO: _____

Other: _____

PLEASE NOTE

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section

CONFIDENTIALITY**Plans and Specifications**

I/We require that my/our:

1. ☐ plans
 2. ☐ specifications
- be treated as confidential in order to protect either:
3. ☐ the security of the building; and/or
 4. ☐ copyright

Signed: _____

SIZE OF BUILDINGFloor area m²

No of Stories

No of Units

Signed for and on behalf of the Applicant:

Name: John SullivanPosition: OwnerDate: 21/2/2001**FOR OFFICE USE ONLY**

FEES		APPLICATION DEPOSIT	
Building	\$ <u>80.00</u>	RECEIPT NO	DATE <u>22.2.01</u>
Sewer Connection	\$	<u>875599</u>	
Water Connection	\$	INVOICE NO	DATE <u>22.2.01</u>
Vehicle Crossing	\$	<u>53710</u>	
Damage Deposit	\$	RECEIPT NO	DATE
Structural Checking	\$		
Building Research Levy	\$	FEES PAID BY:	
Development Levy	\$	<u>O'Sullivan Family Trust</u>	
BIA Levy	\$	<u>(ANZ Chg)</u>	
Compliance Schedule	\$	BUILDING CONSENT	DATE ISSUED
Digital Storage Fee	\$	NUMBER	
Certificate of Title Charge	\$	<u>010184</u>	<u>22.2.01.</u>
Photocopying	\$	AUTHORISATION FOR REFUND OF DEPOSITS	
SUBTOTAL	\$ <u>80.00</u>	Deposit held =	\$
Less Deposit Paid	\$ <u>80.00</u>	Cost to Repair Damage Caused During	
TOTAL	\$ <u>0</u>	Construction =	\$
GST INCLUDED	\$	Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:

Received with thanks by 48/01
KAPITI COAST DISTRICT COUNCIL
22-02-01 8:50 Receipt no. 875599
COPY *COPY* *COPY*
DR BC010184
O'SULLIVAN FAMILY TR
O'SULLIVAN FAMILY TRUST: 417 TE MOANA R
CO A
O'SULLIVAN FAMILY TR
UBA 80.00

Addenda to Application

Application

O'SULLIVAN FAMILY TRUST	No.	010184
417 TE MOANA ROAD		22/02/01
WAIKANAE		

Project

Description	New Construction Being Stage 1 of an intended 1 Stage NEW TRELLIS SUPPORT STRUCTURE
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$1,000
Location	417 TE MOANA ROAD, WAIKANAE
Legal Description	LOT 23 DP 14025 CT 539/48
Valuation No.	1494139600

Builder: GRAEME MOSSIN

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. FOUNDATION INSPECTION
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. **LAPSE AND CANCELLATION OF BUILDING CONSENT.** A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.

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

**OWNER/BUILDER/
AUTHORISED PERSON**

Date: _____



O'SULLIVAN FAMILY TRUST
417 TE MOANA ROAD
WAIKANAE

GST REG No. 51-860-608
Cust No. BC010184
22/02/01

Tax Invoice 53710

=====

010184 : 417 TE MOANA ROAD, WAIKANAE
NEW TRELLIS SUPPORT STRUCTURE

Qty	Description	Rate	Amount
	Building Consent/Project Info. Memo.		80.00 *
(* Incl Gst	\$8.89)	Total	\$80.00
	Cash Received		80.00CR
	NET DUE		0.00
			=====

THIS IS NOTIFICATION THAT YOUR APPROVED PLANS
ARE READY TO UPLIFT.

O'SULLIVAN FAMILY TR 22/02/01 BC010184 /53710 0.00

Addenda to Application

Application

O'SULLIVAN FAMILY TRUST 417 TE MOANA ROAD WAIKANA E	No.	010184 22/02/01
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Project

Description	New Construction Being Stage 1 of an intended 1 Stage NEW TRELLIS SUPPORT STRUCTURE
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$1,000
Location	417 TE MOANA ROAD, WAIKANA E
Legal Description	LOT 23 DP 14025 CT 539/48
Valuation No.	1494139600

Builder: GRAEME MOSSIN

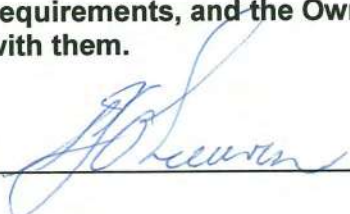
General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
 1. FOUNDATION INSPECTION
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. LAPSE AND CANCELLATION OF BUILDING CONSENT. A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.

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

OWNER/BUILDER/
AUTHORISED PERSON



Date: 22/2/2001



Project Information Memorandum

Section 31, Building Act 1991

Application

O'SULLIVAN FAMILY TRUST	No.	010184
417 TE MOANA ROAD	Issue date	22/02/01
WAIKANAE	Application date	22/02/01

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stage
	NEW TRELLIS SUPPORT STRUCTURE
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$1,000
Location	417 TE MOANA ROAD, WAIKANAE
Legal Description	LOT 23 DP 14025 CT 539/48
Valuation No.	1494139600

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

___ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name:

Date:

22.2.01





O'SULLIVAN FAMILY TRUST
417 TE MOANA ROAD
WAIKANAE

GST REG No. 51-860-608
Cust No. BC010184
22/02/01

Tax Invoice 53710

=====

010184 : 417 TE MOANA ROAD, WAIKANAE
NEW TRELLIS SUPPORT STRUCTURE

Qty	Description	Rate	Amount

	Building Consent/Project Info. Memo.		80.00 *
(* Incl Gst	\$8.89)	Total	\$80.00
		Cash Received	80.00CR
		NET DUE	0.00
			=====

THIS IS NOTIFICATION THAT YOUR APPROVED PLANS
ARE READY TO UPLIFT.

O'SULLIVAN FAMILY TR 22/02/01

BC010184 /53710

0.00

SITE CHECK SHEET

NAME: D'Sullivan Family Trust
 SITE ADDRESS: 417 Temoana Rd LOT: DP:
 PROJECT: Trellis CONSENT NO: 010184
 BUILDER: CONTACT NO: 8

**WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED,
 APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR**

FOUNDATIONS

Date: 22/2/01 Officer: BOM

Approved building consent documents on site: YES / NO

SITING:

Front yard	☐	Left hand side yard	☐	Conforms with approved plan	YES / NO
Rear yard	☐	Right hand side yard	☐	If no, has new site plan been requested	YES / NO
Minimum floor level	☐	Footing size	☐	Foundation wall reinforcing	☐
Pile hole size	☐	Footing reinforcing	☐	Foundation wall size	☐
Anchor pile size	☐	Subfloor vents	☐	Specific design	YES/NO
Pile hole spacing	☐	Steps/stairs	☐	If yes, has Engineer inspected	YES/NO

Has a Site Instruction been issued? Yes/No Instruction No:

Is a reinspection required? Yes/No Proposed date of follow up inspection

Labels in place? Yes/No Producer Statement Yes/No/NA

COMMENTS

22/2/01 NOT AS PER PLAN, AMENDED PLANS TO BE FORWARDED TO PETER WELKINSON, AS DISCUSSED PER PHONE CALL

Application No: 010184

Date: _____

Site Address: 417 Te Moana Rd**COSTING SHEET**

ADMIN = \$40 per hour

PLAN VETTING = \$60 per hour

INSPECTIONS = \$50

DIGITAL SCANNING = \$22.50

TECHNICAL CONSULTANTS = Cost + 10%

CLASSIFICATION		\$	PLAN VETTING				TOT \$	CONSULTANT \$			TOT \$	INSPECTIONS					TOT	SET FEE	PIM	CC C	DIG SCAN	TOT
			Pl	D	Bld	EH		DP				Site	Pl	D	Bld	EH					Y/N	
1.	Fire Places, Signs, Minor Plumbing and Drainage	0 - 1,500																30	Nil	Nil		
2.	Sheds,Parapool Carports	1501 - 4,000																30	Nil	Nil		
3.	Garages, Conservatories, Swim Pool, etc	4,001 - 10,000																100	50	30		
4.	House Additions	4,001 - 10,000																120	50	30		
5.	House Additions	10,000 - 40,000																150	50	30		
6.	House Additions	40,001 - 70,000																200	100	30		
7.	Dwellings	70,001-100,000																250	100	30		
8.	Dwellings	100,001-150,000																320	100	30		
9.	Dwellings	150,001-200,000																420	100	30		
10.	Dwellings	200,001-250,000																520	100	30		
11.	Dwellings	250,001-300,000																650	100	30		
12.	Dwellings	300,000 +																700	100	30		
13.	Commercial/ Industrial	0-10,000																120	50	30		
14.	Commercial/ Industrial	10,001-50,000																200	50	30		
15.	Commercial/ Industrial	50,001-100,000																300	150	30		
16.	Commercial/ Industrial	100,001-150,000																400	150	30		
17.	Commercial/ Industrial	150,001-200,000																550	150	30		
18.	Commercial/ Industrial	200,001-250,000 +																750	150	30		



Building Consent

Section 35, Building Act 1991

Application

O'SULLIVAN FAMILY TRUST
417 TE MOANA ROAD
WAIKANAЕ

No. 010184
Issue date 22/02/01
Application date 22/02/01

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stage
	NEW TRELLIS SUPPORT STRUCTURE
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$1,000
Location	417 TE MOANA ROAD, WAIKANAЕ
Legal Description	LOT 23 DP 14025 CT 539/48
Valuation No.	1494139600

Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	80.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	80.00

PAID

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name:

C. L. Lee

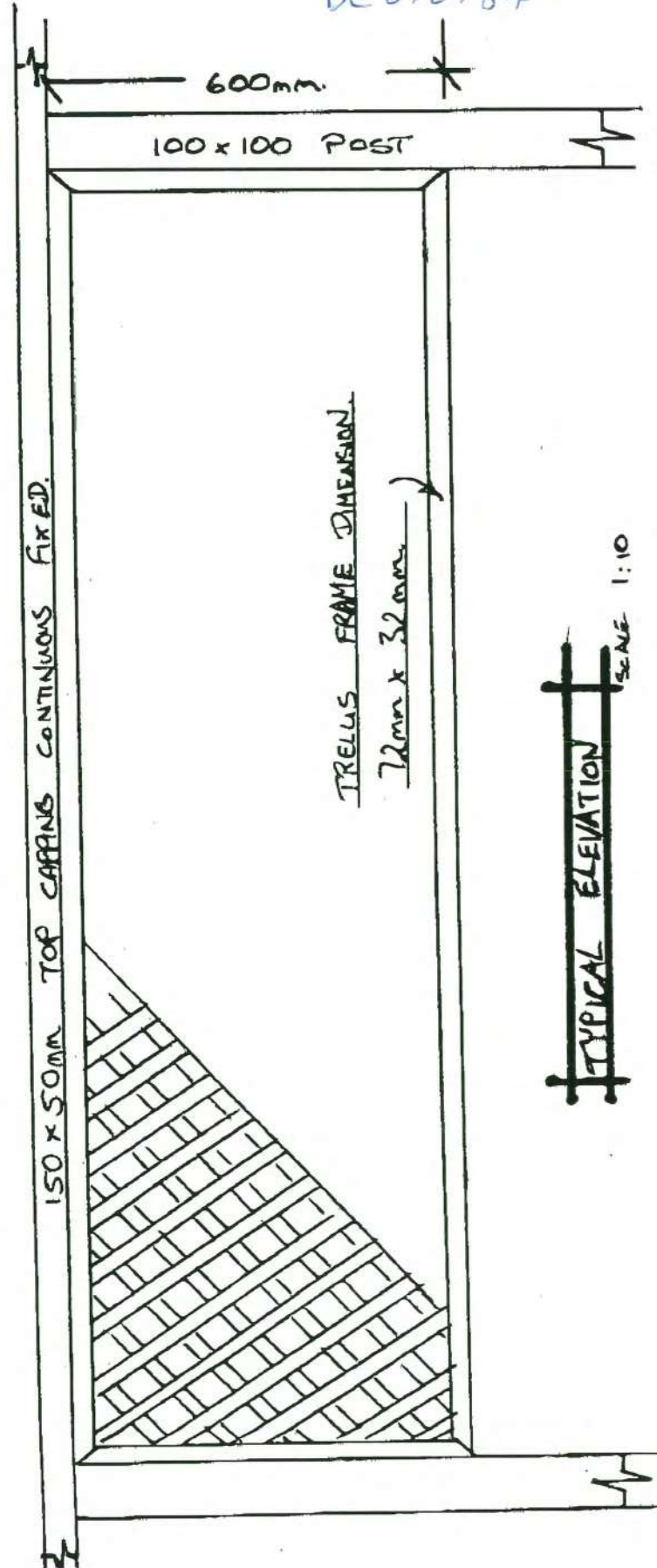
Date:

22.2.01

BC 010184

AMENDMENT TO ORIGINAL PLAN OF
NEW ROSE SUPPORT STRUCTURE
417 TE MOANA ROAD, WAIKANA E FOR THE O'SULLIVAN
FAMILY TRUST

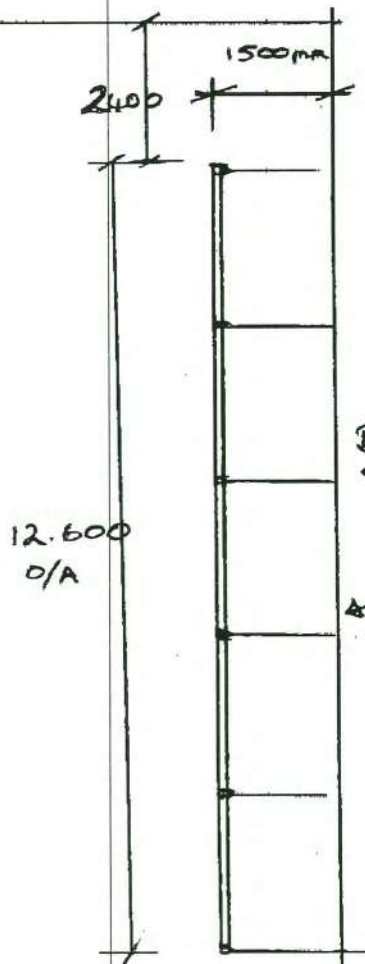
2400mm.



TYPICAL ELEVATION
SCALE 1:10

SCANNED

AMENDMENT TO ORIGINAL PLAN OF NEW
ROSE SUPPORT STRUCTURE
417 TE MOANA RD WAIKANAE FOR O'SULLIVAN FAMILY TRUST.



OVERALL HEIGHT
2-800M

GROUND
LEVEL

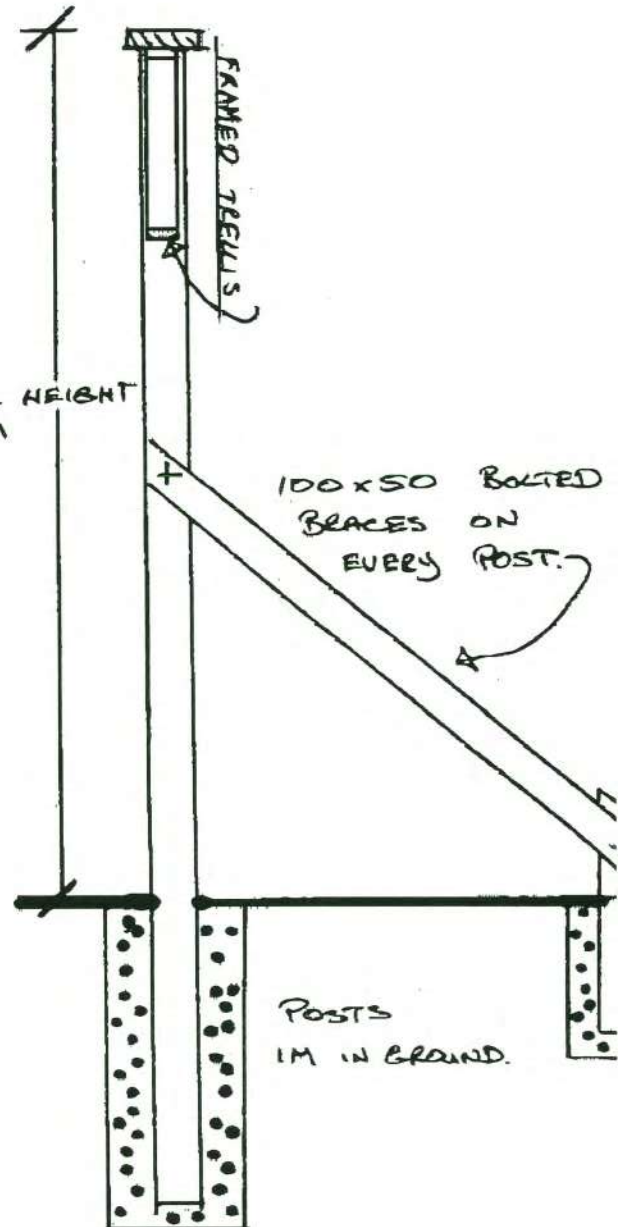
PART LOCATION PLAN
SCALE 1:100.

KAPITI COAST DISTRICT COUNCIL
AMENDED/REVISED PLANS

Date Received 19-3-01

Date Approved

Approving Officer



TYPICAL SECTION
SCALE 1:20.

Attn Peter Wilkinson.

For 04 904 5850

TYPE OF BUILDING	Dwelling		Retail		Additions		Accessory	
	New		Industrial		Alterations		Other	

DEPARTMENT	REQUIREMENTS		COMMENTS	CHECKED/DATE STAMP
Town Planning		Yes	No	
	Zoning Conforms			
	Dispensation			
	Planning Consent			
	Special Floor Level			
Plumbing				
Drainage				
Stormwater	To Channel To Drain Confined to Lot			
Building				
Structural	Specific Design			
	Foundation			
	Structure			
	Roof			
Subdivisional Engineer	Earthworks Bylaw Conditions			3
Environmental Health				
Site	Ground OK. NO. D/Dep Ex. Drive. May not be covered in at any time in the Future (Frame Built)		ACM 8-11-93.	



KAPITI COAST DISTRICT COUNCIL

Form 3

APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

To : Kapiti Coast District Council

[Cross each applicable box and attach relevant documents in triplicate]

931197

PART A : GENERAL (Complete Part A in all cases)

8 NOV 1993

APPLICANT*	PROJECT
Name: <u>P. O SULLIVAN</u>	New or relocated building ☐
Mailing address: <u>P.O. Box 73</u> <u>OTAKI RAILWAY</u>	Alteration ☐
Contact [Print name and position]: <u>NIGEL</u> <u>PRITCHARD (STEELWORK) (RIVERBANK FENS)</u>	Intended use(s) [In detail]: <u>CARPORT</u>
Phone: <u>06 364 7444</u> Fax: <u>06-364 7444</u>	Intended life: Indefinite but not less than 50 years ☐
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.	Specified as _____ years ☐
FOR COUNCIL USE	Demolition ☐
Received: <u>4 NOV 93</u>	Being stage ____ of an intended ____ stages.
Application fee: \$ <u>165</u>	Estimated value (inclusive of GST) : \$ <u>3800</u>
Receipt No.: <u>393056</u>	PROJECT LOCATION
	Street address [If any]: <u>417 TEMOANA ROAD</u> <u>WAIKANAHE</u>
	Legal description [as shown on certificate of title or rates notice, if any]: Lot _____
	DP _____

This application is for :

- ☒ Building consent only, in accordance with project information memorandum number _____.
- ☐ Both building consent and a project information memorandum.

Floor (tick boxes)	Roof (tick boxes)	External Cladding (tick boxes)
Timber	Steel Sheeting	Brick
Concrete	Steel Tiles	Concrete
Wood Products	Concrete Tiles	Concrete Block
Other	Shingles	Cement Board
Framing (tick boxes)	Aluminium	Plaster
Timber	Other <u>NOVALITE</u> ☒	Timber
Concrete	Internal linings (tick boxes)	Steel
Steel ☒	Plaster Board	Aluminium
Aluminium	Fibrous Plaster	Other <u>N/A</u>
Other	Wood Products	Size of Building
	Other	Floor area m ² <u>43</u> No. of storeys <u>1</u>
		No. of dwelling units <u>1</u>

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a project information memorandum)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ New provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C : BUILDING DETAILS

(Complete Part C in all cases)

This application is accompanied by [Cross each applicable box, attach relevant documents in duplicate] :

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:
 - ☐ Building certificates
 - ☐ Producer statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction.

PART D : KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses, and telephone numbers. Give relevant registration numbers if known.)

Designer(s): RIVERBANK ENGINEERING 76 RIVERBANK ROAD OTAKI
06-364-7444
Building Certifier(s): WALTER SIMONS 15 TOTARA ST ARLIN
06-367 9758
Builder(s): RIVERBANK ENGINEERING 76 RIVERBANK ROAD OTAKI
06-364-7444 OF STEEL STRUCTURE ONLY
Registered Drainlayer: _____ REG NO.: _____
Craftsman Plumber: _____ REG NO.: _____
Craftsman Gasfitter: _____ REG NO.: _____
Registered Electrician: _____ REG NO.: _____
Other: _____

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : Systems Necessitating a Compliance Schedule

(Complete Part E1 for all new buildings and alterations, except single residential dwellings.)

The building will contain the following [Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures]:

- ☐ Automatic sprinkler systems or other systems of automatic fire protection.
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire.
- ☐ Emergency warning systems for fire or other dangers.
- ☐ Emergency lighting systems.
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for fire service use.

- ☐ Any automatic back-flow preventer connected to a potable water supply.
- ☐ Lifts, escalators, or travelators or other similar systems.
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building.
- ☐ Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings.
- ☐ Such signs as are required by the building code in respect of the above-mentioned system.
- ☒ Non of the above.

E2 : Other Systems and Features to be included in Compliance Schedule

(Complete Part E2 only if building contains one or more of the systems listed in Part E1)

The building will contain the following [Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures]:

- ☐ Means of escape from fire.
- ☐ Safety barriers.
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Handheld hoses for firefighting.
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975.

Signed for and on behalf of the Applicant:

Name: NIGEL A PRITCHARD

Position: BUILDER

Date: 16 / 9 / 93

FOR OFFICE USE ONLY

FEES		APPLICATION FEE \$ <u>165</u>	
Building	\$ <u>165</u>	RECEIPT NO	DATE <u>8-11-93</u>
Sewer Connection	\$	<u>393056</u>	
Water Connection	\$	INVOICE NO	DATE <u>9-12-93</u>
Vehicle Crossing	\$	<u>1143</u>	
Damage Deposit	\$ <u>165</u>	RECEIPT NO	DATE
Structural Checking	\$ <u>165</u>		
Building Research Levy	\$	BUILDING CONSENT NO	DATE ISSUED
Development Levy	\$	<u>93 1197</u>	<u>15 NOV 1993</u>
	\$	AUTHORISATION FOR REFUND OF DEPOSITS	
SUBTOTAL	\$ <u>165</u>	Deposit held =	\$
Less Deposit Paid	\$ <u>165</u>	Cost to Repair Damage Caused	
TOTAL	\$ <u>0</u>	During Construction =	\$
GST INCLUDED	\$ <u>0</u>	Total Balance to be Refunded =	\$
		Authority Number :	
		Authorised	DATE



KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT Section 35, Building Act 1991

APPLICANT

P O'SULLIVAN
P O BOX 73
OTAKI RAILWAY

CONSENT DETAILS

Consent/PIM No.: 931197
Date issued: 15/11/93
Date of applicn: 8/11/93
Valn No: 1494139600
Overseer: A Hawkins

PROJECT DESCRN: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
CARPORT

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: SHELTER

PROJECT LOCATION: 417 TE MOANA ROAD, WAIKANAE

LEGAL DESCRIPTION: LOT 23 DP 14025

ESTIMATED VALUE: \$ 3,800

CHARGES: The Council's charges paid on uplifting this
Building Consent, in accordance with the attached
details, are:

	\$	0.00
Building Research Levy	\$	0.00
TOTAL:	\$	0.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to previously advised conditions.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: *T. D. L.* BUILDING CONTROL OFFICER

DATE: 15 NOV 1993

Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563

KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 931197

APPLICANT: P O'SULLIVAN : P O BOX 73 : OTAKI RAILWAY
LOCATION: 417 TE MOANA ROAD, WAIKANAE
BUILDER: RIVERBANK ENGINEERING : 76 RIVERBANK RD OTAKI : 06 3647444

General requirements

- a) The District Inspector is to be given 24 hours notice before carrying out the following inspections.

FINAL INSPECTION STORMWATER

FOUNDATION INSPECTION

FINAL INSPECTION BUILDING

- b) To arrange for any of the above required inspections by the District Inspector, please contact A Hawkins on (04) 298-5139 between the hours of 8.00 am and 4.30 pm.

Conditions of consent

- 1 It is the owner's responsibility to ensure the satisfactory over all standard of the workmanship. The issue of the Building Consent does not in any way guarantee or imply continuous supervision of the works by the District Inspector. All work approved by an approved certifier requires a building certificate to be supplied to the territorial authority. Failure to have the required inspections carried out may result in non-issue of Code Compliance Certificates.
- 2 Note and comply with endorsements on approved plans.
- 3 Roof stormwater to be connected to existing water disposal system.
- 4 The inspection of all specific design components of the building is the responsibility of the design engineer who is also required to supply a written report to Council.

Ngarara Building, Rimu
Road. Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



KAPITI COAST DISTRICT COUNCIL

Ref:

BUILDING CONSENT ADDENDA 931197 [Continued]

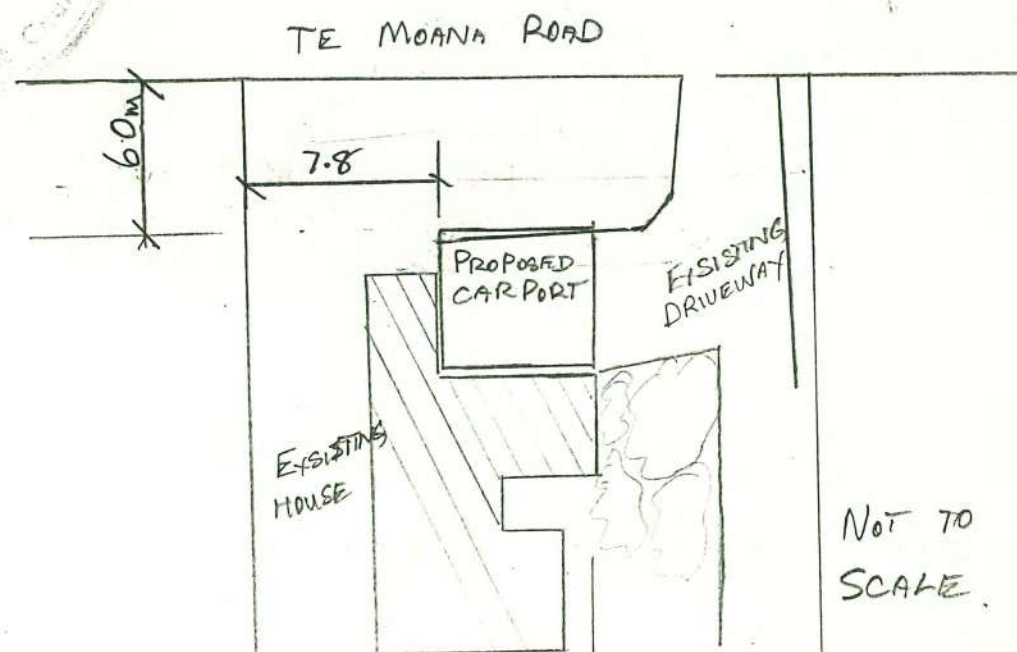
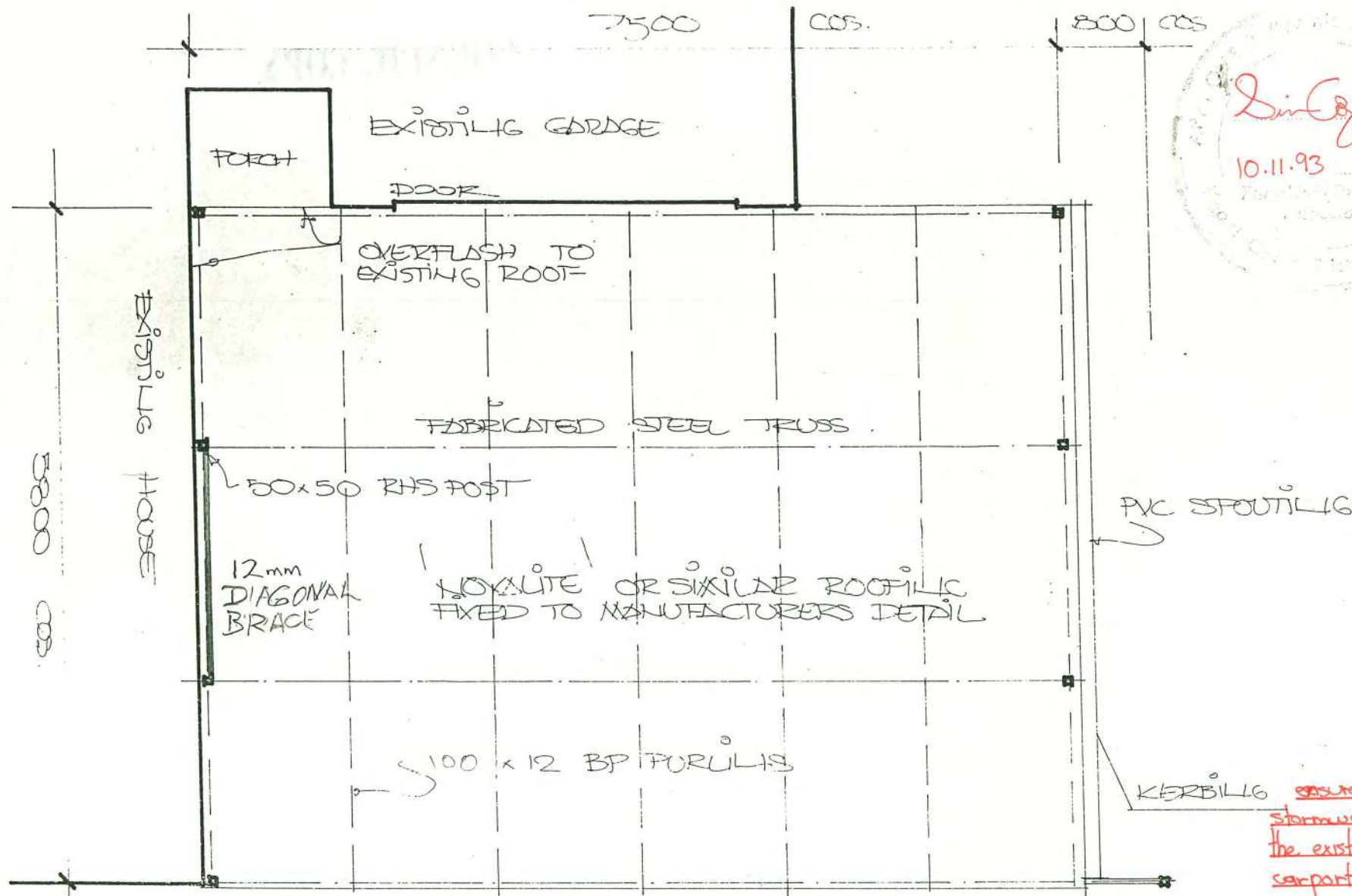
- 5 All foundations are to be to solid bearing minimum of 300mm
- 6 THIS CARPORT MAY NOT BE COVERED IN FURTHER IN THE FUTURE, WITHOUT REFERENCE TO COUNCIL.

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

OWNER/BUILDER/AUTHORISED PERSON _____

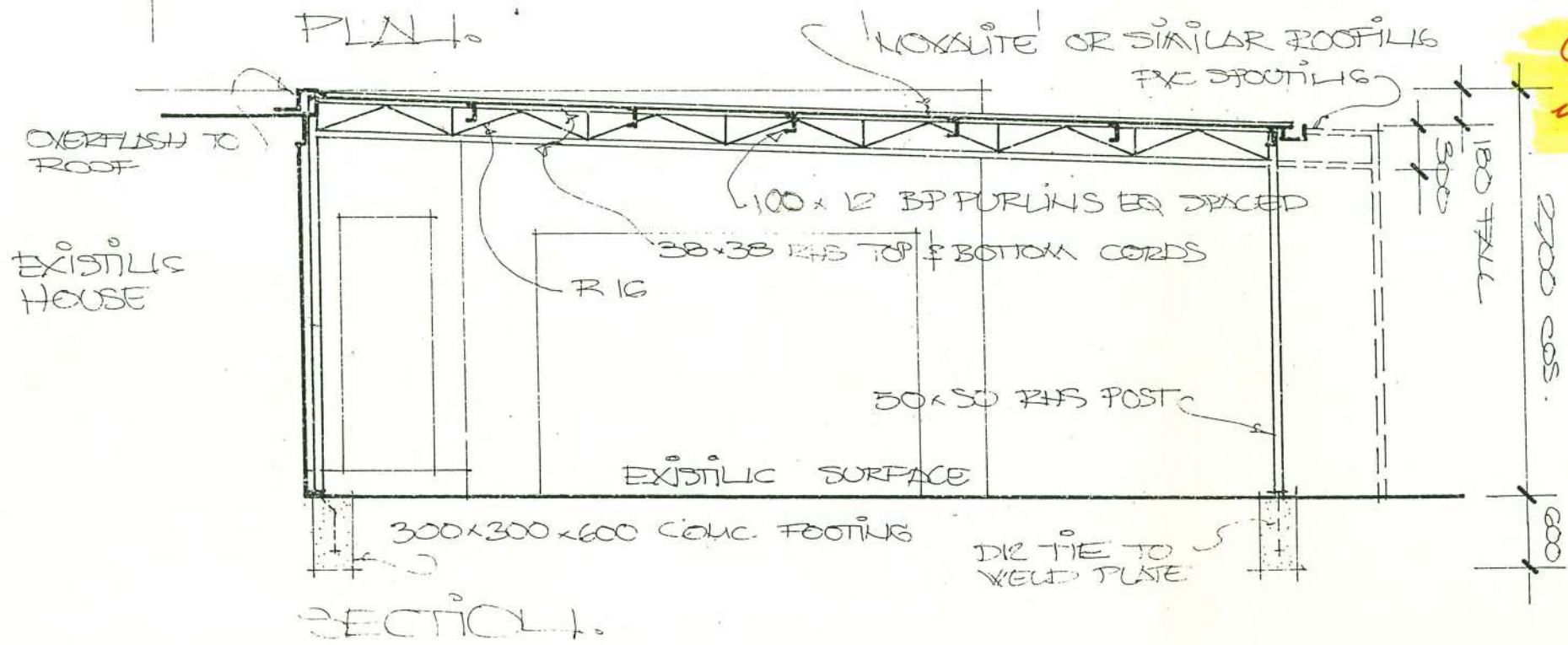
DATE _____

12/11 Ngarara Building, Rimu
Road. Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



ensure that posts are sited clear of the house drain stormwater from the carport is to be connected into the existing house stormwater system as soon as the carport is built

Carport may not be covered in at any time in the future



IMPORTANT

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

COMMENTARY OF WORK	
BEFORE POURING ANY CONCRETE	✓
BEFORE FIXING ANY FLOOR	✓
BEFORE FIXING ANY WALL OR CEILING LININGS	—
BEFORE BACKFILLING ANY DRAIN TRENCH	—
BEFORE COVERING ANY PLUMBING WORKS	—
BEFORE FITTING ANY FLUE CEILING COVER PLATE	—
ON COMPLETION OF WORKS	✓

NOTE: INSPECTIONS ARE TO BE DONE OUT ON WEDNESDAYS

1992.



APITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM No.: 931197 [continued]

This project information memorandum includes:

- ___ Information identifying relevant special features of the land concerned
- ___ Details of relevant utility systems
- ___ Details of authorisations which have been granted

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: A. H. H. H. H. BUILDING CONTROL OFFICER

DATE: 12-11-93.

Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



KAPITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM

Section 31, Building Act 1991

APPLICANT

P O'SULLIVAN
P O BOX 73
OTAKI RAILWAY

CONSENT DETAILS

Consent/PIM No.: 931197
Date issued: 12/11/93
Date of applicn: 8/11/93
Valn No: 1494139600
Overseer: A Hawkins

PROJECT DESCRN: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
CARPORT

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: SHELTER

PROJECT LOCATION: 417 TE MOANA ROAD, WAIKANAE

LEGAL DESCRIPTION: LOT 23 DP 14025

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



KAPITI COAST DISTRICT COUNCIL

Ref:

P O'SULLIVAN
P O BOX 73
OTAKI RAILWAY

GST REG No. 51-860-608
CUST No. BC931197

9/12/93

TAX INVOICE 1143
=====

QTY	DESCRIPTION	RATE	AMOUNT
	Building Consent/PIM 931197 : 417 TE MOANA ROAD, WAIKANAE : CARPORT		165.00 *
(* INCL GST	\$18.33)	TOTAL	\$165.00
		CASH RECEIVED	165.00CR
		NET DUE	0.00 =====

Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563

P O'SULLIVAN

9/12/93

BC931197 / 1143

165.00



KAPITI COAST DISTRICT COUNCIL

SITE CHECK SHEET

NAME :

ADDRESS : ...417... *Temara Rd*.....

LOT : DP :

PROJECT :

PERMIT NO : *93.119.7*.....

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR. WORK APPROVED BY A CERTIFIER REQUIRES A BUILDING CERTIFICATE SUPPLIED BY THE CERTIFIER.

COMPONENT TO BE INSPECTED	CHECK	INSP REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
FOUNDATIONS			<i>Concrete to posts already poured site prep</i>			<i>ACB</i> <i>1-11-93</i>
Siting						
Footings						
Steel						
BOND/BEAMS						
1st						
2nd						
3rd						
CONCRETE FLOOR						
Building						
P&D						
Elect						
Gas						
EHO						
SUB FLOOR						
Connections						
Braces						
Blocking						
PRE LINE						
Wall Framing						
Bracing						
Fixings						
Lintels						
Roof Framing						
Trusses						
Bracing						
Fixing						
P&D						
Elect						
Gas						
EHO						

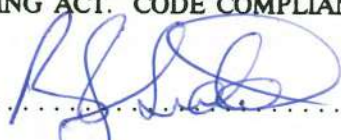
COMPONENT TO BE INSPECTED	C H E C K	INSPECT REQUIRED (TICK)	COMMENTS AND/OR RECTIFICATION NOTICE NO	OK TO PROCEED YES/NO	ADDITION INSPECT YES/NO	DATE, SIGNATURE
INSULATION						
Wall/Floors						
Ceiling/Skillion						
WALL LINING						
Building						
EHO						
EXT CLADDING						
Walls						
Roof						
JOINERY						
NZS4211						
NZS4223						
FIRE FIGHTING EQUIPMENT						
EGRESS COMPONENTS						
DISABLED PERSONS FACILITIES ETC						

FINAL INSPECTION

BUILDING COMPONENTS DEEMED COMPLETED

CERTIFIER	SIGNATURE	DATE	CERTIFIER	SIGNATURE	DATE
Building		26/4/11	Power		
Plumbing			Gas		
Drainage			Services		
EHO			Resource Management		
Lifts			Air Conditioning		
Compliance Schedule					

WORK IS NOW DEEMED TO BE COMPLETED. A CODE COMPLIANCE CERTIFICATE WILL BE ISSUED WHERE REQUIRED BY THE BUILDING ACT. CODE COMPLIANCE CERTIFICATE NUMBER


Signature

Designation

26/4/11
Date

WHEN THE PROJECT IS COMPLETED THIS INSPECTION SHEET WILL BE ATTACHED TO THE RELEVANT PROPERTY FILE HELD AT THE COUNCIL OFFICE.

Site Address: _____

FEE CALCULATION SHEET

ADMIN = \$36 per hour

PLAN VETTING = \$60 per hour

INSPECTIONS = \$35

TECHNICAL CONSULTANTS = Cost + 10%

NETWORK UTILITY OPERATORS = Cost + 10%

Classification		\$					Total \$				Total \$	Inspections								Total \$	Admin \$	PIM \$	Total
			PI	D	Bld	EH						Site	PI	D	Bld	EH							
1	Fire Places, Signs	0-1500																	36	Nil			
2	Sheds, Carports	1501-4000			3		45							2				40	36	Nil	151		
3	Garages, Conservatories, Swim Pool, Etc	4001-10000																	36	50			
4	House Additions	4001-10000																	36	50			
5	House Additions	10001-50000																	36	50			
6	Dwellings	50001-100000																	36	100			
7	Dwellings	100001-150000																	36	100			
8	Dwellings	150001-200000																	54	100			
9	Dwellings	200001-250000																	54	140			
10	Dwellings	250001-300000																	72	140			
11	Dwellings	300000 +																	72	160			
12	Commercial/Industrial	0-10000																	36	50			
13	Commercial/Industrial	10001-50000																	36	60			
14	Commercial/Industrial	50001-100000																	36	100			
15	Commercial/Industrial	100001-150000																	36	100			
16	Commercial/Industrial	150001-200000																	54	100			
17	Commercial/Industrial	200001-250000																	54	140			
18	Commercial/Industrial	250001-300000																	54	140			
19	Commercial/Industrial	350001-350000																	54	140			
20	Commercial/Industrial	350001-400000																	72	160			
21	Commercial/Industrial	400001-450000																	72	180			
22	Commercial/Industrial	450001-500000																	72	200			
23	Commercial/Industrial	500000 +																	72	250			

SITE CHECK SHEET

NAME:

ADDRESS : **LOT :** **DP :**

Date Inspected

[illegible]

OWNER P O SULLIVAN Lot DP
PROPERTY ADDRESS 417 TE MOANA ROAD WAIKANA DATE RECEIVED

TYPE OF BUILDING	Dwelling		Retail		Additions		Accessory	
	New		Industrial		Alterations		Other	

DEPARTMENT	REQUIREMENTS			COMMENTS	CHECKED/DATE STAMP
Town Planning		Yes	No	Dispensation Required?	
	Zoning Conforms				
	Dispensation				
	Planning Consent				
Plumbing					
Drainage					
Stormwater	To Channel				
	To Drain				
	Confined to Lot				
Building					
General					
Commercial					
Egress	To NZS 4121				
Structural	Specific Design			Existing Drive & garden possible soft ground.	
	Foundation				
	Structure				
	Roof				
	Special Floor Level				
	Earthworks Bylaw Conditions				
Site					



KAPITI COAST DISTRICT COUNCIL APPLICATION FOR PERMIT

File 21
14 AUG 1992
KAPITI COAST DISTRICT COUNCIL

TO : The General Manager, Kapiti Coast District Council

I/We NIGEL A PRITCHARD OF RIVERBANK ENGINEERING LTD (Print)
of PO. BOX 73 OTAKI RAILWAY (postal address) 364 8848 (Telephone) hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated : (Please ensure this portion is fully completed).

SITE ADDRESS	LEGAL DESCRIPTION
Street No. <u>417</u> Street Name <u>TE MOANA</u> Town <u>WAIKANA</u>	

OWNER
Name <u>P O SULLIVAN</u> Address <u>417 TE MOANA</u> <u>WAIKANA</u> Phone Home

BUILDING

DESCRIPTION OF PROPOSED WORK
<u>TO INSTALL CARPORT ONTO EXISTING GARAGE</u> <u>AS A STAND ALONE STRUCTURE.</u>

FLOOR AREA 43.5 square metres

BUILDER	ESTIMATED VALUES (inc GST)
Name <u>RIVERBANK ENGINEERING LTD</u>	Building \$ <u>3790.00</u>
Address <u>76 RIVERBANK ROAD</u>	Plumbing \$
<u>OTAKI</u>	Drainage \$
Phone <u>06 364 8334</u> Home <u>364 8848</u> Bus	TOTAL \$ <u>3790.00</u>

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

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

PLUMBING & BUILDING PTO



KAPITI COAST DISTRICT COUNCIL

Inquiries to: A D Guerin

Ref:

FORM A

SITE ADDRESS

Block No.

Name

Time

18 August 1992

N A Pritchard
P O Box 73
OTAKI RAILWAY

FOR OFFICE USE ONLY

Dear Sir

**BUILDING PERMIT APPLICATION - 417 TE MOANA ROAD, WAIKANAE
CARPORT FOR O'SULLIVAN**

Further to your application for a building permit for the above, the carport appears to be within the 4.5m front yard. You must either redesign the proposal to comply or obtain planning consent from Council (forms enclosed).

Yours faithfully

A D Guerin
PLANNING OFFICER

cc

P O'Sullivan
417 Te Moana Road
WAIKANAE

WJB

AUTHORISATION FOR REPAY OF DEPOSITS

Item	OK	Repair Required	Cost	TO ACCOUNTS CLERK	DATE
Road					
Kerb					
Path					
Crossing					
Stormwater					
Beam					
Other					
Works Completed					

WAIKANAE SERVICE CENTRE

Apata Place, Waikanae. Telephone (04) 293-6376/293-6336. Fax (04) 293-7758.



KAPITI COAST DISTRICT COUNCIL

PRIVATE BAG 601, PARAPARAUMU.
TELEPHONE (04) 296-5139 FAX (04) 297-2563

NOTICE TO RECTIFY BUILDING WORK

Section 42, Building Act 1991

Issued by Kapiti Coast District Council

To

The Owner 417 Te Moana Rd Whikanae
(Owner or person to whom building consent, if any, was issued)

And

(Any person undertaking the building work concerned):

Building Consent No.: *None*

Carport in front yard.

*It has come to our attention that your carport
for which a permit was declined in 1992.
(Town Planner letter 18.8.92 A. Guerin)
is in the process of being constructed.*

*You are required to cease all further work on this
carport and contact the Senior Bld Inspector at
our Paraparaumu office with out delay.*

*OK to Proceed now
new application lodged
with amended site Plan
AH*

ADDITIONAL INSPECTION REQUIRED YES/NO

Signed for and on behalf of Council:

Name:

A. Guerin

Position:

Bld Controller

Date: *1/11/93*



KAPITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM Section 31, Building Act 1991

APPLICANT

P O'SULLIVAN
P O BOX 73
OTAKE RAILWAY

CONSENT DETAILS

Consent/FIM No.: 931197
Date issued: 12/11/93
Date of applic: 8/11/93
Valn No: 1494139600
Overseer: A Hawkins

PROJECT DESCRN: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
CARPORT

INTENDED LIFE: INDEFINITE, BUT NOT LESS THAN 50 YEARS

INTENDED USES: SHELTER

PROJECT LOCATION: 117 TE MOANA ROAD, WAIKANAE

LEGAL DESCRIPTION: LOT 23 DP 14025

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.



KAPITI COAST DISTRICT COUNCIL

Ref:

PROJECT INFORMATION MEMORANDUM No.: 931197 [continued]

This project information memorandum includes:

- ___ Information identifying relevant special features of the land concerned
- ___ Details of relevant utility systems
- ___ Details of authorisations which have been granted

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: *A. New King* BUILDING CONTROL OFFICER

DATE: 12.11.93.

Ngarara Building, Rimu
Road, Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563



KAPITI COAST DISTRICT COUNCIL

Ref:

P O'SULLIVAN
P O BOX 73
OTAKI RAILWAY

GST REG No. 51-860-608
CUST No. BC931197

9/12/93

TAX INVOICE 1143
=====

QTY	DESCRIPTION	RATE	AMOUNT
	Building Consent/PIM		165.00 *
	931197 : 417 TE MOANA ROAD, WAIKANAE : CARPORT		
(* INCL GST	\$18.33)	TOTAL	\$165.00
		CASH RECEIVED	165.00CR
		NET DUE	0.00 =====

Ngarara Building, Rimu
Road. Private Bag 601,
Paraparaumu.
Telephone (04) 298-5139
Fax (04) 297-2563

P O'SULLIVAN

9/12/93

BC931197 / 1143

165.00



KAPITI COAST DISTRICT COUNCIL

TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

PROJECT INFORMATION MEMORANDUM

(Plumbing & Drainage)

APPLICANT: P. O'Sullivan

MAILING ADDRESS: Box 73 Otaki Railway

SITE ADDRESS: 417 Te Moana Rd Waik

LOT NO: 23 DP: 14025

PROJECT: New Building ☐ Alteration Add's ☒
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Carport.

SEWER ~~AVAILABLE~~/CONNECTED _____

WATER ~~AVAILABLE~~/CONNECTED _____

SITE PLAN OF EXISTING SERVICES (IF ANY) attached Plan

LOCATION OF SEWER LATERAL attached Plan

LOCATION AND SIZE OF WATER TOBY 15mm Ø

LOCATION OF EASEMENTS (IF ANY) unknown

LOCATION OF PUBLIC DRAINS (IF ANY) no record of any

STORMWATER DISPOSAL TO CHANNEL ☐
DRAIN ☐
ON SITE ☒

ADDITIONAL COMMENTS

Time taken to supply above _____



KAPITI COAST DISTRICT COUNCIL

TELEPHONE (04) 298-5139 FAX (04) 297-2563

File

PROJECT INFORMATION MEMORANDUM Planning Requirements

APPLICANT: P. O'Sullivan

MAILING ADDRESS: Box 73 Otaki Railway

SITE ADDRESS: 417 Te Moana Rd Waik.

LOT NO: 23 DP: 14025

PROJECT: New Building ☐ Alteration ADD ☒
Removal/Demolition ☐ Relocated Building ☐
(approx. age _____ years)

INTENDED USE: Carport.

ZONING: Residential E

USE PERMITTED: Yes

RESOURCE CONSENT GRANTED: NIL

DESIGNATIONS ON PROPERTY: NIL

EASEMENTS: NIL

SITE SUBJECT TO INUNDATION: Unknown

COASTAL BUILDING LINE RESTRICTION: N/A

RELOCATABLE ZONE: N/A

MINIMUM FLOOR LEVEL: N/A

YARD & HEIGHT REQUIREMENTS: OK

TREE PRESERVATION: -

OTHER COMMENTS: -

TIME TAKEN TO SUPPLY ABOVE: _____

GARPORT ROOF TRUSSES, TE MOANA ROAD

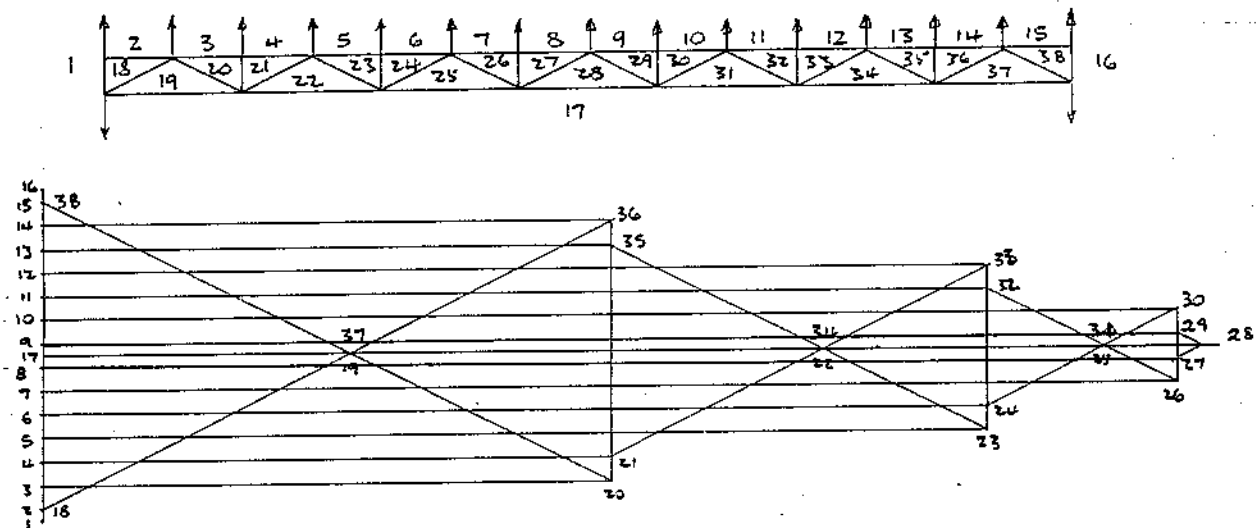
Truss span 7.5m nominal (say 7.45m post cs) loadbearing width 1.9m
Dead load Novalite say 0.02 kPa BP purlins 0.04/1.25m = 0.032 kPa
Self wt of truss as detailed approx 0.08 kN/m
Total DL along truss = 1.9(0.02+0.032) + 0.08 = 0.18 kN/m
Live load @ 0.25 kPa = 0.48 kN/m.

For wind loads assume 46 m/s V S₁ 1.0 S₂ 0.6 (G.R. 3 class B)
V_s = 27.6 q = 0.467 kPa C_{pe} -1.0 C_{pi} (underside) say 0.8 max
Wind load on truss = 1.9 x 1.8 x 0.467 = 1.6 kN/m
Then DL + LL = 0.66 kN/m 0.7 DL + W = 1.47 kN/m
x 3/4 overstress factor = 1.10 kN/m design load.

Load at each intermediate node = 0.6 kN approx (0.3 kN @ ends)

Reaction load = 4.2 kN

Stress diagram as below



Max chord stress/load 18/9 = 29.9 kN working load

Max diagonal load 18/9 or 37/28 = 8.8 kN

For diagonals L = 0.7 x 594 = 415 mm R = 4.0 L/R = 103.8

Allowable f_{ac} = 74.6 MPa $\therefore P_{max}$ 74.6 x 201 x 10⁻³ = 15 kN > 8.8 kN

Stress level in both chord = 29.9/0.357 = 83.7 MPa $\therefore$ L/R max = 96.0

$\therefore$ Unbraced length max = 96 x 14.3/0.7 = 1.96 m centres.

i.e. fly bracing needed @ nodes 23/24, 32/33 and @ 1/2 space 28 (or similar).

Simmons

11111/1/9311:41 AM

P.J.O'SULLIVAN
P.O.BOX 69
WAIKANAE.

Phone 04 29 34 999
FAX 04 29 37 901

FAX MESSAGE

KAPITI COAST DISTRICT COUNCIL
FAX NUMBER 29 72 563

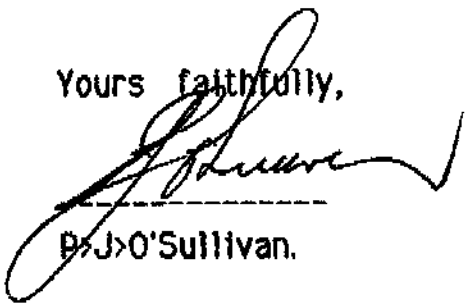
ATTENTION MR A HAWKINS.

Dear Sir,
Re your stop work notice number 94 received today.

Inclosed please find a copy of the fax I have sent to Riverbank Engineering 76 Riverbank Road Otaki requesting the full details of the permit which they advised me that they had prior to the commencement of the construction of the car-port.

In the meantime I have ceased all further work on the project

Yours faithfully,



P.J.O'Sullivan.

11111/1/93 10:51 AM

P.J.O'SULLIVAN
P.O.BOX 69
WAIKANA E.

Phone 04 29 34 999
FAX 04 29 37 901

FAX MESSAGE

NIGEL PRITCHARD
FAX 06 364 7444

RIVERBANK ENG.

I HAVE RECEIVED A STOP WORK NOTICE ON THE CAR-PORT FROM THE KAPITI
COAST DISTRICT COUNCIL.
THEY ADVISE THAT YOU HAD NO PERMIT

I VERY MUCH HOPE THAT THIS IS NOT THE CASE.

WOULD YOU PLEASE FAX ME THE DETAILS OF THE PERMIT BY RETURN
FAX.



P.J.O'SULLIVAN.

DO YOU NEED A BUILDING PERMIT?



A GUIDE TO APPLICANTS FOR BUILDING PERMITS

WHERE DO YOU APPLY?

Kapiti Coast District Council
Ngarara Building
Rimu Road
PARAPARAUMU

BUILDING PERMITS ARE REQUIRED when

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

4. When there is a change of use, ie a dwelling converted to flats, a warehouse converted to offices etc.
5. Where there is to be demolition in whole or part of a building.
6. The reinstatement of fire or other damage.
7. Any retaining wall over 1200mm high or which is erected a distance less than its height from the boundary.
8. Any tank or swimming pool erected.
9. Any wall or fence, other than a retaining wall, over 1800mm in concrete or masonry, over 2400mm in timber, or over 3600mm in framing and netting, is erected.
10. Any mast, pole, radio or TV aerial over 6300mm in height.
11. Any construction or platform that exceeds 5m² and 1200mm in height from its lowest ground level.
12. A tent or marquee exceeding 28m².
13. Any sign or hoarding or the repainting or refacing of any sign or hoarding.
14. Solid fuel heaters.

WHAT SHOULD YOU BRING?

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

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

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

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

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

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

NEW ZEALAND BUILDING INSPECTOR 49



KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR PERMIT

TO : The General Manager, Kapiti Coast District Council

I/WE PETER MARK BROOKING (Print) of
HORIZON SPA POOL CENTRE (Postal Address) 04/683439 (Telephone)

hereby make application for permission to have the work described herein, and set out in the plans and specifications attached, carried out on the premises situated at: (Please ensure this portion is complete fully)

SITE ADDRESS
Street No. <u>417</u>
Street Name <u>TIE MOANA RD.</u>
Town <u>WAIKANAHA</u>

LEGAL DESCRIPTION
Valuation No. <u>4940 264 00</u>
Lot <u>23</u> DP <u>14025</u>
Section Block
Survey District

OWNER
Name <u>PAUL O SULLIVAN</u>
Address <u>AS ABOVE</u>
Phone No. <u>33069</u> Home Bus

LAND AREA	Ha/sqm
<u>31/10/90</u>	<u>2.11</u>
SIGNATURE OF APPLICANT	
DATE	

BUILDING

DESCRIPTION OF PROPOSED WORK	FLOOR AREA	sq metres
<u>? Swimming Pool</u>		

BUILDER
Name <u>Horizon Spa & Pool Centre</u>
<u>Western Hutt Rd., Petone</u>
Address <u>Ph. 683-439</u>
<u>P.O. Box 38-522</u>
Phone No. <u>683439</u> Home <u>686131</u> Bus

ESTIMATED VALUES (incl. GST)
Building \$ <u>11,000</u>
Plumbing \$ <u>290</u>
Drainage \$ <u>—</u>
TOTAL \$ <u>11,290</u>

DOCUMENTS SUBMITTED WITH THIS APPLICATION (please tick box) IN DUPLICATE AND TO SCALE	
Site and/or Drainage Plans ☒	Wall Bracing Calculations ☒
Floor Plans ☒	Specifications ☒
Cross-sections and details ☒	Structural Calculations ☒
All elevations ☒	Other ☐

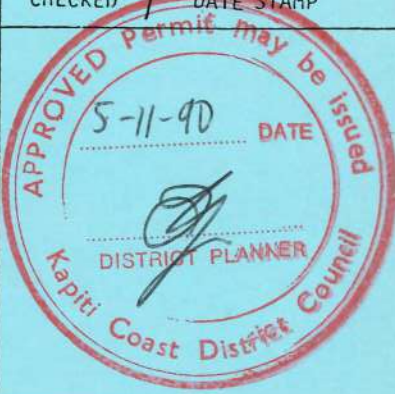
IMPORTANT - No work to be commenced before permit is issued.

PLUMBING & DRAINAGE PTO

OWNER PAUL O. SULLIVAN LOT 23 DP 14025

PROPERTY ADDRESS 417 Te Moana Rd DATE REC'D

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

DEPT	REQUIREMENTS	YES	NO	COMMENTS	CHECKED / DATE STAMP
Town Planning	Zoning Conforms				
	Dispensation				
	Planning Consent				
Plumbing				<u>Permanent water connection with 150mm MIN AIR BREAK.</u>	
Drainage					
Stormwater	To Channel				
	To Drain				
	Confined To Lot				
Building					
General					
Commercial					
Egress	To NZS 4121				
Structural	Specific Design				
	Foundation				
	Structure				
	Roof				
	Special Floor Level				
	E/Works Bylaw Conditions				
Engineer	Access Crossing Type A/B/C				
	Sealed				

PLUMBING AND DRAINAGE

DESCRIPTION OF PROPOSED PLUMBING AND DRAINAGE WORK
<u>OPEN DISCHARGE ABOVE GULLY TRAP FOR B/WASHING POOL</u>
<u>Permanent filling pipe with air gap.</u>

PLUMBERS
Name <u>MARTIN PHILLIPS</u>
Address <u>14 A PARATA ST</u>
<u>WAIKANA</u> Reg. No <u>1815</u>
Phone No. <u>34000</u> Home <u>34000</u> Bus

DRAINLAYERS
Name
Address
Reg. No
Phone No. Home Bus

Signature Date OK ACP Signature Date

ESTIMATED VALUES	
Plumbing \$ <u>290</u>	(Labour Value of Plumbing Work) \$
Drainage \$ <u>—</u>	(Labour Value of Drainage Work) \$
Total P & D \$ <u>290</u> (Labour and Materials)	Total Labour \$ <u>145</u>

For Office use only

INVOICE NO. <u>2245</u>	DATE	RECEIPT NO. <u>122403</u>	DATE <u>15-11-90</u>
-------------------------	------	---------------------------	----------------------

FEES		BUILDING PERMIT NO	DATE ISSUED
Building	\$ <u>191</u>	<u>33890</u>	<u>16-11-90</u>
Plumbing	\$ <u>49</u>	PLUMBING PERMIT NO	DATE ISSUED
Drainage	\$	<u>2329</u>	<u>16-11-90</u>
Sewer Connection	\$	DRAINAGE PERMIT NO	DATE ISSUED
Water Connection	\$		
Vehicle Crossing	\$		
Damage Deposit	\$		
Structural Checking	\$		
Building Research Levy	\$		
Development Levy	\$		
TOTAL	\$ <u>240</u>		
GST INCLUDED	\$ <u>26.00</u>		

Vehicle Crossing
Order No.
Refund
Checked
Date

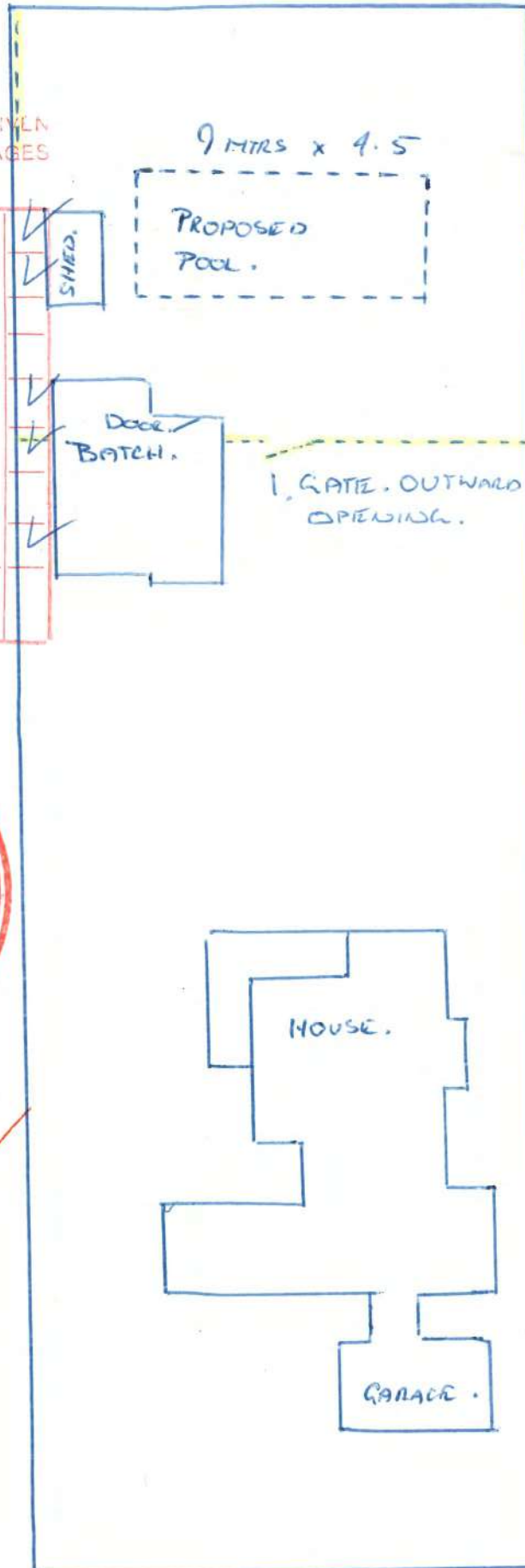
PROPOSED SWIMMING POOL. REAR OF SECTION

IMPORTANT

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

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

NOTE: INSPECTIONS ARE CARRIED OUT ON WEEKDAYS ONLY.



MINIMUM OF 3 MTRS
INSIDE BOTH BOUNDARIES.

- PROPOSED FENCE
TO BE OF PREMADE
SECTIONS OF CYCLONE
FENCING. COMPLYING
WITH NZ STANDARDS.

~~REMAINING EXISTING
BOUNDARY FENCING
CONSIST OF 6' DENSE
HEDGES ETC.
WILL PROBABLY
REQUIRE AN INSPECTOR
TO ASCERTAIN
SAFETY.~~

FENCE IN
ACCORDANCE WITH
ATTACHED GUIDELINES



Correct copy

417 TE MOANA RD

OWNER: PAUL O SULLIVAN.
POOL INSTALLER.

Horizon Spa & Pool Centre
Western Hutt Rd., Petone
Ph. 683-439

PROPOSED PREMOULDED FIBREGLASS POOL

417 THE MOANA RD.

PAUL O SULLIVAN

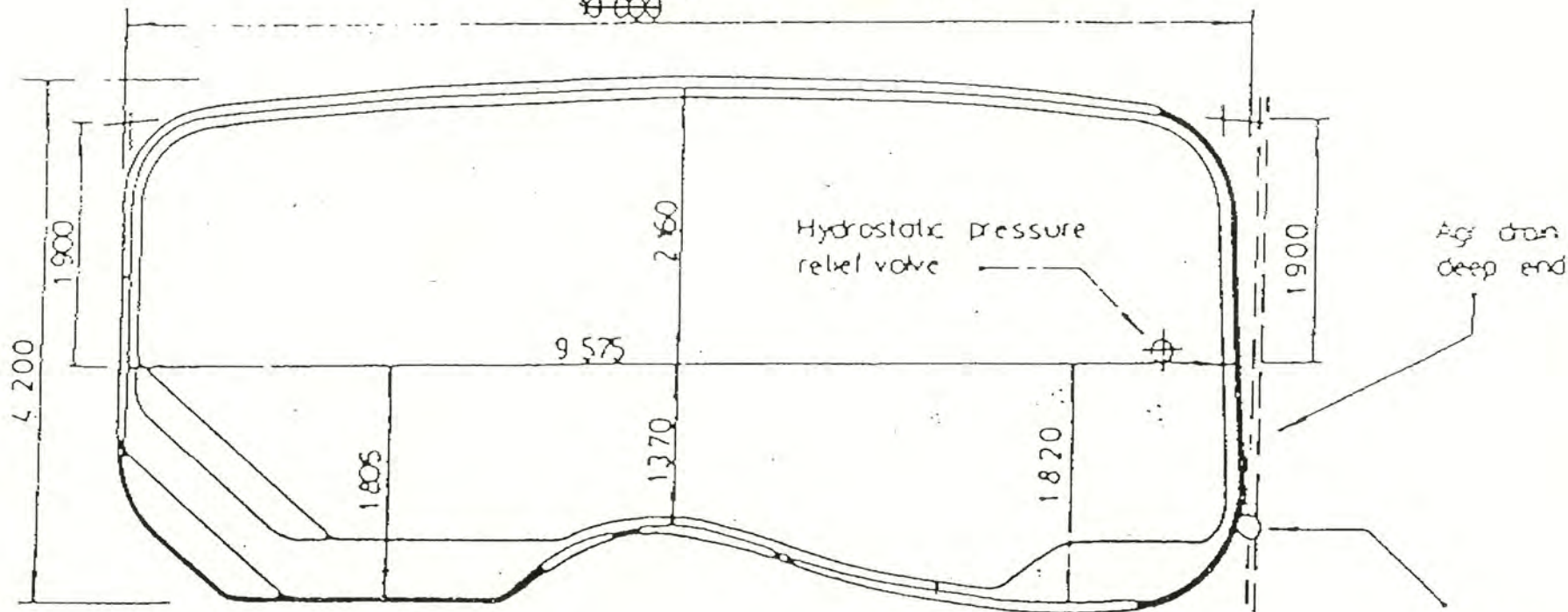
INSTALLER

Horizon Spa & Pool Centre
Western Hutt Rd., Petone
Ph. 683-439

HORIZON SCHOOL POOLS
P.O. BOX 38522 PETONE
PH. (04) 683-439 WGTN.

COMMODOR 10 m

9 METERS



PLAN - POOL

INSTALLER
 Horizon Spa & Pool Centre
 Western Hutt Rd., Petone
 Ph. 683-439

HORIZON SCHOOL POOLS
 P.O. BOX 38522 PETONE
 PH. (04) 683-439 WGTN.



The Spa & Pool Factory LTD

Factory/Showroom 170 Neilson St., P.O. Box 13489, ONEHUNGA Ph 641-641

OFFICE / 220 STATION RD. PENROSE PH 598-153

Outdoors Wairau Rd. TAKAPUNA. Ph 444-5058

GENERAL SPECIFICATIONS

1. SCOPE

This specification covers the general requirements manufactured by Dawn Fibreglass Limited for their swimming pools.

2. CONSTRUCTION OF FIBREGLASS POOL LINER

The pool liner shall be constructed on a mould in the following manner:

First Application

Gel coat - polyester colour coat of approximately 0.4mm thickness

Second Application

610 gm/m² (2oz / sq. ft) Spray-gun applied chopped strand using 610 gm (2 oz) gun stock rovings saturated at the time of application with polyester resin.

Rovings with coloured tracer strands or other suitable means shall be used to assist in achieving even coverage, and checks shall be made from time to time to determine the amount of glass being deposited.

Third Application

Hand lay-up of 24 oz per sq. yard (814 gm/m²) woven rovings - also coated with polyester resin until saturated, and rolled to exclude entrapped air.

Fourth Application

Use 1½oz. per square foot (460 gm/m²) spray gun applied chopped strand as for second application.

Fifth Application

Two brush coats of bitumastic sealing compound such as Mobil Armour 633.

Minimum Thickness

The liner shall have a minimum finished thickness of 5mm.

Sides of Pool

These shall have vertical triangular stiffeners ex 75 x 75 with cardboard, tanalised timber or other suitable former and spaced at 625 centres covered with 1 layer of 2 oz (610 gm/m²) chopped strand fibreglass mat, saturated at the time of application with polyester resin.

Top Lip

This shall have a continuous band of 230 x 25 tanalised timber or plywood set in the lip recess and covered with 2 oz (610 gm/m²) of chopped fibreglass mat saturated at the time of application with polyester resin.

All materials shall be mixed, applied and cured in accordance with material manufacturer's recommendations.

3. INSTALLATION

Pools are assumed to be set in flush with the surface in a level area of ground of normal clay type. Where the ground slopes or is filled or of soft material a site inspection should be made by a registered engineer.

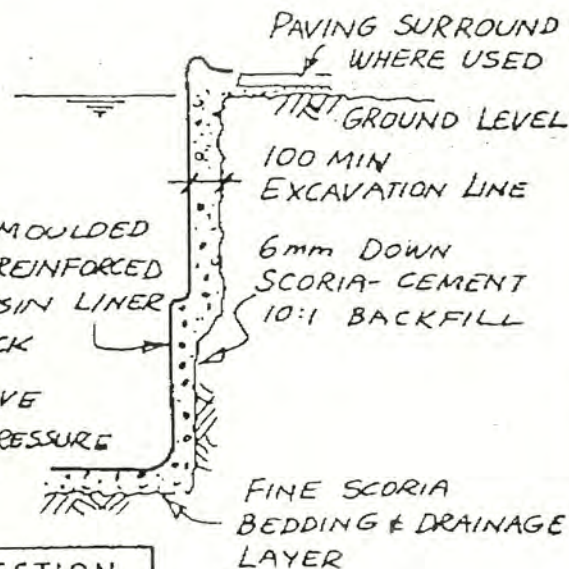
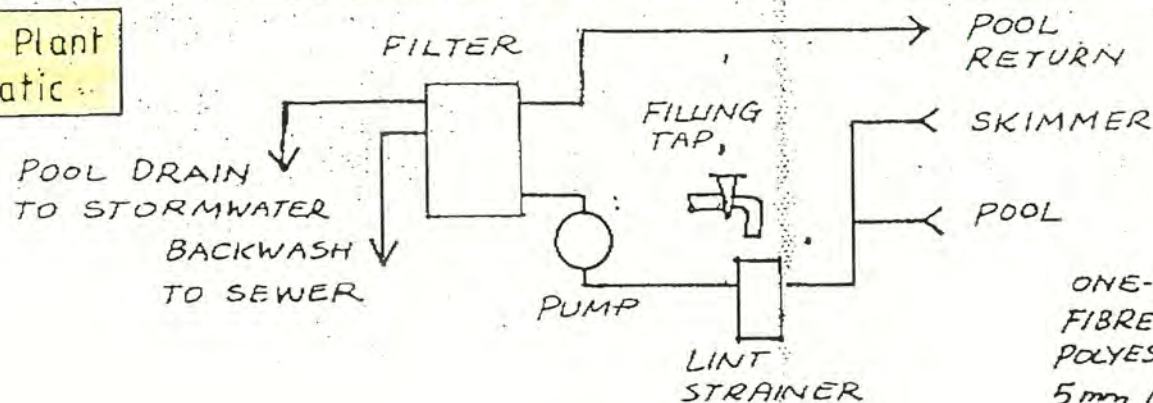
The fibreglass pool liner shall be installed in a hole excavated and neatly trimmed to 100mm min. larger all round than the pool. The base of the excavation shall be covered with 100mm minimum depth of fine scoria with the surface evenly levelled to take the fibreglass liner.

After placing the liner, the excavation shall be backfilled with a sand or fine scoria and cement 10 to 1 mix placed in layers and carefully tamped to ensure complete filling but taking care not to distort the pool walls.

Should the hole have been over-excavated, the back filling of soil shall be carefully placed in layers

417 TIMOANA RD WAIKANAE.

Filter Plant Schematic

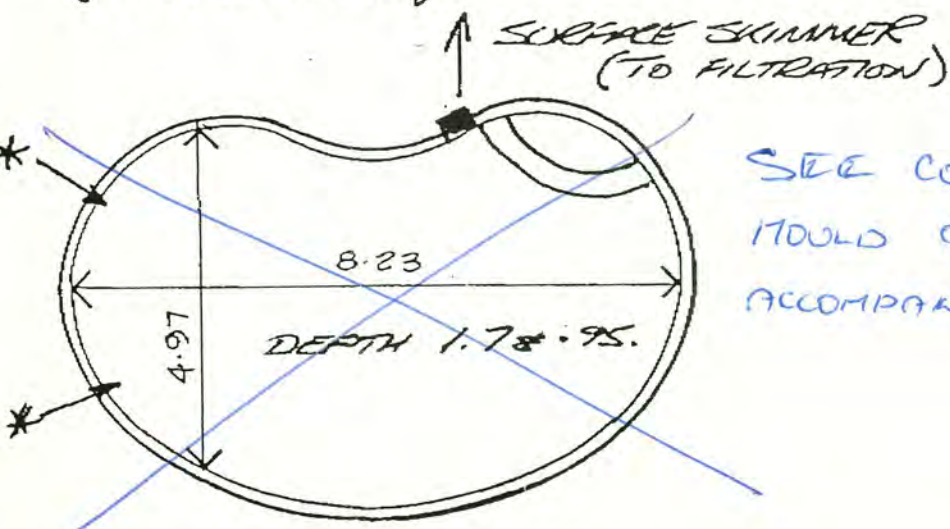


TYPICAL SECTION

NOTES

- 0 THE POOL LINER IS NOT DESIGNED TO BE SELF-SUPPORTING WITHOUT SUPPORT FROM BACKFILL OR OTHER MEANS
- 0 REFER TO ACCOMPANYING SPEC. FOR FABRICATION & INSTALLATION REQUIREMENTS.
- 0 THE POOL IS NORMALLY TO REMAIN FULL OF WATER AT ALL TIMES
REFER TO SPEC. FOR PRECAUTIONS IF EMPTIED.

* RETURN TO POOL (FROM FILTRATION)



SEE COMMODOR
MOULD 9 x 4.5
ACCOMPANYING

Approx. 36,500 litres

Inspector: M_____

File No. _____

Receipt No. _____

Date Permit Issued : : / /

OWNER	
Name	_____
Mailing Address	_____ _____ _____

BUILDER	
Name	_____
Mailing Address	_____ _____ _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	
Street Name	
Town/District	
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	
Lot	D.P.
Section	Block
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	

ESTIMATED VALUES \$	Building	_____	_____
	Plumbing	_____	_____
	Drainage	_____	_____
	G.S.T.	_____	_____
	TOTAL	_____	_____

NATURE OF PERMIT (TICK BOX)	
☐	NEW BUILDING - exclude domestic garages and domestic outbuildings
☐	FOUNDATIONS ONLY
☐	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
☐	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
☐	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$	_____	Water Connection	\$	_____	Receipt No. _____
Street Damage Deposit ..	\$	_____		\$	_____	
Building Research Levy ..	\$	_____		\$	_____	
Plumbing	\$	_____		\$	_____	Date of Payment _____ / _____ / _____
Drainage	\$	_____		\$	_____	
Sewer Connection	\$	_____		\$	_____	
Vehicle Crossing Levy ..	\$	_____	G.S.T.	\$	_____	Authorised Officer _____
M.S. Plumbing	\$	_____	TOTAL:	\$	_____	

Special Conditions: _____

[illegible]

Date Inspected	REMARKS (e.g. stage reached with work)

DESIGN

*Moseley**With the compliments of*

To



OF CONSULTING ENGINEERS

New Zealand Institution of Engineers

WESTERN HUTT ROAD
PO BOX 38-522
PETONE

TELEPHONE
683-439

I, PETER

being registered

Annual Practising

for

shown on the acc

titled Daw

dated Nov 1

proposed to be en

on lot

Located at

I further certify th

accepted engineering

installed in no

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and further

in the vari

safety and

Various as

Min.

Nat.

Signature:

Professional

For and on

Address

*Any queries re
this application please
phone. Pete Brookings
on the above ph. No.*

Thankyou

RECEIVED

- 1 NOV 1990

KAPITI COAST
DISTRICT COUNCIL

*Advised
Vanessa 26/11
Can I
please see the
draft response.
Yellowed to
Kevin B.
a draft response
for the Mayor*

*Mr. Osullivan Phoned 11/11/93
417 Te Mouna Rd.
about stop work notice
on airport.
He said river bank engineering
arranging consent etc.
and they have erected carport.*

KEY

**YOU MAY RECEIVE
A CALL ABOUT THIS
ARNOLD**

Act 1924 and currently holding an
the design of, and the computations

3724/ P1, P2, P3

Glass Pools

and widely
where
and without

sses and combinations of stresses
exceed the maxima to ensure the
plans and specifications.

authorities

on of Fibreglass Pools

Date 18.11.87

er

DESIGN CERTIFICATE



MEMBER OF
THE ASSOCIATION OF CONSULTING ENGINEERS
NEW ZEALAND

A Division of the New Zealand Institution of Engineers

To

I, PETER R. KENNEDY

being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate, hereby certify that I have supervised the design of, and the computations for Fibreglass Swimming Pool Liner

shown on the accompanying plan(s) prepared in my office, numbered 3724/ P1, P2, P3

titled Dawn Fibreglass Ltd - Typical Details Fibreglass Pools

dated Nov 198 and described in the accompanying specifications for a

Fibreglass Swimming Pool Liner

[TYPE OF STRUCTURE]

proposed to be erected for

on lot Section Deposited Plan No.

Located at

I further certify that the works defined above have been designed in accordance with sound and widely accepted engineering principles; that they have been designed to support the loads specified in where installed in normal soils without excessive shrinkage characteristics and without surcharge. Special provisions required where ground is unstable.

and further that I have ascertained to the best of my ability that the stresses and combinations of stresses in the various materials of construction under the above loads will not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with these plans and specifications.

Various aspects of the design are in accord with the following relevant authorities

Min. requirements for construction and installation of Fibreglass Pools

Nat. Swimming Pool Inst. Washington D.C.

Signature: P. R. Kennedy

Association Member Date 18.11.87

Professional Qualifications B.E. M.J.P.E.N.Z. Reg. Engineer

For and on behalf of Babbage Partners Limited

Address PO Box 2027, Auckland 1.

This Design Certificate is valid only for a Building Permit application made within one year of the date of issue of this certificate.

FENCING OF SWIMMING POOLS ACT 1987

SWIMMING POOL FENCE GUIDELINES

All materials and components of a fence must be of a durable nature and be erected so as to prevent any person from climbing over or crawling under the fence from the outside.

1. Fences must extend 1.2m (4ft) above the ground around the pool and any adjacent projections or objects.
2. If a fence is to be constructed of perforated material, netting or mesh which has a dimension greater than 10mm (3/8") the fence must extend 1.8m (6ft) above ground level or projections. The maximum size opening of any perforated material, netting or mesh is 50mm (2 inches). Such materials must be fixed top and bottom, or be of such a nature, the fence cannot be readily crossed by children under the age of six years.
3. Any clearance between the bottom of the fence and ground level must not exceed 100mm (4 inches).
4. The spacing between adjacent vertical poles, panels, or other posts must not exceed 100mm (4 inches) at any point.
5. All fencing supports, rails, rods, wires, bracing or other similar posts must be on the inside of the fence and be inaccessible for use for climbing from the outside.
6. Every gate must open outwards away from the pool, be fitted with an automatic closer capable of returning the gate to the closed position and have a latching device. The gate must have a ground clearance no greater than 100mm (4 inches).
7. Where any building formed, part of a fence and the pool is not contained within the building, any door that gives access to the immediate pool area will be required to be fitted with a locking device that when properly operated, prevents the door from being readily opened by children under the age of six years.

A "swimming pool" is defined in the Act to mean "an excavation, structure, or product that is used or capable of being used for the purpose of swimming, wading, paddling or bathing", and includes a spa pool or any pool with a water depth greater than 400mm.

This is an extract from the Fencing of Swimming Pools Act 1987. For further information or advice please contact:

The Senior Health Inspector
Kapiti Borough Council
Rimu Road
Private Bag
PARAPARAUMU

Telephone: 85139

Kapiti Coast District Council
Private Bag
Paraparaumu

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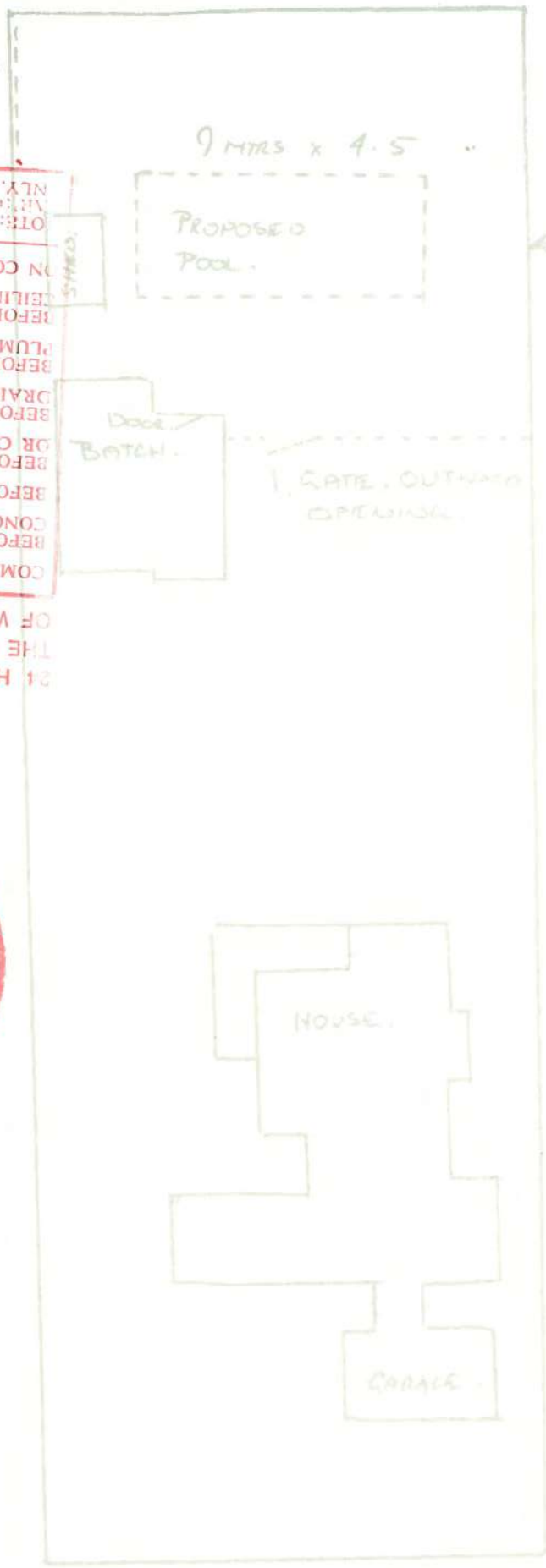
Kapiti Coast District Council
Private Bag
Paraparaumu

PROPOSED SWIMMING POOL. REAR OF SECTION

- IMPORTANT
21 HAS NOTICE MUST BE GIVEN
THE INSPECTOR FOR ALL STAGES
OF WORK TICKED BELOW.
- ☒ COMMENCEMENT OF WORK
 - ☒ BEFORE POURING ANY CONCRETE
 - ☒ BEFORE FIXING ANY FLOOR
 - ☒ BEFORE FIXING ANY WALL OR CEILING LININGS
 - ☒ BEFORE BACKFILLING ANY DRAIN TRENCH
 - ☒ BEFORE COVERING ANY PLUMBING WORKS
 - ☒ BEFORE FITTING ANY FLUE/CEILING COVER PLATE
 - ☒ ON COMPLETION OF WORKS
 - ☒ NOTE: INSPECTIONS ARE ARRANGED OUT ON WEEKDAYS ONLY.



APPLICANT



MINIMUM OF 3MTRS
INSIDE BATH DOORWAY

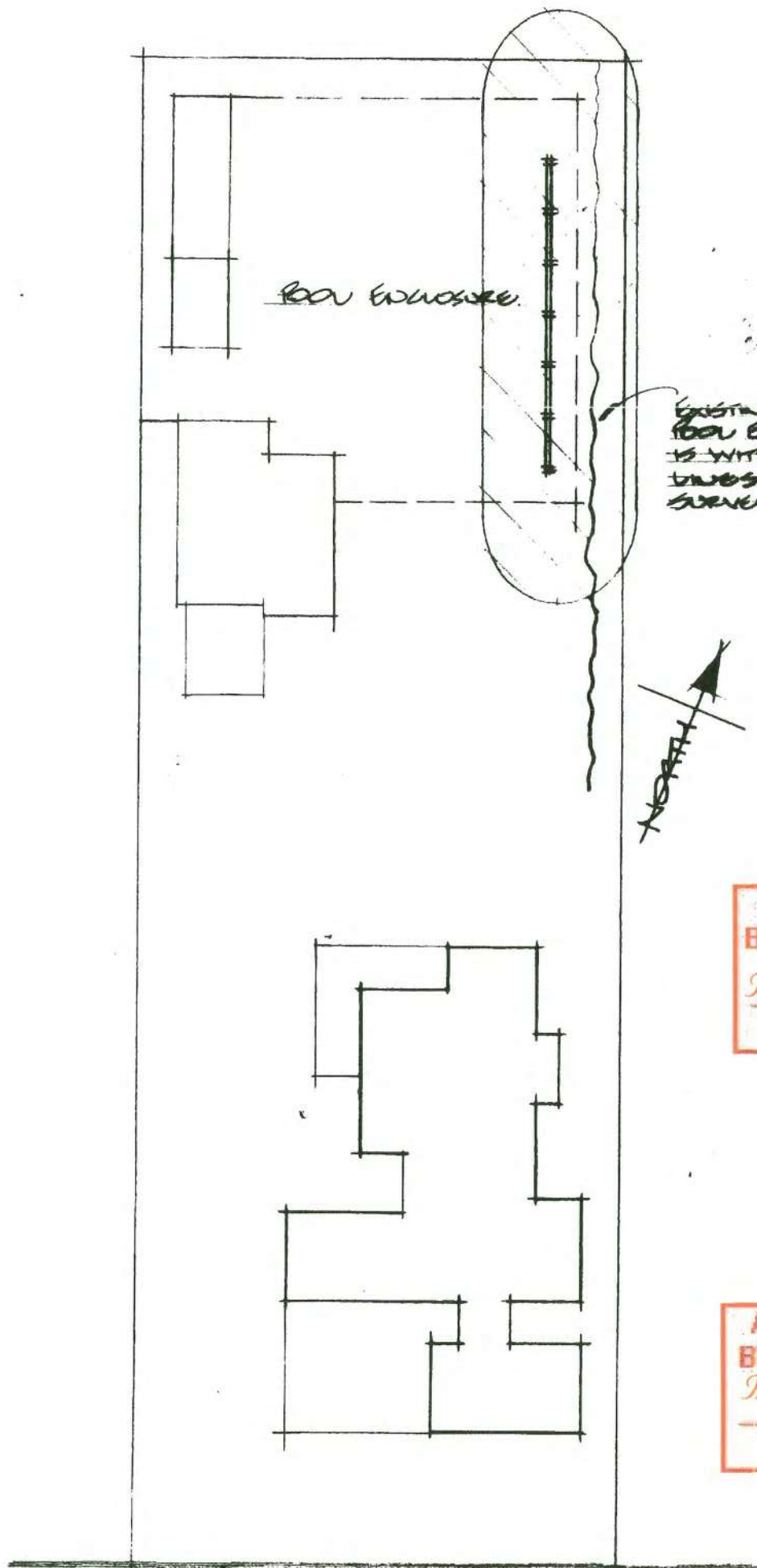
PROPOSED FENCE
TO BE OF THE MAKE
RECTIONS OF ENCLOSE
FENCE OF COMPANY
WITH ALL STANDARDS.

~~REMOVED BY
BORDER OF FENCE
CONSIDERED TO BE
HIDDEN BY
WILL THEREBY
REQUIRE REMOVAL
TO ENSURE
SAFETY~~

FENCE IN
ACCORDANCE
WITH ATTACHED
GUIDELINES

417 TE MOANA RD

OWNER: PAUL O SULLIVAN.
POOL INSTALLER,
Horizon Spa & Pool Centre
Western Hutt Rd., Petone
Ph. 683-439



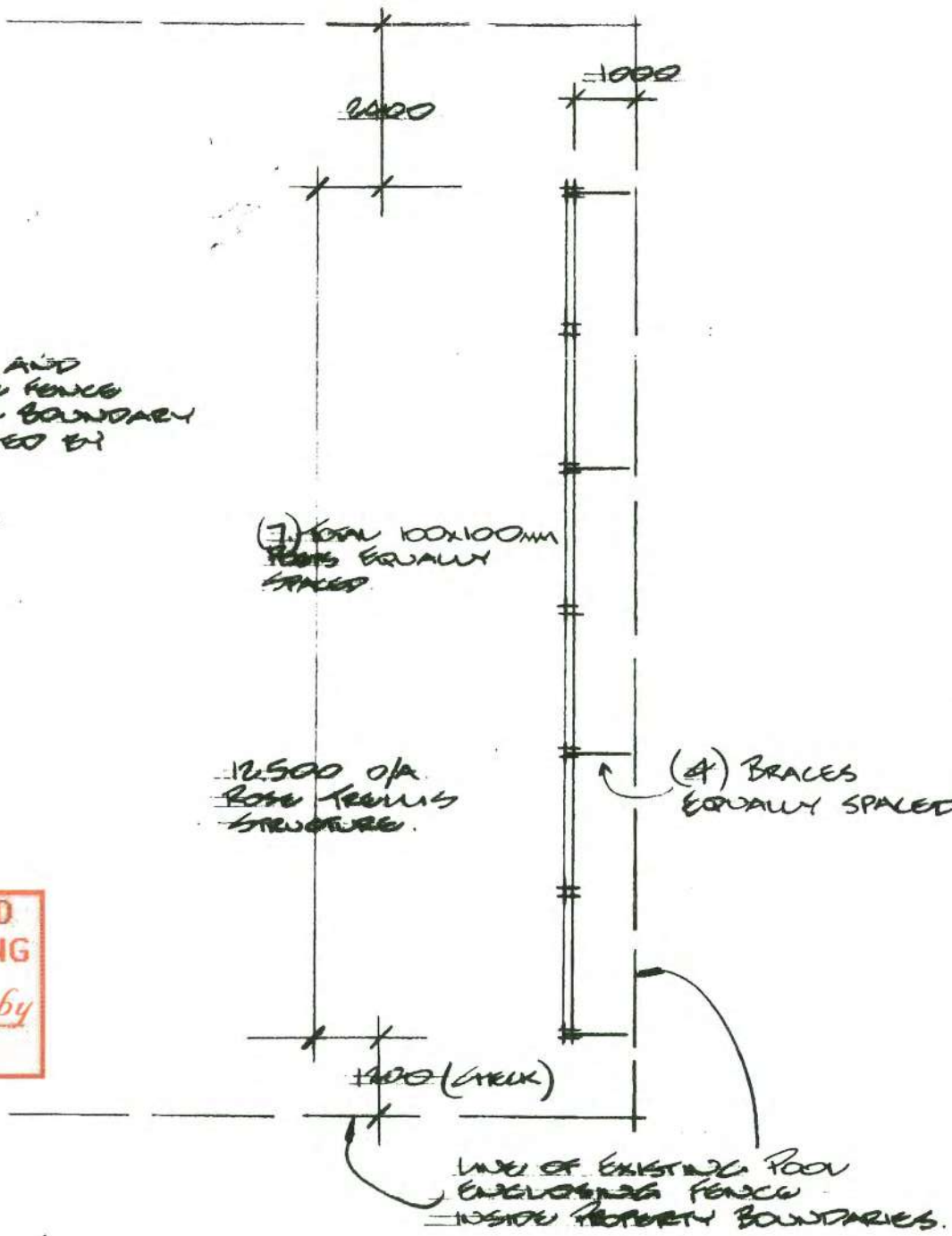
SITE PLAN
SCALE 1:250

EXISTING HEDGE AND POOL ENCLOSURE FENCE IS WITHIN LOCAL BOUNDARY LINES AS DEFINED BY SURVEY PEGS.



APPROVED
BY PLANNING
Mike Mawby
Officer

APPROVED
BY BUILDING
Mike Mawby
Officer



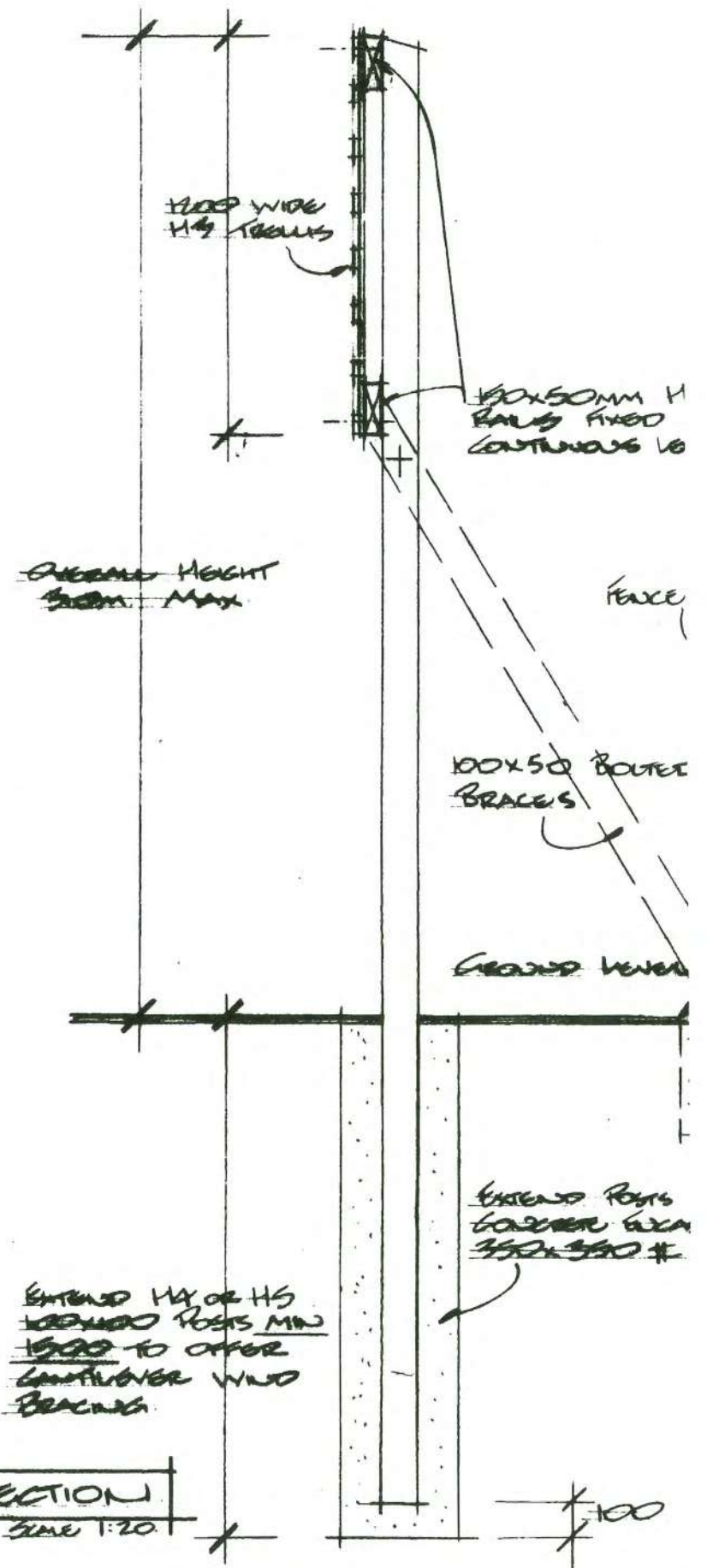
PART LOCATION PLAN
SCALE 1:100

(3) TOTAL 100X100MM PEGS EQUALLY SPACED

12500 o/a ROSE TRELLIS STRUCTURE

(4) BRACES EQUALLY SPACED

LINE OF EXISTING POOL ENCLOSURE FENCE INSIDE PROPERTY BOUNDARIES



TYPICAL SECTION
SCALE 1:20

1200 WIDE H/S TRELLIS

100X50MM H PEGS FIXED CONTINUOUS LG

OVERALL HEIGHT 3000 MAX

100X50 BOLTER BRACES

GROUND LEVEL

EXTEND PEGS COVER AREA 350X350 #

EXTEND H/S OR H/S 100X100 PEGS MIN 1500 TO OFFER COUNTEROVER WIND BRACING

NEW ROSE TRELLIS SUPPORT STRUCTURE.
417 TE MOANA ROAD. WAIKANAE FOR THE
O'SULLIVAN FAMILY TRUST LOT 23 DP 14025

Horowhenua County Council

PERMIT No. 13691
A21985

LOCALITY Wailanap A21985

DATE RECEIVED 13 : 7 : 82. DATE ISSUED 6 : 8 : 82.

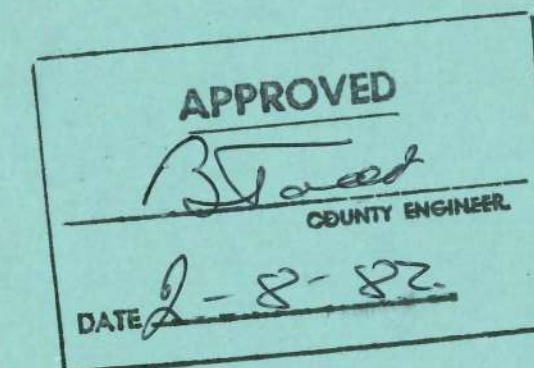
APPLICATION FOR BUILDING PERMIT

OWNER'S NAME BENTLEY

FOR OFFICE USE ONLY

REMARKS:

~~Letter to owner - 2 dwellings on one allotment.~~



a/c post

For inspection required in the case of proposed structural alterations before plans for approval

For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$6.00

For inspecting old timber before re-using the same in a new building ..			\$6.00
---	-------	-------	--------

For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$6.00

For inspecting any timber or building outside the County prior to re-using or re-siting within the County (plus car mileage allowance) \$6.00

For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.

NOTE.—

1 All Plans and Specifications must be in ink.

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 under-mentioned particulars in WAIKANAE RIDING.

- Type of Building:** DWELLING
Dwellings, etc.; additions or alterations.
Particulars of Building: Foundations: CONCRETE Walls: TIMBER-BRICK VENEER Roof: DIAMOND DECK
Total floor area: 143 sq. metres.
- 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) GARAGE + PRIVATE RESIDENCE
- Allotment:** Lot: 23 D.P.: 14025 Section: _____
Area: _____ Block: _____ S.D. _____ Locality: WAIKANAE
- Owner's Full Name:** GEOFFREY & NYRA BENTLEY
Address: 3 MATHIESON AVE, KINNOH, WGTN.
- Previous Owner** { If Section has been recently transferred } KIPPENBERGER
- Frontage (Length):** 20.1 Name of Street or Road: 47 TE MOANA RD.
- Estimated Value of Building—** \$ 53000 :
Plumbing and Drainage— \$ 6500 : — **Total \$** 59500 : —
- Fees \$** 225 : **No. of Receipt** 914
See Scales of Fees on Back Page.
Building Research Levy \$ 60-00 **Footpath Damage Deposit \$** 200-00
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 Floor plan of each floor level;
- An elevation of each external wall;
- The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- 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;
- The type and location of cladding, sheathing and lining.
- 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 J Funnell

as BUILDER or
OWNER.

Address

5 Te Mahu Grove

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

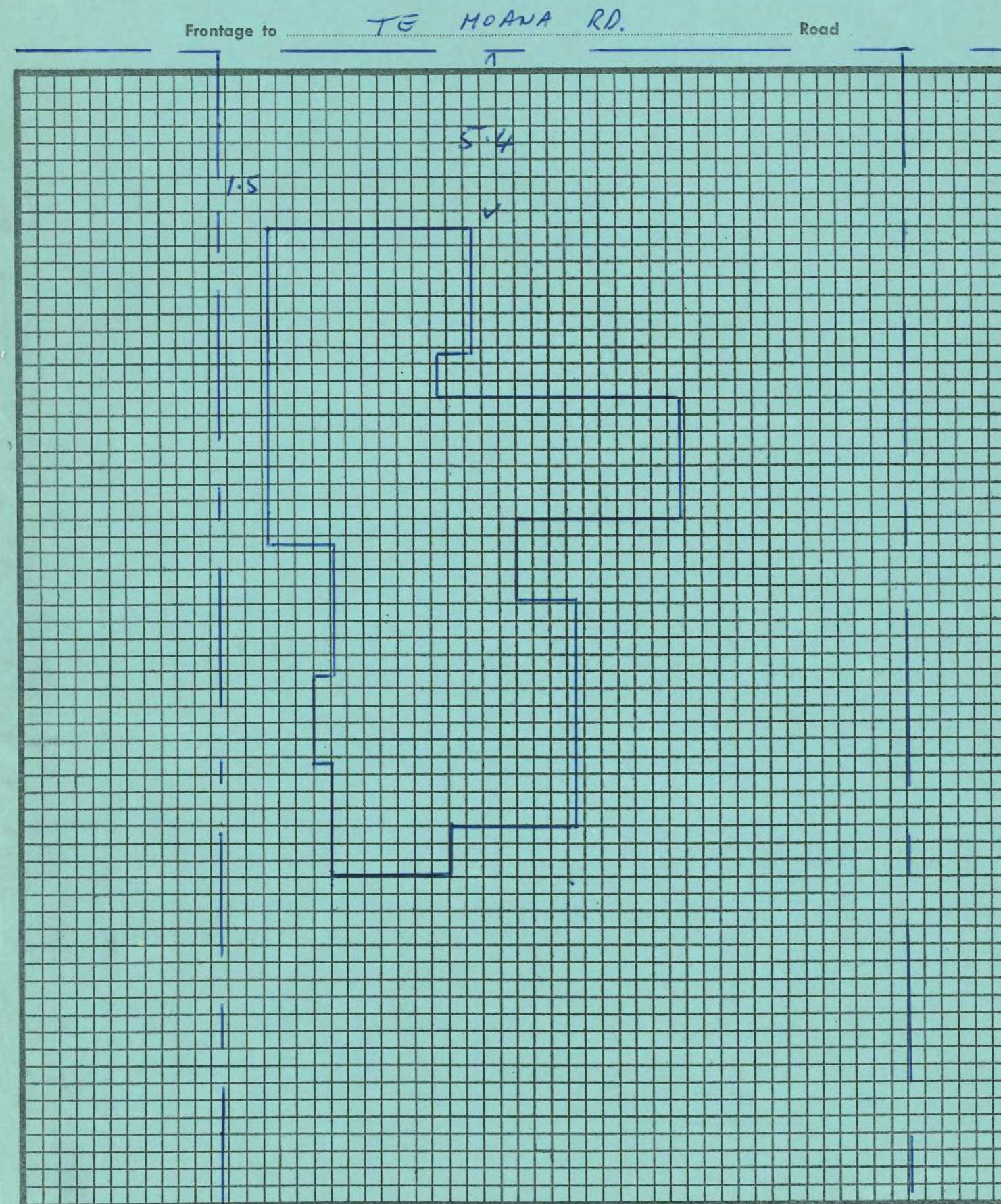
FUNNELL BUILDING Co. Ltd

PLAN OF ALLOTMENT

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

Boundary Lines to be shown thus: ————

Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Horowhenua County CouncilPERMIT No. W5424LOCALITY Waikanae.

DATE RECEIVED : : .

DATE ISSUED 2 : 12 : 82.FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE**APPLICATION
FOR PLUMBING AND ~~DRAINAGE~~ PERMIT**OWNER'S NAME BENTLEYFOR OFFICE USE ONLY

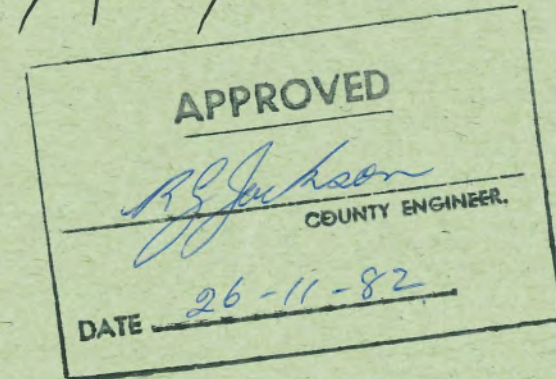
REMARKS:

The kitchen sink unit in the existing 'bach'
is to be removed and the remaining
sanitary fittings are to connect to the sewer.

SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Payable:
Not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

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



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

PLAN OF ALLOTMENT

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 258,
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 2 WCs 2 vanities 1 Bath
1 HWC 1 shower 1 sink 1 Dishwasher 1 TUB 1 Free standing
fire ~~drains to main sewer at road SW to soak pits~~

Allotment. Lot: 23 D.P.: 14025 Section: _____ Area: _____

Block: S.D.: Locality: WAIKANA E

Previous Owner	If Section has been recently transferred KIPPENBERGE
----------------	---

Frontage (Length) 20.1 (Name of Street or Road) TE MOANA RD.

Water Supply (Description)	MAINS
1. Water supply to the house	
2. Water supply to the garden	
3. Water supply to the garage	
4. Water supply to the shed	
5. Water supply to the driveway	
6. Water supply to the front garden	
7. Water supply to the back garden	
8. Water supply to the swimming pool	
9. Water supply to the hot tub	
10. Water supply to the irrigation system	
11. Water supply to the car wash	
12. Water supply to the laundry	
13. Water supply to the kitchen	
14. Water supply to the bathroom	
15. Water supply to the toilet	
16. Water supply to the shower	
17. Water supply to the bathtub	
18. Water supply to the sink	
19. Water supply to the washing machine	
20. Water supply to the dryer	
21. Water supply to the refrigerator	
22. Water supply to the freezer	
23. Water supply to the microwave	
24. Water supply to the oven	
25. Water supply to the stove	
26. Water supply to the dishwasher	
27. Water supply to the garbage disposal	
28. Water supply to the sump pump	
29. Water supply to the basement	
30. Water supply to the crawlspace	
31. Water supply to the attic	
32. Water supply to the roof	
33. Water supply to the gutters	
34. Water supply to the downspouts	
35. Water supply to the foundation	
36. Water supply to the walls	
37. Water supply to the floors	
38. Water supply to the ceiling	
39. Water supply to the windows	
40. Water supply to the doors	
41. Water supply to the stairs	
42. Water supply to the porch	
43. Water supply to the deck	
44. Water supply to the patio	
45. Water supply to the lawn	
46. Water supply to the yard	
47. Water supply to the driveway	
48. Water supply to the garage	
49. Water supply to the shed	
50. Water supply to the house	

Est. Material Value of Plumbing Work \$ 4800 : Est. Labour Value of Plumbing Work \$ 2000 : -

Est. Material Value of Drainage Work ~~\$500~~ : Est. Labour Value of Drainage Work ~~\$200~~ : -

Total Value \$ 5700.00

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 \$ 60 Receipt No.: 914

Water Connection Fee \$ _____ **Receipt No.:** _____

Full Name and Address of Owner: GEOFFREY & NYRA BENTLEY

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: DJ Smith

Address S Te Moku Grove Wailana

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

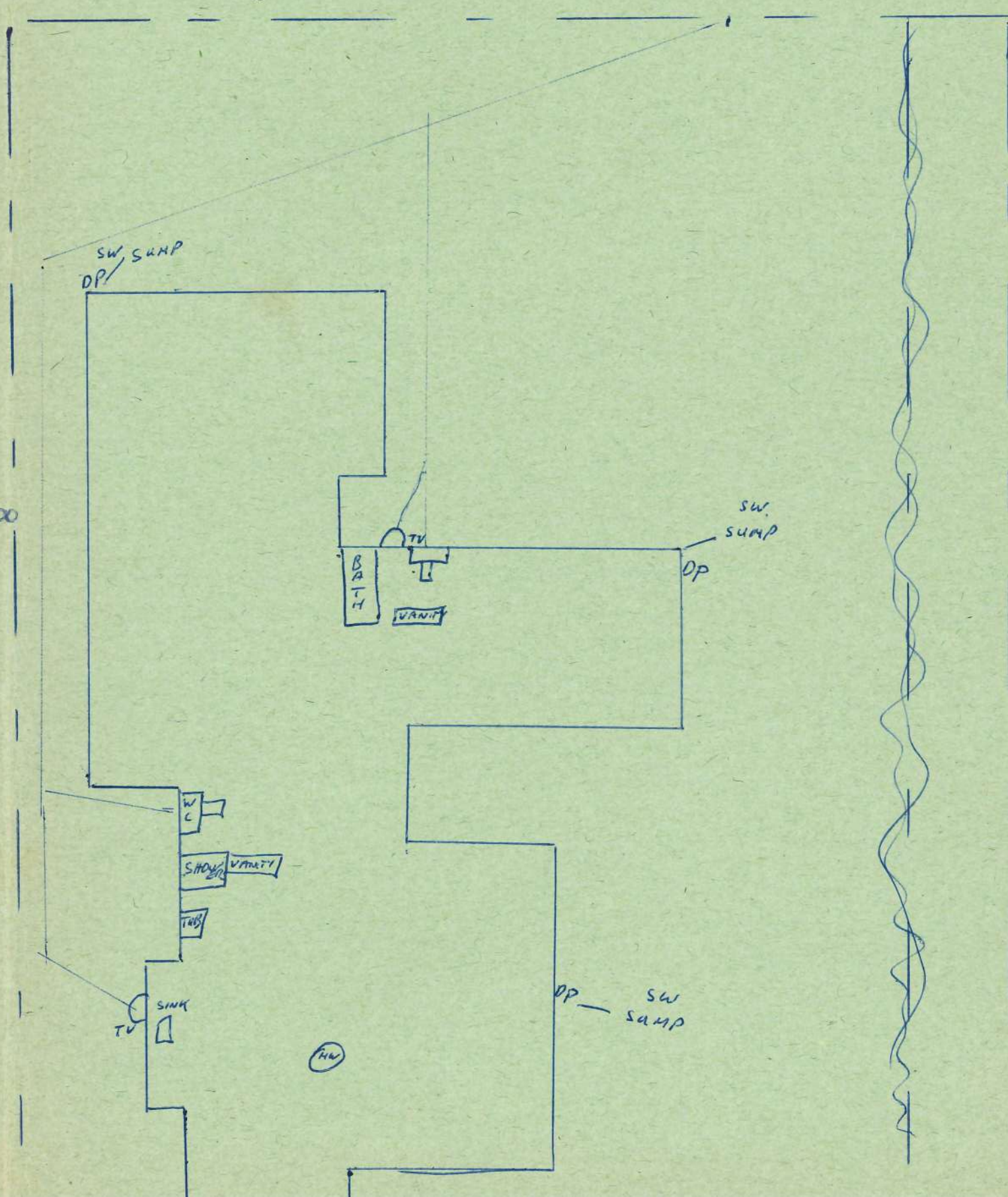
~~Registered Drainlayer's
Signature, Address, and
Registered No.~~

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

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

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

Frontage to TE MANA RO Road



1787

H.C.C./D.1

Horowhenua County Council

PERMIT No. W5395

LOCALITY Waikanae Sewer

DATE RECEIVED : : .

DATE ISSUED 25 : 11 : 82

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME Bentley

FOR OFFICE USE ONLY

REMARKS: The septic tank serving the existing 'bach' is to be disconnected and sealed and this drainage system is to connect to the sewer.

APPROVED
R. G. Jackson
COUNTY ENGINEER
DATE 26-10-82

SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Payable:
Not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30

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

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

Valuation Book No. 1496/320

Date _____, 19____

PLAN OF ALLOTMENT

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 258,
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 Complete Drainage to New dwelling and existing outbuilding including storm water disposal.

Allotment. Lot: 23 D.P.: 14025 Section: _____ Area: _____

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

Previous Owner { If Section has been recently transferred }

Frontage (Length) _____ (Name of Street or Road) 417 Te Moana Rd.

Water Supply (Description) Town

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

Est. Material Value of Drainage Work \$ 600 : Est. Labour Value of Drainage Work \$ 200 :

Total Value \$ 800.00

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 \$ 18.00 Receipt No.: 914

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner:

Geoffrey & Nyra Bentley 3 Mathieson Ave Kerori

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: [Signature]

Address 5 Te Maku Grove Waikanae

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

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

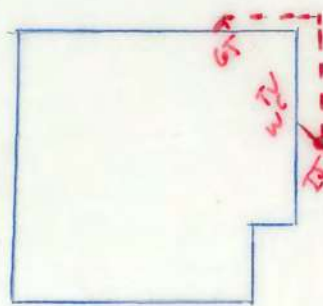
P. M. Egan
to sign later
P.O. Box 1

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

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

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

Frontage to _____ Road



24"10

ROAD - A21 TE MOANA RD

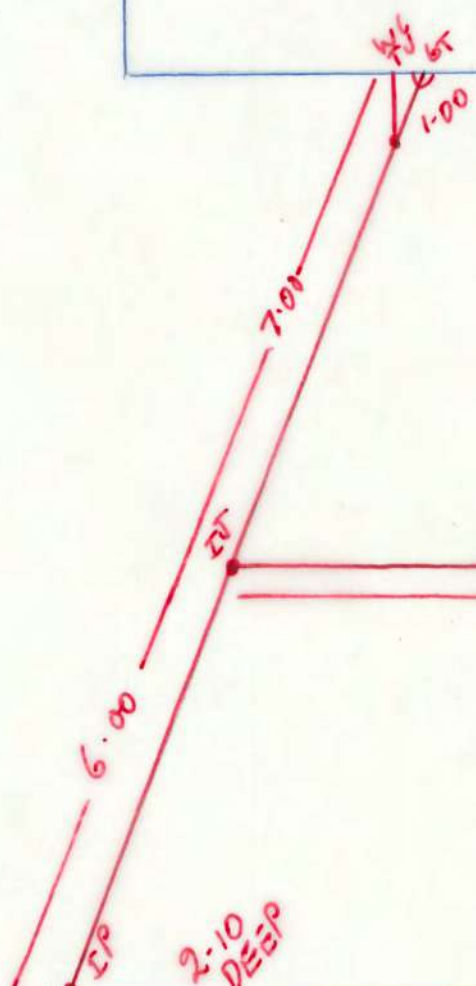
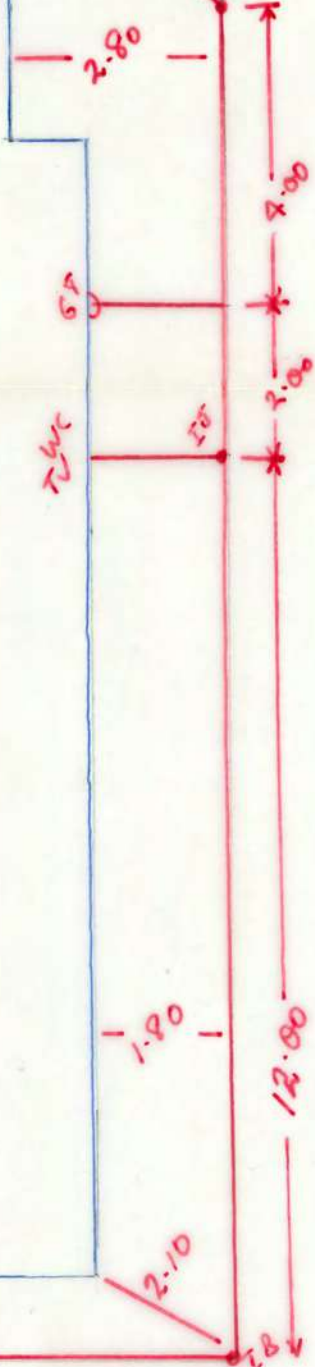
LOT - 25

D.P. - 14025

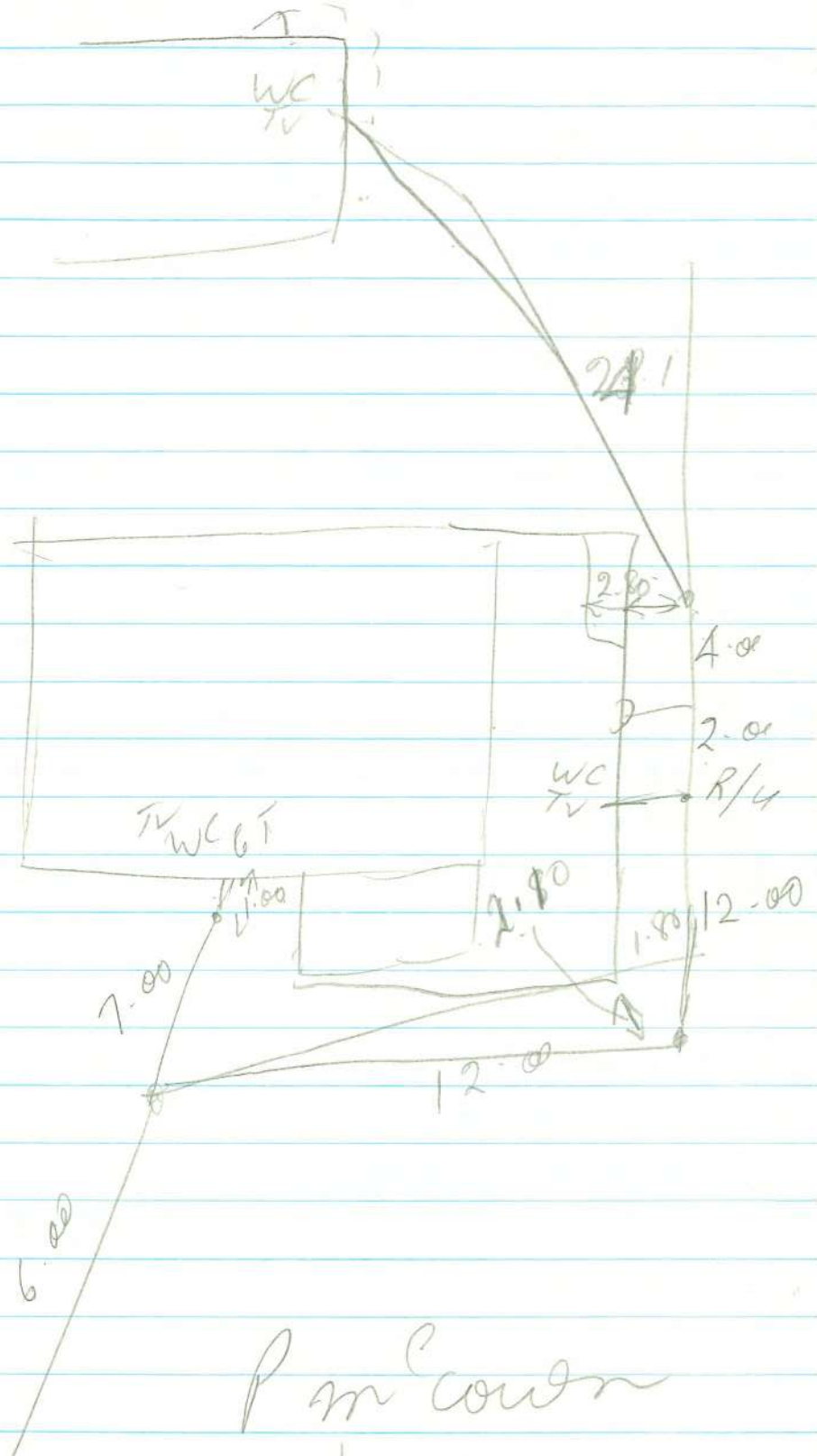
D/W - P M'COWN

DATE - 18-10-82

PIPE - P.V.C.



← 4.50 →



A.50

P m'cown
18/10/82
Le memo Rd.

PERMIT **W** N^o **5395****HOROWHENUA COUNTY COUNCIL****WAIKANAE DISTRICT COMMUNITY****PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK**Mr P.A. McEwen,
P.O. Box 1,
Manakau.

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

Mr G. Bentley, and situated in 414 Te Moana Road Street (or
Waikanae. being described as Lot 23 DP 14025

Description of work:

Complete drainage to new dwelling and existing
outbuilding incl. stormwater disposal

Estimated Value of work excluding materials:

Estimated Cost \$ 200.00Permit Fee \$ 18.00Receipt No. 914Connection Fee \$ —TOTAL \$ 18.00

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

day of _____ 19____

Date 25/11/82

County Engineer

This permit is issued subject to:

The septic tank serving the existing 'bach' is to be
disconnected and sealed and this drainage system
is to connect to the sewer.**HOROWHENUA COUNTY COUNCIL****WAIKANAE DISTRICT COMMUNITY****Notice of Completion of Work and Request for Inspection**To: The Health Inspector,
Horowhenua County Council
LEVIN.I HEREBY GIVE NOTICE that I have completed at premises situated at _____
_____ Street/Road, owned by Mr _____ the plumbing/drainage
works specified in Permit No. _____, issued on _____ 19____, and I do
hereby request that such works should be inspected.

Dated this _____ day of _____ 19____

Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

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

Date: _____ 19____

Inspector

PERMIT **W** No 5424**HOROWHENUA COUNTY COUNCIL****WAIKANAE DISTRICT COMMUNITY****PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK**Mr T. Houston138 Arawhaka Road,Brooklands

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

Mr G Bentley and situated in 411 Te Moana Road Street (orRoad), Waikanae being described as Lot 23 DP 14025.Description of work: Complete plumbing for new dwelling

Estimated Value of work excluding materials:

Estimated Cost \$ 900-00Receipt No. 914Permit Fee \$ 60-00Connection Fee \$ - -TOTAL \$ 60-00

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

day of _____ 19____

Date 2-12-82

County Engineer

This permit is issued subject to:

The kitchen sink unit in the existing "booth" is to be removed and the remaining sanitary fittings are to connect to the sewer.**HOROWHENUA COUNTY COUNCIL****WAIKANAE DISTRICT COMMUNITY****Notice of Completion of Work and Request for Inspection**To: The Health Inspector,
Horowhenua County Council
LEVIN.

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

_____ Street/Road, owned by Mr _____ the plumbing/drainage

works specified in Permit No. _____, issued on _____ 19____, and I do hereby request that such works should be inspected.

Dated this _____ day of _____ 19____

Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

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

Date _____ 19____

Inspector

MR G BENTLEY 417 Te Moana Rd.

Warmaire

Regal

WOODBURNER
FIREPLACE/SPACEHEATER
with COAL BURNING option

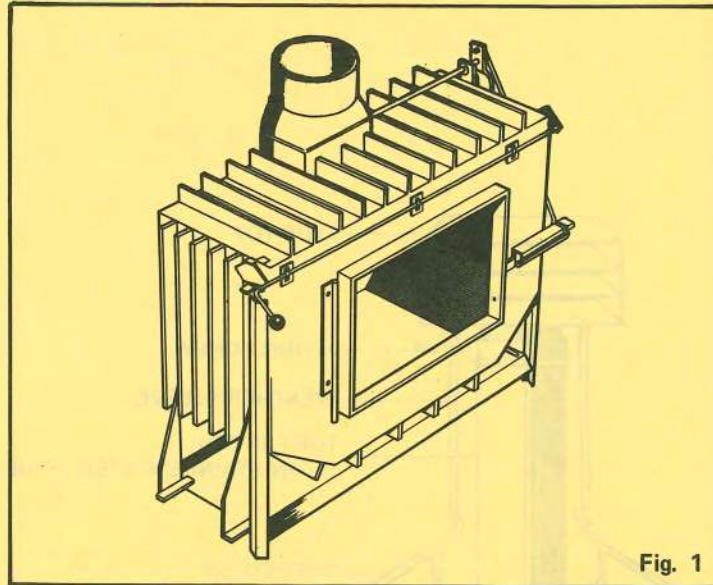


Fig. 1

Note installer please leave for user.
View of heat exchanger firebox showing air control and door safety catch.

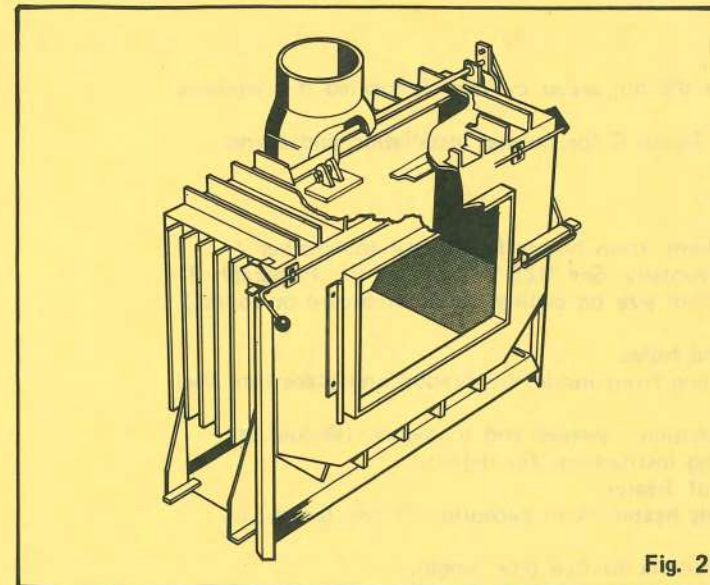


Fig. 2

Insert by-pass slide through door opening. Slots uppermost and to rear of firebox. Insert slide control rod through slots on the slide.

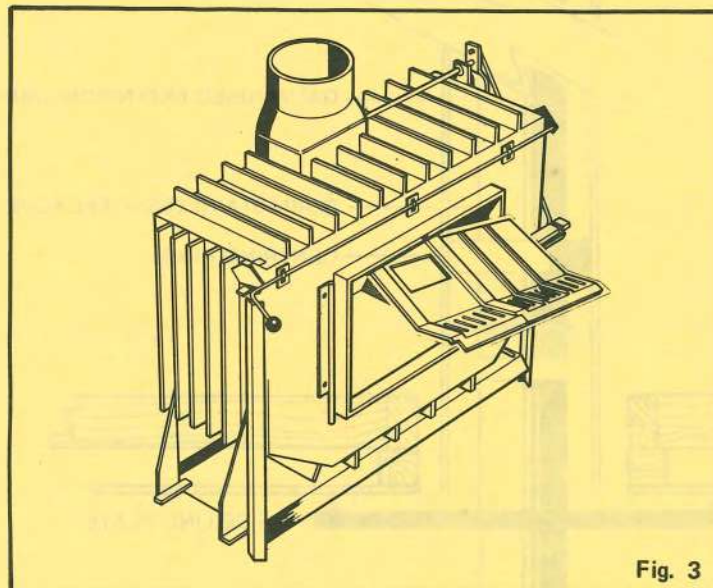


Fig. 3

Insert right and centre cast iron radiation plates through door opening. Gas ports to front and facing up.

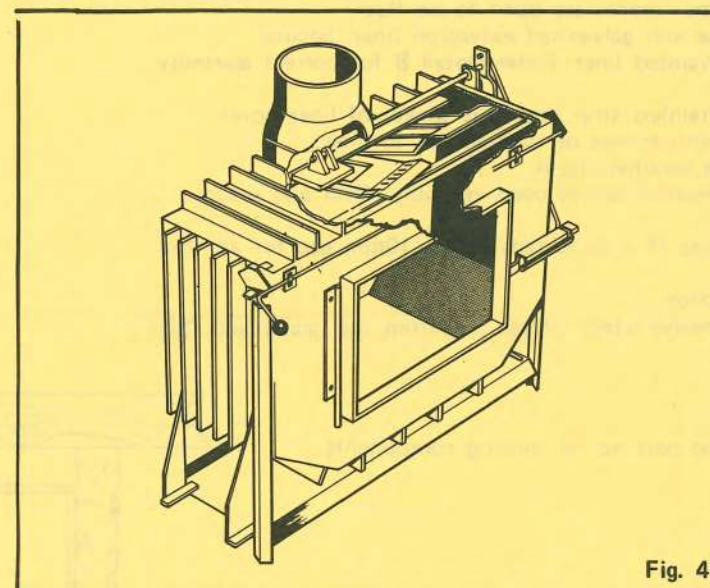


Fig. 4

Place front edge of cast iron radiation plates on front support bar.

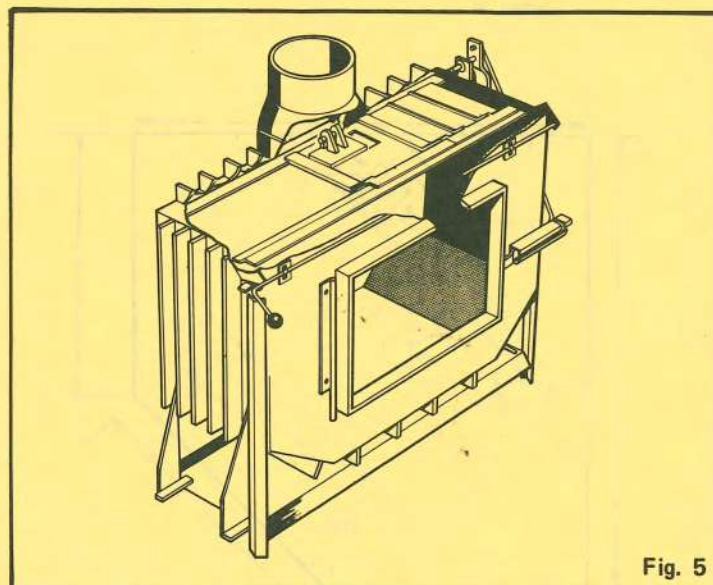


Fig. 5

Slide cast iron radiation plates back onto rear support bar. Engage recess in plate on to support bar and slide over firmly to right hand side. Check smooth operation of by-pass slide.

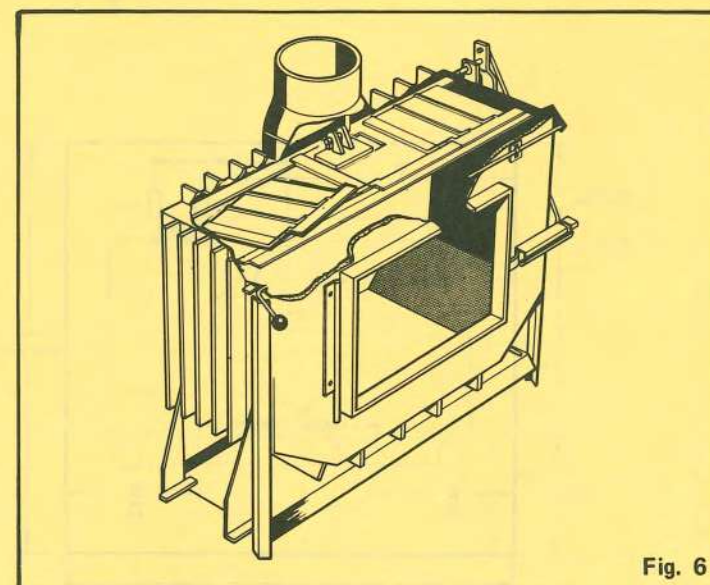


Fig. 6

Fit left and radiation plate as steps 4 and 5.
Note: When by-pass slide is in closed position loading door is locked.

INSTALLATION INSTRUCTIONS

IMPORTANT: READ THOROUGHLY AND ENTIRELY BEFORE STARTING

Your Regal Pack Contains:-

- | | |
|-----------------------------------|----------------------------------|
| A. Heater Body | D. Enamelled flue cover spinning |
| B. Cast iron radiation plates (3) | E. Warm air outlet grille |
| C. Cast iron by-pass slide | |

USE OF WARMAIRE FLUE COMPONENTS IS RECOMMENDED
APPROVED

The Warmaire "Regal" flue pack contains the following items:-

Part No.	54 26 104	2 - Bottom flue sections, black enamel
	54 23 93	2 - Flue sections, stainless steel
	54 26 105	1 - Flue section, stainless steel (top length)
	54 03 11	1 - Medium liner, stainless steel
	54 03 58	1 - Medium liner extension, galvanised iron
	54 26 106	1 - Centering ring, stainless steel
	54 26 103	1 - Weather sleeve cowl assembly, stainless steel
	54 23 116	1 - Flue top, stainless steel
	54 26 109	1 - Ceiling plate, black painted
	NMB 010 200	4 - Round head 50mm x 10 black japlack screws
	NBE 008 037	12 - P.K. screws - 10mm x 8

(NOTE! Leading flashing, Flue Seal Paste, are not supplied in the pack.)

Installation to comply with N.Z. standard code 7421 - for Solid Fuel Space-heater installation.

Permit - You should contact your local body regarding the necessity for a permit for this installation.

Hearth - NZS 7421 Clause 301.2 requires that an ash hearth shall extend not less than 300mm in any direction from all points on the floor that are vertically under a firing or ash removal opening.

Flue Pipe - NZSS 1900 Chapter 7 Clause 7.6.1. **Shafts** states that every chimney hereafter erected or repaired shall be so designed and constructed that the weight and height of the shaft above the rood will not endanger its stability. Except when specially approved by the engineer each chimney shaft or flue shall be carried up to the height of not less than 600mm nor more than 2400mm above the highest part of the roof intersected. The top of the chimney shall be not less than 1500mm from the nearest part of the roof measured horizontally.

NOTE: As this heater is an appliance which required **CORRECT** installation it is the **RESPONSIBILITY OF THE INSTALLER** to ensure satisfactory operation.

Ensure the warranty card is returned showing clearly the names of the merchant and installer - warrantee is void unless card is returned filled out.

This detail depicts standard installation only.

The installer should adapt and supplement the kit for non-standard applications.

Installation specification subject to change without notification.

S P E C I F I C A T I O N

FOR

NEW RESIDENCE FOR
MR & MRS BENTLEY AT
417 TE MOANA RD WAIKANA

I N D E X

Pages	1 - 2	PRELIMINARY AND GENERAL
	3 - 4	EXCAVATION
	5 - 7	CONCRETE WORK
	8 - 10	BRICKLAYER
	11 - 22	CARPENTER
	23 - 25	JOINERY
	26 - 28	ROOF COVERINGS
	29	SOLID PLASTERER
	30 - 31	DRAINLAYER
	32 - 35	PLUMBER AND SHEET METAL WORKER
	36 - 38	ELECTRICIAN
	39 - 40	PAINTER AND GLAZIER
	41 - 42	APPENDIX A - LINTELS
	43 - 47	APPENDIX B - NAILING SCHEDULE

6.

PRELIMINARY & GENERAL

1.01 SCOPE OF WORK

This Contract comprises the supply of all plant, materials, and labour necessary for the construction, completion and maintenance of the whole of the work specified herein and/or shown on the drawings.

1.02 CONTRACT DOCUMENTS

The following documents form this Contract:-

- (a) Builders Tender and Building Agreement
- (b) This Specification and Addendum Sheet
- (c) Working Drawings

1.03 SITE

The Contract is based upon the site conforming with :

- (a) Levels and/or Contours as shown on the drawings together with specific foundation details drawn or specified.

or

- (b) Level site.

The sub soil is of sufficient strength as to necessitate only the minimum foundations requirement of the Local Authority or Lending Institution, unless otherwise drawn or specified.

Where the sub soil is not of sufficient strength to meet the requirements of minimum foundations, all additional work, labour and material to provide adequate foundations or bearing capacity shall become a variation to the Contract (this includes previously cultivated ground and filled sites).

1.04 DRAWINGS AND SPECIFICATION

This specification is to be read in conjunction with the plans, working drawings and any other detailed drawing which may be issued. All figured dimensions shall be taken in preference to those scaled. All detailed drawings shall supercede those to smaller scale.

If any error or inconsistency should appear in or between the drawings and specifications, the drawings shall take precedence and such differences are to be referred to the Designer for interpretation.

1.05 BY-LAWS AND PERMITS

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority and the requirements of the Owner's Mortgagor.

The Contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying out of the Contract.

Note: Crossing Fees - Upgrading Rights of Way

The Contractor shall pay necessary deposits or fees for sealing, vehicle crossing, etc, as required by the Local Authority only to allow permits to be uplifted. All such amounts are the liability of the owner, and such amounts as required charged as extra.

1.06 INSURANCES

Prior to commencing construction of the Contract, the Contractor shall purchase the following insurance for the period of the Contract (excluding maintenance).

- (a) Worker's Compensation Insurance as stipulated by the Act.
- (b) Contractor's "All Risk Insurance" or "Fire Insurance" insuring against loss or damage by fire in the joint names of the Contractor and the Owner to the full insurable value.

1.07 MAINTENANCE

Where required by the Agreement between the Owner and the Contractor, the Contractor shall undertake to remedy defects in material and workmanship which appear in the dwelling within 31 days after completion.

The Owner will notify the Contractor in writing of any items which require rectifying within 31 days.

1.08 VARIATIONS

No variations shall be considered unless the Contractor prepares a separate estimate for such work.

The Contractor shall not be obliged to undertake any variation until the Owner has given approval by signing and returning the variation to the Contractor.

1.09 MONETARY ALLOWANCES

A prime cost (P.C.) sum shall be varied by the substitution for the prime cost sum of the actual price paid by the Contractor for the particular work or materials supplied and the contract price shall be increased or decreased (as the case may be) by the amount by which such sum is varied. There shall be added to or deducted as the case may be, a sum representing such percentage as is normally charged by the Contractor, but in no case shall such percentage exceed ten per centum of such variation.

The P.C. sums referable to this Contract are specified in the attached addendum sheet.

1.10 TEMPORARY SERVICES

The Contractor shall provide and maintain all temporary services necessary for the work, and give notices and pay all dues in connection therewith.

1.11 SETTING OUT

The Contractor/or his employees shall be responsible for setting out the works as shown on the drawings and to maintain set out level pegs and control pegs during the currency of the Contract. Site boundary pegs are the Owner's responsibility.

1.12 COMPLETION

The Contractor/or his employees shall remove all rubbish and equipment accumulated during the construction of the house, remove all temporary work and leave all services in good order, rake out all rubbish from under floor, leave floors broom clean and windows whole and clear.

1.13 MATERIALS SUBSTITUTION

Where the use of Brand names are used in this specification, substitution may be made, provided the substitute materials are of equal or better quality than the item being replaced.

EXCAVATIONS2.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

2.02 SET OUT

Set out the whole of the excavations to the layout and overall dimensions as required.

2.03 CLEARING SITE

Clear off all vegetation over the area of the proposed building.

2.04 UNSTABLE GROUND

Where loose, soft or otherwise unstable ground is encountered, the excavation depth is to be increased until solid bearing is reached. An extra to the Contract will be made for such work.

2.05 FOUNDATION EXCAVATIONS

Excavation in accordance with the floor detail as shown on plan.

a) Timber Floor

i) Foundation Excavation

Excavate for all foundations to a solid bearing at a minimum depth of 300mm below adjacent ground level.

All excavations are to be level and shall be stepped for sloping ground with minimum depth of 300mm below ground level.

ii) Backfilling

Backfill against all foundations are required with clean excavated material well compacted.

iii) Pile Excavation

Excavate for all piles shown on plan to a solid bearing at a minimum depth of 300mm below adjacent ground level.

b) Excavation Concrete Floor

i) Excavations

Remove vegetation and top soil over the whole of the building area as shown on the drawings, to a minimum depth as required by the Local Body for lending authority. Excavate for all foundations shown on plan to a solid bearing at a minimum depth of 300mm below adjacent ground level.

All excavations are to be level and shall be stepped for sloping ground with minimum depth of 300mm below ground level.

ii) Backfilling

Backfill against exterior of foundations as required with clean excavated material well compacted.

iii) Filling Under Slab

Filling under all concrete floor slabs to the underside of the floor slab with hard material lacking fines. This layer shall be well consolidated and its surface shall be blinded with clean fines well rolled and consolidated.

2.06 INSPECTION

All excavations are to be inspected by the Local Authority and lending institution prior to placing any concrete or filling.

2.07 SEPTIC TANK

Where shown, indicated or otherwise required, excavate for a septic tank of the size required by the Local authorities. Excavate for effluent trenches and or soak pit as required.

CONCRETE WORK3.01 PRELIMINARY AND GENERAL

Note all clauses under preliminary and general of this specification which shall apply to this section of the work.

3.02 EXTENT OF WORK

Comprises the setting out, boxing and placing of concrete in the foundations, floor slabs, walls, beams and bands, and any other concrete work shown on the drawings.

3.03 MATERIALS

Concrete shall be ordinary grade concrete with a minimum specified crushing strength of 17.5 MPa after 28 days curing, unless stronger grade concrete is required by notes on the drawing.

Site mixed concrete shall consist of 4 parts coarse aggregate, 2 parts fine aggregate and 1 part of fresh Portland Cement. Maximum aggregate size shall be 20 mm.

Alternatively, properly graded and mixed, clean, sharp "all in" aggregates may be used, mixed in the ratio of $4\frac{1}{2}$ parts aggregate to 1 part fresh Portland Cement. Care must be taken to ensure that measures of aggregates and cement are the same volume. Ingredients shall be mixed in a power driven mixer for $1\frac{1}{2}$ minutes after all ingredients have been added.

Concrete shall contain 8 bags of cement to each cubic metre of placed concrete.

Water for concrete shall be fresh, potable quality, added only in sufficient quantity to make a stiff but workable mix.

Cement shall be fresh Portland Cement. It shall be carefully handled and stored away from moisture until used.

3.04 REINFORCING

Reinforce foundation walls, footings and beams as shown on the drawings. All main reinforcing bars shall be deformed bars. Tie bars between main bars may be plain round bars.

Reinforcing shall be neatly and accurately bent and placed as shown on the drawings. Tie all laps and crossings with 16 gauge black iron wire. Reinforcing shall be continuous around all corners and through steps in footings and walls. Generally, reinforcing in foundation walls shall be placed in the centre of walls, unless otherwise noted on the drawings.

Provide 75mm cover from natural ground under footings and 50mm cover from the sides of footings. Place concrete or plastic spacers to hold rods in position and to maintain cover.

Laps in deformed bars shall be a minimum of $40 \times$ diameter, and shall be staggered at random.

Openings in foundation walls shall be trimmed with a minimum of ID12 bar extending not less than 600mm beyond the edges of the opening.

3.05 FORMWORK

Formwork generally shall be of 12mm minimum thickness plywood shutters or 25mm non-staining boarding. Formwork shall be so constructed that it can be easily removed without damaging the concrete.

Formwork shall be constructed true to line and level and shall be effectively propped, tied and strutted to prevent deformation or movement under the load of the wet concrete.

Form all openings in formwork for vents, conduits or ducts required.

3.06 FOUNDATIONS

Foundation footings, walls and reinforcing shall be as shown on the drawings. All footings shall be laid on a clean, level bed. See also section - Excavation.

While concrete is still green, place all bolts for holding down wall plates, bearers, braces, etc. Bolts for holding down wall plates shall be not less than 10mm dia., set not less than 75mm into the concrete, cranked for anchorage. They shall be set not more than 300mm for a corner or end of a wall and shall be spaced at not more than 1.4m centres. Each length of plate shall be held down with not less than 3 bolts.

Bearers shall be fixed to foundation walls or nib piers with 12mm dia., bolts set not less than 150mm into concrete.

3.07 PILES

Foundation piles shall be precast or cast-in-situ concrete parallel sided, tapered or circular. Piles shall be not less than 200mm across the base and not less than 150mm across the top.

Piles shall be set into concrete pads of widths and depths noted on the drawings. Concrete piles shall be carried up to heights to suit sub floor framing and the maximum heights noted below -

Cantilevered piles	600mm
Anchor piles	150mm
Ordinary piles supporting jackstuds	600mm
All other piles	1.5m

Unless otherwise noted on the drawings, piles shall be ordinary piles.

Piles shall be not less than 150mm above ground, and shall be set into concrete pads with not less than 75mm of concrete between the base of the pile and the ground.

Timber piles shall be of natural round timber treated to T.P.A.C2 specification and shall have a minimum diameter of 140mm.

Timber piles shall extend a minimum of 300mm above finished ground level and any cut ends shall be brush treated with preservative.

Timber piles may extend to the following heights above ground -

Cantilevered piles	600mm
Braced piles and ordinary piles directly supporting bearers	3.0m

All anchor piles must be concrete or masonry.

Timber piles shall be set into concrete footings as noted on the drawings.

3.08 CONCRETE SLABS

Where shown on the drawings, cast concrete slabs to porches and floors. Slabs shall be a minimum of 100mm thick and shall be reinforced with H.R.C. 665 mesh placed 40mm from the top of slab. Lap mesh 230mm at edges.

Before casting slabs (except porch slabs), blind hardfill with sand to a depth of 25mm. Lay vapour barrier of 0.10mm polythene or Moistop 737 underlay. Joints shall be lapped 150mm and sealed with polythene tape. Vapour barrier shall be continuous across beams and footings as shown. Where pipes penetrate the vapour barrier they shall be wrapped with tape to provide a seal.

Care shall be taken whilst pouring concrete to ensure that the vapour barrier is not damaged. Tears shall be repaired before concrete is poured.

Slabs shall be screeded level with falls where shown on the drawings.

After the initial set has occurred, finish surface of slab with a steel float, taking care not to pull the aggregates or form ridges.

Care should be taken not to excessively work the surface, drawing excess laitance. Should this occur, the surface shall be treated with a hardening substance to prevent dusting.

Slabs shall be finished level with a tolerance of $\pm 4\text{mm}$ in the length of a 3.0m straight edge.

Concrete shall be kept from premature drying out by keeping damp for a period of 5 days after pouring.

3.09 PLACING OF CONCRETE

Concrete shall be mixed as close to the work as possible and shall be placed from the mixer directly into the formwork. Concrete in formwork shall be compacted by means of immersion vibrators, handled by competent operators or by other suitable tools. Care shall be taken not to excessively work the concrete.

3.10 PORCH AND TERRACE FLOORS

Concrete slabs to be minimum 100mm thick supported on consolidated hardcore filling and laid with an even fall to exterior edges.

Supporting walls to be minimum 100mm thick concrete.

Steps to have treads and risers of size shown on drawings and to have minimum 100mm throat.

All reinforced as detailed on drawings. All concrete surfaces which are to be plastered are to be cross combed to form key for plaster.

BRICKLAYER4.01 PRELIMINARY AND GENERAL

Read and note all clauses under Preliminary and General of this specification where they apply to this trade. (These clauses shall also apply to veneer work of concrete block, split stone or similar materials.)

4.02 RELEVANT SPECIFICATIONS

All work shall be in accordance with the requirements of NZSS 1900 CH 6.2 and NZSS 1900 CH 6.1.

4.03 MATERIALS

- (a) Bricks: Bricks for external veneers and foundation walls shall be of the colour and type selected and shall comply with NZSS 366 Clay Building Bricks Grade A or B. All fair face brickwork shall be laid with their best face outwards.
- (b) Cement: Cement shall be ordinary Portland Cement and at the time of use shall comply with NZSS 1844 Portland Cement.
- (c) Plasticizers: Plasticizers shall be used in accordance with the manufacturer's instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.
- (d) Water: Water shall be drinking quality and shall at the time of use be free from acids, alkalis and organic impurities.
- (e) Sand for Mortars: Sand used shall be clean, sharp and shall comply with the relevant clauses of NZSS 2129, 1967, Sands for Mortars, Plasters and External Renderings.

4.04 PREPARATION OF MORTAR

Mortar shall be prepared by mixing in an approved batch mixer. Measurement of materials shall be by volume in a suitably calibrated device. Mortar shall be mixed until a homogenous mass is obtained but for not less than 5 minutes. All mortar, whether on the boards or left in the mixer, shall be used within 90 minutes. Mortar not used in this time shall be discarded.

4.05 BRICKLAYING

Brick shall be laid in stretcher bond, true to line, level and plumb, and in accordance with best trade practice. All work shall be laid from the lowest corner and no corner shall be raised more than 1,000mm above wall line. Corners shall be racked back. On no account will toothing be permitted. All joints will be completely filled with mortar and the bricks shall be shoved into place at least 10mm and shall be disturbed as little as possible after initial positioning. Head joints shall be buttered on three edges, deeply furrowed joints will not be permitted and mortar shall be spread on the bed joint not more than three bricks ahead of laying the next course. Joints shall unless otherwise specified, be not more than 10mm thick and shall be tooled as directed as work proceeds. Where tapestry bricks are used, care shall be taken to use a tool slightly smaller than joint width to prevent pushing mortar into the brick striations.

4.06 BRICK VENEER

Construct brick veneer as shown on the drawings and in accordance with NZS 3604. Mortar and Workmanship shall be as previously specified. Veneer ties, and their anchorages, shall be designed and fixed so as to resist a lateral load in tension or compression of twice the weight of veneer which each tie supports, without elongation or shortening of the assembly by more than 1.2mm.

Ties shall be non-corrodible metal or shall be galvanised after forming, with a zinc coating. If of round bar they shall be of a minimum of 4.75mm; if of sheet metal they shall be of a minimum thickness of 1.3mm and a minimum width of 25mm. Sheet metal ties are preferred.

Approved ties shall be spaced at not more than 600mm horizontally and not more than 350mm vertically or 450 horizontally and 400 vertically. An air space of at least 40mm shall be maintained between timber frame and exterior veneer and weep holes shall be left every third joint for the discharge of water. Leave 5mm gap along the top of the veneer below the soffit to provide ventilation to cavities. Care shall be taken to maintain the air-space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes, etc. Incorporate galvanised 4 mesh 1.0mm vermin proofing. Where shown build in bricksize concrete vents as required. All facing work shall be kept clean as the work proceeds. On completion, all brick work shall be left in a clean state. Clean down with a weak acid solution to remove mortar stains.

4.07 SILLS

Sills to be brick on edge, quarry tiles, or concrete slabs brought to the underside of wooden sills, junction between to be filled with 'Hydroseal' and over-pointed with cement mortar.

4.08 BUILDING PAPER

Cover the whole of the external face of framing with breather type building paper, lapped 150mm at joints and fastened to framing with large headed galvanised clouts - (to be carried out by Carpenter). Veneer ties shall be fixed over the building paper. Fixing nails only shall penetrate through the paper.

4.09 VERMIN PROOFING

Build-in 100mm wide strips of approved galvanised wire mesh secured to bottom of wall plates with 19mm by 2.0mm galvanised wire staples carried across cavity and taken 25mm into work. Vermin proof dividing wall and wherever necessary to prevent entrance of vermin.

4.10 CHIMNEY BASE AND HEARTH

Construct pad and base walls for chimney, poured integrally with foundation walls. Walls shall be 125mm minimum thickness, reinforced with ID12 bar around top and D10 bars at not more than 200 centres both ways. Vertical reinforcing shall extend into the hearth slab, and shall be not more than 40mm from the top of the slab.

Place ID12 bar around the perimeter of the slab.

The hearth shall have a minimum thickness of 100mm and shall extend 500mm from the face of the fireplace.

Provide opening in hearth for tilt plate and opening in exterior wall for ashpit door where shown on the drawings.

4.11 PRECAST CONCRETE CHIMNEY

The Chimney shall be of standard construction. Type as shown on drawings. All mortar to joints composed as for brick chimney. Reinforce shaft from gathering to top of flue with four D16 rods, well grouted in. Laps where required are to be 40 diameters. (Laps are to be avoided where possible). Top of chimney shaft is to finish at least 225mm above ridge level.

4.12 FIRE BOX

Construct fire box in H30 fire bricks, laid on the flat and bonded together with 'Firecem'. The sides of the fire box shall be angled inwards to the rear. The back of the fire box shall be angled forwards towards the top and shall turn upwards below the level of the fire surround. The back shall be angled and turned to provide a throat of 100mm maximum. Form smoke shelf and parge to provide smooth air flow. Provide hobs for cast iron or steel plate grate.

4.13 SURROUND

Allow the provisional sum as shown in the addenda, for the supply and installation of a selected fire surround and hearth surfacing, unless details for special surround and hearth are shown on the drawings.

CARPENTER5.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority and Mortgage Institution.

The Contractor shall obtain all permits and pay all inspection and prepay other fees necessary for the carrying out of this Contract.

5.02 EXTENT OF WORK

Comprises the supply and fixing of all timber work, lining, sheathings, fittings, finishings and hardware as shown to the best trade practice.

Cut away for, attend on and make good after all other trades.

Provide and fix all necessary beads, stops, fillets, etc as may be required. Leave all working parts in good working order.

5.03 MATERIALS

All materials shall be new unless otherwise specified and the best of their respective kinds.

All timbers shall be as specified and graded according to N.Z.S.S. 169 and shall be in straight and in as long lengths as procurable.

All treated timbers shall be in accordance with the Timber Preservation Authorities Regulations.

Framing timbers to which linings are to be fixed should be gauged to eliminate variation in size.

Exposed exterior and interior finishing timbers unless detailed otherwise, are to be machine dressed to a constant thickness and width.

5.04 WORKMANSHIP

Workmanship of the best shall be employed in thoroughly securing and framing together spiking or bolting down as may be required.

All nails in exposed work are to be punched below the surface.

5.05 PAINT PRIMING

All exposed exterior woodwork including laps, rebates, mitred joints, etc, where paint finished shall be primed and where stain finished shall have one coat of stain as required.

5.06 DAMP PROOF COURSE

Lay an approved 3 ply bitumen fabric D.P.C. or other approved material under all timber which is in direct contact with concrete or masonry construction.

5.07 TIMBER GRADES

The Contractor shall allow for all timbers as specified below.

Machine dressed timbers shall be thoroughly kiln dried or air seasoned to a moisture content of 12 - 18%.

Sub Floor Framing

- B.A. Ht. Rimu or Tan Pine

General Framing Timbers

- Boric Treated No.1 framing grade Pinus Radiata or B.A. Rimu.

Exposed beams, rafters, joists, trusses

- Clean Douglas Fir or Oregon

Exterior Finishing Timbers	- Heart or tanalised treated Rimu, Matai, or white Pine or as detailed on plans.
Interior Finishing Timbers	- Heart B.A. Rimu or finger-jointed Pinus where painted.

5.08 BUILDING PAPER

Provide breather-type building paper complying with NZS 2295 and secure to the exterior face of stud framing or sheet bracing material.

Run building paper horizontally with upper sheets lapping over lower not less than 75mm. Adequately secure to plates bearers and studs, extending from upper side of top plate to the underside of the bearers or wall plates supporting the ground floor joists.

Replace or adequately repair if punctured or torn, immediately before fixing exterior coverings.

5.09 SUB FLOOR FRAMING

Lay bearers across piles and foundation walls in the sizes indicated on the drawings.

Fix bearers and jack studs to ordinary piles with 4mm dia galv. wire passing through the pile, wrapped over bearers, or 200mm up jack studs and securely fixed to the timber with not less than 3 galv. staples per fixing.

Fix bearers or plates across cantilevered piles with 12mm dia. bolts or rods set into piles. Provide nuts and washers to bolts, to secure timbers or by clenching down rods. Bearers to be joined over supports with 45 minimum landing otherwise bearers shall have minimum landing of 90mm.

Fix braces to anchor piles with m12 bolts.

Bearers shall be laid in straight lines and packed level off piles. Where possible packing shall be avoided, but where required provide full support to bearers. Malthoid packing must not exceed 3 layers. Where greater depth packing is required, it shall consist of accurately gauged timber set under the bearer, and shall be securely fixed to prevent displacement.

5.10 FLOOR JOISTS

Floor joists shall be of the sizes noted and at centres indicated on the drawings.

Gauge joists level and in straight lines. Provide minimum landing of 32mm on their supports. Make all joints over supports except for cantilevered joists. Joists may be butted over supports except joists to which diagonal bracing is attached. These joists and every 3rd joist, shall be lapped 300mm over the centre of a support or shall have a 300mm timber flitch plate centred on the joint and connected to each joist with 4/100mm nails to each joist, (alternatively 2 connectors each having a capacity of 3kN.).

Provide double joists under all bearing walls. Double joists may be separated by 50mm packings at not more than 600mm centres. Non load bearing walls shall be over joists or may be supported by 100 x 50 blocking between parallel joists, at each end of the wall, at each side of door openings and at not more than 1.2m centres.

Fix 25mm thick boundary joists as trimmers to the ends of all joists as indicated on drawings, or fix other support as detailed on the drawings or permitted by NZS 3604.

Provide full depth blocking or herring bone strutting at the mid span of all joists exceeding 2.4m span as indicated on the drawings. All joists shall be fixed to supporting bearers, beams or plates as required by the nailing schedule, with additional fixings as shown on the drawings.

Provide doubling between joists at the line of all joints in flooring and for ceiling linings where the joists are for an upper floor.

5.11 WALL FRAMING

Frame up for walls and partitions as shown on drawings. Studs shall be cut square at ends or true to angles of gable or sloped frames. All studs shall be continuous for full length from top to bottom plates including plates at roof level on gable frames. Fix ribbon plate to studs for fixing ceiling joists at gable and frames.

Framing shall generally be out of 100 x 50 or 75 x 50 No.1 Framing grade treated Radiata pine.

Top and bottom plates shall be sizes complying with Tables 18 and 19 of NZS 3604 and as shown on the drawings. Studs shall be of sizes and at centres shown on the drawings and as required by Tables 12, 14 and 15 of NZS 3604.

Provide 2 rows of doubling in the height of each wall to provide stiffness to framing and support for linings.

5.12 LINTOLS

Lintols shall be of sizes shown on the drawings and complying with Table 16 of NZS 3604, Appendix A.

Lintols shall be supported at ends by checking trimmer studs not less than 15mm nor more than 20mm for 100mm deep lintols. Lintols not exceeding 200mm deep, shall be supported by a 50mm thick doubling studs. Lintols not exceeding 300mm deep, shall be supported by a 75mm thick doubling studs. Lintols shall be fixed to trimmer studs and trimmer studs to floor joists at the bottom with 25mm wide galv. straps or other similar fixings as required by NZS 3604.

Refer also to the drawings and/or Fig 41, NZS 3604.

All nailing of treated framing shall be as shown on the nailing schedule.

5.13 BRACING

All bracing elements shall be located strictly in the positions shown on the drawings.

Metal bracing shall be 22 x 22 x 1.2mm galvanised steel angles or pairs of 22 x 22 x 1.2mm galvanised steel strip braces, fixed to top and bottom plates and studs, as shown on the nailing schedule.

Where angle braces are used, they shall be set in straight lines and saw cuts in framing shall only be of sufficient width and depth to neatly accommodate the bracing. Excess depths of cuts will not be permitted and studs cut to excess depths will be removed and replaced.

Bracings shown on the drawings are those required to comply with NZS 3604. The Contractor may provide additional bracing to hold frames square and true during erection.

The plan lengths of the bracing shall be not less than shown on the drawings.

Linings fixed over bracing and forming part of the bracing element, shall be fixed to framing ALL ROUND with fixings at centres as set out in the nailing schedule.

Generally, Types 1 and 3 bracing units require the lining to be fully fixed on one face of the framing only whilst Types 2 and 4 require complete fixing of the lining on both faces of the framing over the area of wall covered by the brace.

Sheet bracing shall be of the materials and shall be fixed in the locations shown on the drawings. In addition to the nail fixing required in the nailing schedules, sheet bracing elements shall be connected to bottom plates and joists or trimmer joists as shown in Fig. 47 of NZS 3604.

Bottom plates shall be held down to slab floors with 12mm dia. bolts or proprietary fixings not more than 150mm from the ends of the bracing element and at not more than 900mm centres between with nail plates or similar fixings between bottom plates and end studs, all as shown on Fig. 67 of NZS 3604.

Internal walls acting as bracing elements, shall be connected to exterior walls at top plate level, either directly or by a framing member in the line of the wall, at right angles to the exterior wall. Connections shall be made using nail plates or 25 x 1mm steel straps with 6/30 x 2.5 f.h. nails into each member.

Top plates in walls containing bracing elements, shall be butted together and jointed with metal connections as above. See addenda and drawings for nail plate sizes and number of steel plates required at each connection. See also Clause 6.7 K and figure 43 in NZS 3604.

5.14 POSTS AND BEAMS

Where shown on the drawings, erect posts and beams out of sawn timber, treated to TPA C7 Specification. Posts shall be anchored to concrete base pads with 50 x 6mm galvanised steel, fishtailed straps, 450mm long set 225mm minimum into concrete, each side of posts. Fix posts to plates with 2/12mm dia. galvanised bolts. Connect posts to beams with 50 x 6 x 400 long galvanised steel plates each side and 2/12mm diameter galvanised bolts through plates into each member, or as otherwise detailed on the drawings.

5.15 ROOF AND CEILING FRAMING

Frame up for roof as shown on the drawings. Where roof trusses are used, they shall be constructed in a properly equipped factory using nail plates at all joints.

5.16 TRUSSES

Trusses shall be constructed to the standard designs of the manufacturer noted on the drawings or to equivalent design of other approved manufacturers.

All trusses shall be certified by the fabricator as being constructed to the standards required by the designers (Pryde or Gang Nail) as required by NZS 3604; 10.2.3.

Where alterations to standard designs are required to fit the construction, the design amendment is to be carried out by the original truss designer and the fee for this work is to be allowed for in the tender.

Trusses shall be carefully handled and stacked on the site to prevent damage. Damaged trusses shall be removed from the site or repaired to the satisfaction of the designer or fabricator.

Trusses shall be fixed to top plates with 2 skewed 100 x 3.75 nails plus additional fixing to top plate and wall studs consisting of 4mm dia. wire dogs or 4mm dia. galv. wire ties wrapped over top chord and stapled to studs or other plate connectors. Multigrip anchors, galv. steel straps or similar.

Connect jack trusses to common trusses with connectors and blocking as detailed by the manufacturers.

Provide 75 x 50 blocking between bottom chord, or ceiling battens, as shown on the drawings.

5.17 FRAMED ROOFS

Frame up for roof as shown on the drawings. Rafters shall be birdsmouthed over top plates to not more than $\frac{1}{4}$ of their depth. Fix to 25mm ridge board. The ridge board shall be the full depth of the rafter. Fix rafters to ridge as shown in the nailing schedule.

Rafters shall be fixed to top plates with 2/100 x 3.75mm skew nails, plus additional fixings securing rafters to studs and top plate as shown on the drawings. These shall consist of 4mm dia. galv. steel dogs, or 4mm dia. galvanised wire wrapped over rafter and stapled to studs, or proprietary steel plate connectors. - Multigrip anchors or similar, used according to the manufacturer's recommendations. Fix 25 x 150 timber cleats to each pair of rafters directly under the ridge with 4/75 x 3.15 nails to each rafter.

Fix under purlins, collar ties, purlin struts, chocks and strutting beams and ceiling joists as shown on the drawings.

Nailing at all joints shall be as shown on the nailing schedule.

The feet of each pair of rafters shall be connected by a ceiling joist at the top plate level, unless shown otherwise on the drawings. Ceiling joists shall have a minimum bearing on their supports of 32mm. At joints, Ceiling joists shall be lapped 150mm over supports and spiked together or shall be butted and flitched with 300mm long member to match joists. Nailing shall be as required in the Nailing Schedule.

Fix ceiling runner across ceiling joists as shown on the drawings. Runners shall be supported off packing on to top plates of walls, and shall be held vertical at ends. Hang ceiling joists from runners with 50 x 50 timber hangers on alternate sides of runner or with proprietary metal hangers.

Ceiling joist and runner sizes shall be of size shown on the drawings and complying with Tables 23 and 24 of NZS 3604.

Under purlins shall be fixed in the position and of the sizes shown on the drawings and according to Table 25 of NZS 3604.

Under purlin struts shall be located at centres and of sizes shown on the drawings, and in accordance with NZS 3604; 10.3.8.

Fix strutting beams where shown on the drawings. Beams shall be kept 25mm clear of the top of ceiling joists with packings at the supports. Strutting beams shall be of the sizes shown on the drawings and as required by Table 26 of NZS 3604.

5.18 PURLINS AND TILING BATTENS

Securely fix purlins and/or tiling battens as shown on the drawings. Purlins shall be set out equally along the length of the rafter at centres not greater than shown on the drawings. Fix purlins to rafters with nailing as required in the Nailing Schedule, plus any additional fixings as required on the drawings.

Tiling battens shall be of the sizes shown on the drawings, and at centres to suit tile materials. Tiling battens shall be supplied and fixed by the Roofing Sub-contractor. The General Contractor shall provide temporary members required to hold roof framing in position until tiling battens are fixed.

5.19 ROOF BRACING

Provide and fix roof bracing as shown on the drawings and required by NZS 3604. Roof plane bracing shall consist of pairs of 25 x 1.2mm steel strap bracing fixed to each truss or rafter at crossing point and to the top plate of external walls. Bracing may be fixed to either the top or underside of rafters.

Where shown on the drawings, fix roof space bracing.

Braces shall consist of a single member, or pairs of 100 x 50 members, spaced 50mm apart and nailed together through blocking pieces not more than 1.000 apart. Braces shall be fixed to blocking between rafters or ridge at the top and a 100 x 50 brace runner at the bottom, connected to ceiling framing.

Bracing and blocking shall be fixed as set out in the Nailing Schedule.

Where shown on the drawings, hip end jack trusses or jack rafters on heavy hip roofs, shall be braced from the top plate to an internal wall bracing element above the level of the ceiling joists. Brace with 100 x 50 timbers on the flat, fixed to end wall framing, each truss chord or ceiling joist it crosses and to the wall bracing element, as shown in figures 55 and 56 of NZS 3604.

5.20 DWANGS AND BATTENS

Provide dwangs around the perimeter of all ceiling areas and between ceiling joists or trusses at 900mm centres. Dwangs shall be 75 x 50 fixed on edge. Where battens for ceiling linings are shown on the drawings, they shall be of the sizes and at the centres shown on the drawings.

Trim for ceiling access manhole where shown on the drawings. The access hole shall be not less than 500mm x 600mm and shall be trimmed with framing of the same size as the ceiling joists.

5.21 PLATFORMS IN ROOF SPACE (Water Tank Stand)

Frame up for tank stand over bearing wall or as shown and detailed elsewhere on the drawings. The tank stand shall consist of 50mm thick timber laid on flat and fixed to ceiling joists. Provide 100 x 50 cleats on flat around the tank overflow tray to prevent sliding.

5.22 EAVES

Frame up for eaves as shown on drawings with 75 x 50 ribbon plate fixed to wall framings and 50mm trimmer fixed to ends of rafters.

Fix 75 x 50 soffit bearers at 600mm centres. Where soffit bearers lie along side rafters, they shall be spiked together.

5.23 WARDROBES AND CUPBOARDS

Frame up for wardrobes and other cupboards where shown on the drawings.

Where shown on the drawings or noted in the addenda, trim for cupboards over wardrobes and linen and broom cupboards, etc. Over cupboards shall generally be the same width as the cupboards below.

Provide a shelf in each wardrobe, 300mm wide out of ex 25mm timber, particle board or coreboard. Shelves over 1.5m long, shall be supported by an ex 75 x 25 rail fixed to the wall behind below the shelf, and a c.p. hanger to the framing above. The shelf shall be fixed 1.6mm from floor or at other height as directed or detailed. Fix 20mm c.p. hanging rail below shelf, 1.525m from floor, with c.p. brackets at each end. Rails over 1.5m long, shall have bracket at mid-span fixed to shelf above. Fix additional shelves as detailed or noted on drawings.

Provide shelf and rail in coat cupboards as for wardrobes.

Linen cupboards shall have slatted shelves out of 50 x 25 timber fixed with 12mm gaps between slats. Fix slats to 25 x 50 battens. Shelves shall be loose laid, resting on battens fixed to side walls. Provide 5 tiers of shelves to each linen cupboard.

Pantry cupboards shall be fitted with shelves out of 25mm timber. Bottom shelf shall be 100mm above floor, and 450mm deep. Provide 2 additional shelves 450mm deep and 400mm apart. Upper shelves shall be 250mm deep and 280mm apart, starting 400mm above lower shelves. Provide 4 rows of upper shelves. Shelves shall be returned at sides of pantry as shown on the drawings, supported at corners.

5.24 HOT WATER CYLINDER CUPBOARD

Frame up for hot water cylinder cupboard where shown with stand for cylinder framed up out of 100 x 50 timber with ex 25mm timber decking. The stand shall be framed up at a level to suit the cylinder model and installation.

Cylinders connected to wetback heaters, shall be at a level to suit heights of boiler connections, and shall be as high as possible. Cistern models shall also be as high as possible.

Check with Plumber for details of type of cylinder and height required for cylinder stand.

If cylinder is fixed at floor level, provide slatted shelves above cylinder top. Provide slatted shelves at side of cylinder if shown on drawings. Shelves shall generally be 250mm apart.

5.25 EXTERIOR CLADDINGS

Exterior claddings shall be as shown on the drawings and set out on the addenda. All materials shall be fixed according to the manufacturer's recommendations and details and according to the best accepted trade practices. All linings shall be fixed over breather type building paper. All fixing nails shall be galvanised or other non-corrodible metal as noted on the addenda. Unless otherwise noted, all nails in timber cladding, shall be punched below the surface.

Weatherboards shall be out of 25mm timber, bevelled back, rusticated, or skew cut as noted on the drawings. Generally, bevelled back and rusticated weatherboards shall be out of 200 or 250 mm wide timbers. All laps, butt joints and mitres, shall be primed before fixing. Weatherboards shall be fixed to framing with 1/60 x 2.8mm nails just above the lap, to each stud, except just below the rebate groove.

Horizontal laps shall be not less than 23mm for weatherboards with a rebate of not less than 25mm and 32mm for non rebated weatherboards. All weatherboards shall have an anti-capillary groove at the lap.

All end joints shall be mitred and made over studs, with bored holes for nailing at end joints and corners. Mitre external corners or fit with cover boards and scribes or rebate plugs, as shown on the drawing and noted in the addenda.

Internal angles shall be neatly scribed. Unless of Redwood or Cedar, all weatherboards shall be treated.

Pinex Weathersides and Hardieplanks cladding, shall be fixed as recommended by the manufacturers, with soakers at joints, internal and external angles. Sheet cladding (Hardieflex) shall be of thickness shown on the drawings. Where cladding forms part of a bracing element, it shall be fixed as previously described and as required by NZS 3604; 6.9.4., and as shown in the Nailing Schedule. Cladding shall be fixed according to the manufacturer's recommendations and as required by the Nailing Schedule. Unless noted otherwise, vertical joints between linings shall be set in extruded P.V.C. mouldings. Horizontal joints shall be flashed with a galvanised Z flashing tucked 50mm behind upper sheet and carried 20mm down over lower sheets.

Where shown, or noted on drawings, seal joints with a non-slump elastomeric sealant, applied as recommended by the makers, with surfaces primed as recommended.

Vertical boards and battens and shiplap boarding shall be fixed where shown. Both types of cladding shall be fixed to 50 x 40 dwangs or 75 x 40 timber walings at not more than 480mm centres.

Claddings shall be in continuous lengths.

Vertical boards and battens shall have weather grooves not more than 12mm from each edge and shall be fixed with not more than 6mm between boards. Unless noted otherwise, the timber for boards and battens shall be Redwood or Cedar, out of 200 x 25mm boards with battens out of 75 x 25, fixed below the boards. Nails for fixing shall be anodized aluminium. Ship-lap boarding shall be of suitable available timber. Laps shall be a minimum of 30mm with weather grooves on each face of laps.

See Bricklayer for requirements for brick or stonework veneer.

5.26 SOFFITS

Where shown on the drawings, line soffits with 6.0mm Hardieflex. Lining shall fit close to wall framing and shall fit into grooved fascia at outer edge. Joints in sheets shall be set into extruded P.V.C. mouldings. Fix with galvanised shear point nails.

Other soffit linings shall be as shown on the drawings, fixed according to standard trade practice.

5.27 EXTERIOR FINISHING TIMBERS

Supply and fix all exterior finishing timbers - fascias, barges, corner stops, scribes, etc., required to complete the works. Scribes shall be out of 12mm timber. All other finishing timbers shall generally be out of 25mm timber. Fascias to eaves shall be grooved to take soffit linings. Fascias to windows and exterior doors shall be out of 75mm wide timber unless otherwise noted. Fascias and barges to roofs shall be out of suitable width timber.

All joints in exterior finishing timbers shall be mitred and shall be primed before fixing. Mitres shall be neatly and accurately cut and fitted.

5.28 TIMBER DECKS

Where shown on the drawings, construct timber framed decks with plates fixed to wall framing as shown. Connect deck joists to wall plate with galvanised metal connector plates as shown. All fixing nails and bolts used shall be galvanised. Erect posts and beams to carry decks as detailed. All deck framing timbers, including joists, beams, posts, decking and balustrade, shall be treated to TPA C7 specification or better.

5.29 FLOORING

Lay high density, temporary water proofed, flooring grade particle board or T & G flooring as shown on the drawings. Joints in sheet flooring shall be made over supports. Where necessary, provide 75 x 50mm dwangs between joists to support joints. Fix flooring to joists not less than 10mm from edges around all edges of the sheets and at each intermediate joist at centres shown in the Nailing Schedule.

Where floor is required to act as a diaphragm, sheets shall be not less than 1.200 x 2.400, except where the building size prevents a full size sheet being used.

Where the flooring is to remain exposed, set out sheets to form a pattern and set contrasting timber strips between sheets where required in the addenda or shown on the drawings.

Timber strip flooring shall be tongue and grooved boarding closely cramped at joints. Generally, the timber shall be Rimu or Tawa. Minimum finished thicknesses shall be as required by Table 10 of NZS 3604 for the spacing of the joists.

Boards that do not have end matched joints, shall be joined only over joists. All joists shall be staggered. End matched boards may be joined between joists, provided that each length of unjointed board shall span between 2 or more joists and there shall be 2 or more unjointed boards between end jointed boards.

5.30 FLOOR SANDING

At the completion of the works, all nails in floor shall be punched and the floors shall be sanded to provide a smooth even surface. Where floors are to be varnished, they shall be finished with a fine paper. Particle board floors should be sanded with a rotary type sander. Care must be taken to avoid excess depth of sanding.

5.31 INTERIOR LININGS

All interior linings shall be fixed strictly according to the manufacturer's recommendations. See Schedule of Linings for materials. All lining material must be carefully handled and stacked on site to prevent damage.

5.32 GIBRALTAR BOARD

Where shown on the drawings and on the Schedule of Linings, line walls with standard 9.5mm Gibraltar Board or 9.5mm Gibfoil.

Sheets may be fixed horizontally or vertically, according to the details provided by the manufacturer, except that where the lining forms part of a wall bracing element, dawning must be provided at all edges of the sheets. Linings to exterior walls and ceilings, shall preferably be Gibfoil. Standard Gibraltar Board may be used but they must be fixed over a polythene vapour barrier. Where Gibraltar Board forms part of a wall bracing element or a ceiling diaphragm, they shall be fixed to framing all round and at intermediate framing as set out in the Nailing Schedule.

Except at bracing elements or ceiling diaphragms, linings may be fixed to framing using Gib Fix adhesive with supplementary nailing.

Leave gaps between joints in sheets. Where wallpaper is to be applied, stop joints and nails with 4F stopping plaster or Gibstopping compound, feathered out approximately 100mm each side of joint and trowelled to a smooth even surface. Where walls are to be painted, joints and corners should be finished using Gib Bedding compound, Perf-a-Tape and Gib finishing compound with stopping feathered out at edges. After stopping has set, sand lightly to a smooth surface using 120 grit abrasive paper. Fix timber or expanded metal strips at external corners of linings.

5.33 PINEX INSULATING BOARD

Where shown on the drawings or on the Schedule of Linings, line ceilings with 12mm pre-primed Pinex insulating board. Sheets shall be set out to form a pattern on the ceiling. Fix to roof framing or battens as shown with double angled nails or galvanised clouts as recommended by the manufacturer. At joints, sheets shall be veed and rebated and shall have a moulding inserted in the rebate. Joins in mouldings shall be mitred or scribed to suit. All fixing nails shall be stopped with 4F plaster and shall be lightly rubbed with a piece of scrap lining to provide a textured surface.

5.34 PINEX TILES, PLANKS AND PANELS

Where shown on the drawings and Schedule of Linings, fix Pinex tiles, planks or panels to walls or ceilings.

Linings shall be fixed to battens at ceilings as shown, stapled to framing as recommended by the manufacturer.

5.35 PRE-FINISHED WALLBOARDS (Formica wallboard, Seratone, etc.)

Where shown on the drawings, line walls and ceilings with pre-finished wallboards. Linings shall be fixed to framings with wallboard adhesive stik pads or similar. All joints shall be set in extruded P.V.C. mouldings.

Where linings are fixed in shower cubicles, the back and edges of sheets shall be primed for 100mm in from the edges before fixing.

Set the edge of sheets against baths into extruded P.V.C. bath-flash moulding, bedded down onto the edge of the bath in white butylmastic sealant. Clean off excess sealant.

Where a wall bracing element occurs, prefinished wallboard lining shall be fixed over the Gib Board or Hardboard lining forming part of the bracing element.

5.36 HARDBOARD

Where shown on the drawings or Schedule of Linings, line walls and ceilings with 4.5mm or 6mm standard or oil tempered hardboard, fixed according to the manufacturer's recommendations. Joints shall be veed and butted or set into P.V.C. mouldings as specified. Except where used as part of a wall bracing element, linings may be fixed using wallboard adhesives.

5.37 PANELLING

Where shown on the drawings or Schedule of Linings, line walls and ceilings with selected plywood or solid timber panelling. Plywood shall be fixed with wallboard adhesive and or nailing with joints set in extruded P.V.C. moulding, butt jointed or with timber moulding between joints as specified. Where the sheets are butt jointed or have a jointer bead, the edges shall be planed to provide a true joint.

Shiplap or other solid timber lining shall be secret nailed. All boards shall be fixed true and plumb.

5.38 INTERIOR FINISHING TIMBERS

Provide and fix all skirtings, architraves, scotias, sillboards and other mouldings and beadings required to complete the works.

Where finishing timbers are specified to be clear finished, they shall be Rimu heart or figured as specified. Elsewhere they may be Rimu or finger-jointed, treated Radiata Pine or other available.

Joints in lengths of runs of skirtings or scotias shall be neatly and accurately mitred. At corner intersections, joints shall be neatly and accurately scribed to fit. Inaccurately fitted joints will be rejected.

Sillboards shall be out of 25mm timber, neatly fitted to jambs and mullions.

Skirtings shall generally be out of 100 x 25, bullnosed with grooved back.

Architraves shall be out of 50 x 25mm timber bullnosed with grooved back.

Mitre corners and glue joint when fixing.

Drill holes for fixings at ends of all finishing timbers and fix with 40mm long panel pins. Any splits which occur through failure to drill holes or the use of excessively large nails, shall be glued to prevent later opening up. Split timbers may be rejected.

Before fixing in place, all finishing timbers shall be hand sanded to a satisfactory and acceptable finish.

Scotias shall generally be 40mm standard pattern. Where shown on the drawings, provide pelmets over sliding doors and windows as detailed, or described on the addenda.

5.39 SHOWER

Frame-up for shower where shown on drawings. Recess framing around shower tray to keep lining 5mm out from the upstand of the shower tray or pack framing out 5mm all round. Carry framing across the front of the cubicle.

Trim opening for sliding or folding door as shown on the drawing and in the addenda, and carry lining around jambs and sill.

5.40 BATH

Frame up cradle for bath out of 100 x 50 or 75 x 50 timber. Check out studs around top as necessary to house bath lip and allow P.V.C. bath-flash moulding to be seated on rim of bath.

5.41 SWITCHBOARD

Trim opening for switchboard and form box to carry switchboard with provision for the board to be hinged for access to wiring at the rear. Line the inner faces of switchboard box with Fyrestop Gib Board or 2 layers of 9.5mm Gib board. Fit door to face of switchboard with catch.

5.42 BATHROOM CABINET

Trim opening in wall in Bathroom to fit a recessed Cabinet. The cabinet shall be of the type and size noted on the addenda or other selected cabinet. The lining around the cabinet shall be neatly fitted to the sides of the cabinet.

5.43 INSULATION

Ground floor timber floors shall be insulated with Sisalation 737 or similar with perforations, laid over joists with 100mm draught between joists, placed before flooring is laid.

Insulate all exterior walls with R 2.0 fibreglass wall batts, placed in wall cavities. Line ceilings with R 2.2 fibreglass batts placed in cavities of framing or over ceiling joists.

5.44 HARDWARE

The Contractor shall allow in his tender, the P.C. sum for the supply of Hardware shown in the addenda. The Contractor shall allow for taking delivery of and fixing of all items supplied from the P.C. sum. See also Preliminary and General. Items to be charged against P.C. sums shall include door latches, locks and furniture, window fasteners for windows other than aluminium or J.M.F. windows, cupboard catches and pulls, sliding door tracks and fittings, towel rails, wardrobe rails and other similar items, but shall not include nails, bolts, screws, hinges, or similar connecting devices or fixings.

5.45 BUILT-IN OVEN

If shown on the drawings, frame up for built-in oven unit. The framing shall be out of 75 x 50 timber on edge or flat if shown. Frame up to the sizes shown on the drawings or to suit the selected unit, from installation leaflet provided. Provide shelves and vents as required and indicated on the leaflet.

5.46 HEATING APPLIANCES

Where shown on the drawings, make provision for the installation of built-in or free standing metal fireplaces or supplementary water heaters. Provide hearth slabs as required. All heaters are to be installed strictly according to the recommendations of the manufacturers and the Local Authority requirements. Provide heat resistant linings and clearances from walls and fittings as detailed on the installation instructions provided with each unit. Hearth slabs shall be precast of sizes shown and with the surface finish as shown on the drawings or in the addenda.

5.47 GARAGE DOORS

Supply and install Garage doors of the sizes and types shown on the drawings or in the addenda. All doors shall be provided with locks and all fittings and operating gear and shall be installed according to the manufacturer's details.

5.48 VANITY UNIT

Install vanity unit where shown on the drawings and arrange for the plumber to connect wastes, traps and taps. Vanity shall be to the P.C. sum shown in the addenda.

5.49 NAILING

All nailing to comply with Appendix B attached.

5.50 FLASHINGS

Arrange for the Plumber to provide machine folded flashings for exterior doors and windows out of machine folded 0.6mm galvanised steel. Provide flashings for heads and sills of windows and doors, and for jambs where no fascias are specified. Flashings shall be neatly fitted. Provide isolation strip where galvanised flashings are fixed over aluminium window frames.

JOINERY6.01 GENERAL

All dimensions of windows and joinery fittings shall be ascertained on site. The Joiner shall provide opening sizes in framing for windows or other units as required, to ensure proper fitting when delivered to site.

6.02 DOORS AND FRAMES

Doors shall be 1.980m high by the widths shown on the drawings.

6.03 EXTERNAL DOORS

Supply and fit external doors as shown on the drawings. Hinged doors shall be of sizes shown on the drawings. Generally, external doors shall be solid core, exterior quality flush doors. Frames shall be out of solid timber 50 mm thick, rebated and grooved for weathering. Sills shall be out of solid timber, rebated and throated for weathering. Hang on 1½ pairs of 90mm butt hinges. Doors shall have clashing strip at both sides.

6.04 INTERNAL DOORS

Internal doors shall be .980 high x 40mm thick, hollow core, flush doors. Surfaces shall be suitable for finish as required by Schedule. Paint quality doors may be plywood, hardboard or bisonboard faced. Hang on 1½ pairs B.M.A. finish, 90mm loose pin butt hinges. Doors shall have clashing at lock stile. Frames shall be out of 40mm timber, rebated at jambs or out of 25mm timber with planted stops. Unless otherwise noted, jambs shall be suitable for paint finish. Unless otherwise stated, jambs shall be rebated to receive linings.

6.05 ALUMINIUM DOORS

Where shown on drawings, supply and fix anodised aluminium sliding or hinged doors. Doors shall be complete with locks, rails, weather stripping and fittings. Door frames and framing to doors shall be neatly and accurately cut and fitted with mechanical jointers at corners. Frames shall be fitted with timber reveal linings and shall be fitted into openings according to the manufacturer's details.

6.06 WINDOWS

All windows shall be fabricated in properly equipped workshops by competent tradesmen fully qualified to fabricate and assemble the type of windows specified.

6.07 ALUMINIUM WINDOWS

Supply and install anodised aluminium windows as shown on the drawings. Windows shall be of approved manufacture. Details of window sizes and installation shall be supplied by the selected manufacturer before work is commenced to enable openings to be made to suit. Standard sized windows shall be used unless non-standard sizes are called for. Sashes shall be awning type, hung on Interlock stays or top hung or side hung, hung on stainless hinges as shown.

Sashes and frames shall be mitred at corners and securely fixed with mechanical jointers to hold the frames true and square. Joints shall be sealed with small joint sealant. Sashes shall close against flexible neoprene weather stripping all round. Frames and sashes shall have slots to allow infiltrating water to pass to the outside. Windows shall be supplied complete with glazing and ready for installation. Where required, double glazing shall be provided using Thermopane glazing units. Sashes shall be fitted with a pair of wedge fasteners to each sash and Securilock fittings where specified on the addenda.

Unless otherwise specified, frames shall be supplied complete with factory fitted, ex 25mm timber reveal linings, grooved to receive wall linings. Unless otherwise noted on the drawings or in the addenda, reveal linings shall be suitable for paint finish.

6.08 J.M.F. WINDOWS

Where shown on the drawings, supply and install J.M.F. timber windows of sizes shown. Where possible and unless noted otherwise, the windows shall be from the range of standard sizes.

The windows shall be Sundyne window Range 2, improved frame system, with a flexible P.V.C. airseal strip at sashes. All windows shall be supplied factory pre-primed. All windows shall be manufactured by licensed fabricators and shall conform to the standard details and specifications of the J.M.F. Group. Sashes shall be awning type, hung on Interlock stays and shall be supplied with a pair of wedge fasteners to each sash. Frames shall be grooved to receive linings, unless otherwise specified. All fixed glass panels shall be glazed by the dry bead system. Sashes shall be putty glazed.

Unless fixed glass sizes are such that the manufacturer recommends otherwise, all windows shall be factory glazed. The manufacturer shall arrange for necessary site glazing. Glazing should be float glass or polished plate. Glass shall be of the thickness recommended according to the size of the panes and exposure of the site.

Any broken or cracked glass shall be replaced before the building is handed over.

6.09 STANDARD TYPE TIMBER WINDOWS

Where shown on the drawings, supply and fix timber windows of standard joinery manufacture. All windows shall be constructed to the standards accepted as being best trade practises.

Frames shall be out of solid timber, rebated, grooved and throated for weathering. Rebates at jambs, heads and mullions, shall be 12mm minimum. Provide 15mm rebate on exposed sites.

Sashes shall be top hung, side hung or awning type hung on Interlock stays, as shown on the drawings.

All fixed glass panels shall be bead glazed into frames.

All windows shall be glazed in the factory, unless the sizes of fixed panels are such that the glass may be broken. In these cases, the Joiner shall arrange for these windows to be glazed on site.

6.10 KITCHEN FITTINGS

All cupboards and fittings shall be fabricated by competent tradesmen in a fully equipped factory, according to best Joinery practices. The dimensions of all units are to be ascertained on site.

Fabricate all joinery units as detailed on the drawings, or allow the provisional sum shown in the addenda for these fittings.

Units shall be constructed with carcass work out of 25mm timber, cut and fitted to provide a rigid frame.

Unless preformed drawers are used, all drawers shall have fronts and sides dovetailed.

Provide sink and bench tops as shown with the tops coved to upstands at rear and sides as shown. Formica tops shall have stainless steel sink bowls 510 x 355 bonded and sealed into bench.

The finish to carcass work, door and drawer fronts and shelves, shall be as shown on the drawings or in the addenda. Unless otherwise required, shelves shall be out of 25mm timber, coreboard or particleboard suitable for painting.

All bench and cupboard units shall be backed with hardboard or bison board. Standard proprietary kitchen units - Hostess, Glenkora, etc., shall be manufactured to the designs and standard of the designers.

The General Contractor shall take delivery of, and install all units, taking care not to damage any surfaces or fittings. He shall arrange to repair or replace, any damaged fittings or surfaces.

ROOF COVERINGS7.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

7.02 EXTENT OF WORK

This trade consists of the supply and fixing by approved fixers, of roofing and accessories.

7.03 CORRUGATED GALVANISED IRON ROOF

To roof areas where shown on drawings.

a) Materials

The corrugated Galvanised Iron shall be 0.45mm gauge with min, $1\frac{1}{2}$ corrugation side laps and one length from ridge or hip to gutter.

b) Purlins

Fix over rafter at max. 750mm centres for 0.45mm gauge corrugated galvanised iron roofing 75mm x 50mm purlins on flat.

c) Underlay

Over Purlins stretch galvanised 50mm mesh wire netting securely fixed with galvanised staples. Over netting fix heavy quality building paper.

d) Fixing

Fix corrugated galvanised iron roofing with minimum $1\frac{1}{2}$ corrugation side laps. Fix alternative corrugations at fascia and every fourth corrugation elsewhere with lead head nails. Iron to project at fascia to give 40mm drip at spouting.

NOTE: Before fixing corrugated iron all laps and corrugated iron covered with ridging to be primed with Dulux Primer for galvanised iron.

e) Ridges and Hips

Fix over all ridges and hips 450mm wide by 0.45mm gauge galvanised iron lead edged ridging. Fix through corrugated iron into purlins with lead head nails at every alternative corrugation in roofing.

f) Barge

Finish at barge with 0.45mm gauge square edge moulding lapping the roofing at least 2 corrugations.

7.04 GALVANISED IRON TRAY ROOFING

To roof areas where shown on drawings.

a) Materials

The galvanised iron tray roofing shall be either 300mm or 400mm 0.60mm gauge galvanised steel continuous from ridge to gutter with all down-turns and stop ends.

b) Underlay

Over Purlins stretch galvanised 50mm mesh wire netting securely fixed with galvanised staples. Over netting fix heavy quality building paper.

c) Fixing

Form stop ends to all sheets where shown on drawings to obtain a full 50mm turn up of tray with all ends flattened against the turn up. No dipping of the pans in front of the turn ups will be acceptable.

The roofing shall be fixed with galvanised steel strip clip continuously fastened to every purlin, with an additional galvanised steel single side fix clip used at every fixing around the perimeter of the roof area. Form downturns to gutter edges of roof to approximately 20 degrees to the horizontal. Fit all ridge or hip cappings as required.

7.05 CONCRETE ROOF TILES

To roof areas where shown on drawings.

a) Materials

The tiles shall be Monier "Centurion" (colour as selected by owner).

b) Underlay

Over the whole of roof area fix underlay of 6.8kg saturated roofing felt. Lap over all hips, ridges and over fascia board far enough to give drip into gutter. Where the rise of the fascia above rafter top could cause ponding, an anti-ponding board or a device giving similar results should be provided.

Fix battens to a maximum gauge of 350mm. Size of batten shall be not less than that shown on the drawings, with rafter spacing up to 450mm centres 50mm x 25mm, between 450mm and 600mm centres 50mm x 37mm, between 600mm and 900mm centres 50mm x 50mm battens.

c) Tiling

Lay tiles to a minimum head of 75mm. Secure every eaves course tile, every top course tile, all perimeter tiles with 57mm x 25mm galvanised clouts on 50mm x 25mm battens and 76mm - 25mm galvanised clouts on 50mm x 37mm and 50mm x 50mm battens. Secure every alternative tile within the body of the roof.

The first course of Monier Tiling shall be fixed so as to provide an adequate projection over the fascia into the gutter.

d) Valleys

Cut Monier tiling neatly and cleanly to the rake of the valley leaving a gap of 75mm to 100mm between the cut edges.

e) Hips

Fix starter hip tiles at the foot of all hips. Cut Monier tiling closely to the rake of the hip. Cover all hips with Monier ridge tiles to colour as specified, bedded and struck pointed in cement mortar coloured to blend in with tiles. Hip and ridge tiles must be bedded solid only at the ends or at the junction of hip and ridge. Starter hip ridge and every alternative ridge to be mechanically secured.

Cover all ridges with Monier ridge tiles of selected colour bedded and pointed to match the tiles. The end ridge and every alternative edge must be mechanically secured. All ridge tile mortar must have weep holes fitted when mortar is still wet.

f) Mortar

All bedding mortar shall be specially mixed mortar and for this purpose shall consist of 4 parts clean sharp sand and 1 part cement and C.P. 30 or similar at the rate of 1.52 litres to 1 bag of cement. The mortar to be coloured to match tiling.

7.06 METAL ROOF TILE

To roof areas where shown on drawings.

a) Materials

The tiles shall be Harveytile or similar (colour selected by owner).

b) Underlay

Over the whole of the roof area fix underlay of an approved roofing felt. Lap over all hips, ridges and over fascia board to give drip into gutter.

c) Battens

Cut battens to manufacturer's recommendations from 75mm x 50mm giving 2 battens. Battens to be fixed at maximum 363mm centres with first batten 330mm from face of fascia.

d) Tiling

Lay tiles as recommended by manufacturer fixing to each tiling batten as work proceeds.

e) Ridges, Barges, Hips

Finish all ridges, hips and barges where shown on drawings, with coated cappings.

f) Valleys

Construct and finish valleys where shown on drawings as recommended by roofing manufacturer.

g) Flashings

Flash and over flash all projections through roofing. All flashings to be coated.

SOLID PLASTERER8.01 PRELIMINARY AND GENERAL

Read and note all clauses under Preliminary and General of this specification where they apply to this trade.

8.02 WORK INCLUDED

The solid plastering or trowelling of all interior floor slabs, the front and back porch slab and steps, also terrace if shown.

8.03 MATERIALS

Cement: shall be as specified under "Concretor".

Sand: shall be river sand sharp and coarse grained and free of any foreign matter.

Hydrated Lime: shall be mill hydrated of an approved brand.

Adhesion Agents: if used shall be in accordance with maker's instructions.

Plasticising agents, used strictly in accordance with the manufacturer's specification, may be used in lieu of hydrated lime.

8.04 WORKMANSHIP

All to the best trade practice. Generally, where plastering is required by drawings, it means finishing to 12mm thickness with a mix of one part cement to three parts sand with 10% of hydrated lime added and finished to a straight and even surface with a wood float.

8.05 FOUNDATIONS

Concrete foundation walls shall be prepared by removing projections, making good any defects, straightening and finishing with a dash coat of 1 to 3 cement and sand applied to give a regular and satisfactory coverage. Texture finish as shown.

8.06 CONCRETE FLOORS (Main) See Drawings

Co-operate with Concretor and allow for plastering of main floor. Float up to true level and steel float finish to remove pattern. Do not over-trowel. A hard dense finish is required.

8.07 PORCH AND STEPS AND TERRACE (if shown)

Plaster up in one operation. One coat 12mm thick to terraces and porch slabs, 12mm thick to verticals and sides, etc. Wood float up then give light sweeps with steel float to remove blemishes.

8.08 VENTS

Supply and install pre-cast concrete or other suitable ventilators in foundation walls where shown.

8.09 COMPLETION AND CURING

Leave all work complete and clear away all plaster droppings. Keep work damp and maintain all finishes to the completion of the work.

DRAINLAYER9.01 PRELIMINARY AND GENERAL

Read and note all clauses under Preliminary and General of this contract where they apply to this trade.

9.02 EXTENT OF WORK

Work in this section of the contract comprises all surfaces and foul water drainage up to above ground level to connect to Plumber's work. Include all pipes and specials, fittings, construction of manholes, all gully traps and connections for terminal vents, soil and waste pipes. The Drainlayer shall confer with the Plumber and shall arrange with the Contractor before the foundations are laid to fix the exact position of all connections of wastes and drains.

9.03 STANDARD OF WORK

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the Owner and the Local Council Drainage Inspector. Shall conform to the requirements of the Drainage and Plumbing Regulations of 1978, and the Local Council Specification. The Contractor shall allow accordingly should conflict exist. Obtain all permits, service all notices and pay all fees required and arrange for all tests.

9.04 MATERIALS

All materials shall be the best of their respective kinds.

General drains shall be 100mm diameter first class glazed earthenware with rubber ring joints. Where the Engineer approves in writing, plastic drainage pipes may be used. Pipes shall be laid and jointed as recommended by the manufacturers.

9.05 CONNECTION TO EXISTING DRAINAGE

The Drainlayer is responsible for verifying the position and depth of the connection and commence laying his drains from this point.

9.06 DRAIN TRENCHES

The excavation of trenches for drains shall be accurately made with base clean and true to grade so that no unnecessary filling is required. Adequate width shall be allowed in accordance with depth of drain to enable laying and jointing to be properly carried out. Trenches shall be kept firm and dry and shall be opened up only in lengths that can be protected, utilised and refilled within a reasonable time.

All drains shall have a minimum cover of 500mm.

9.07 LAYING OF DRAINS

All drains are to be laid with the full length of the pipe bearing on the base. Pipes shall be laid and have the rubber rings secured with stainless steel tie wires as the work progresses. All changes in direction are to be carried out with purpose made fittings. Where the ground is unstable, the drains shall be laid on a concrete bed, minimum thickness 100mm, reinforced with 2 D12 rods and R10 U bars at 600mm centres. After the drain has been laid, bend U bars over, place 2 D12 rods longitudinally and completely surround the drain with 100mm of concrete. Provide additional support as shown on the drawings.

Provide inspection fittings at each change of direction, change of grade, junction of branch drains or at distances required by the Local Authority.

9.08 FALL IN DRAINS

The whole of the soil and stormwater drains are to be laid to a regular and even fall. The fall shall be not less than 1:60 for 100mm dia. drains.

9.09 FITTINGS

The plan shows the layout of the system. Additional fittings that are normally required such as inspection points and inspection bends, etc, that may be required but are not specifically shown, must be allowed for by the Drainlayer to comply with normal practice under the regulations or special requirements of Local Council.

9.10 GULLY TRAPS

Gully traps shall be approved type, minimum 100mm diameter and shall be set level on a 75mm concrete bed, haunched to the side of the trap. No more than 4 waste pipes shall discharge into each gully trap. Provide ceramic, dished gully trap riser, complete with cast aluminium grating. The riser shall be bedded into the gully trap with cement mortar and shall be carried 75mm above the surrounding ground or paved area.

9.11 SEWER AND STORMWATER CONNECTIONS

Arrange for the Council to connect drain to sewer and stormwater where provided and pay all charges in connection therewith. If shown on the drawings provide single compartment septic tank in strict accordance with the requirements of the Local Authority.

9.12 COMPLETION

Properly backfill all trenches, consolidate as filling proceeds and leave area in a tidy state.

PLUMBER AND SHEET METAL WORKER10.01 GENERAL

The General Conditions and preliminary clauses shall also apply to this section of the works.

10.02 SCOPE

The Plumber shall provide all materials, plant and labour necessary for the proper completion of the plumbing work in conformity with local By-Laws, the Drainage and Plumbing Regulations 1978, and according to the intent of this specification, including such items not specifically mentioned herein, but which are necessary for a thoroughly workmanlike job. Upon completion, the whole of the works shall be left watertight and to the satisfaction of the Authorities and the Supervisor. Give all notices to arrange for, and pay for, all permits and organise all inspections of the works by the Local Authority.

10.03 MATERIALS AND WORKMANSHIP

All materials and fittings used in this trade shall comply with the requirements of the relevant current N.Z.S.S. or, where no such specification exists, with the requirements of the relevant current B.S.S. Notwithstanding the foregoing requirements, all materials and fittings shall comply with the requirements of the Local Authority and with best trade practice.

10.04 FLASHINGS

All notched roof flashings shall be supplied and fixed by Roofing trade. All other flashings at windows, doors and vents through roof, etc., shall be 0.6mm gauge galvanised steel, machine folded to the required shapes with all joints, junctions, etc., soldered.

10.05 SPOUTING AND GUTTERING

Supply and install metal or P.V.C. spouting and guttering as shown on the drawings or noted on the addenda. Metal guttering shall be of the type and size shown on the drawings and shall be fixed with clips to match profile. Diamond or similar, fascia gutters and straightline spouting, shall be fixed using concealed gutter brackets.

All spouting and gutters shall be fixed to fall not more than 1:600 with clips and fixings at centres recommended by the manufacturers.

Provide outlets in gutters where shown, with the gutter sole dished towards the outlet.

Provide outlets from downpipes from gutters. Downpipes shall be P.V.C. or seamed galvanised steel as shown on the drawings and addenda. Hold out from wall with standard brackets.

P.V.C. Spouting shall be of the type shown on the drawings and shall be complete with all brackets, stop ends, jointers and downpipe outlets. Erect according to the manufacturer's recommendations. Supply and fit P.V.C. downpipes where shown, complete with all brackets.

All downpipes shall discharge into stormwater drains. Carry downpipe below the top of the drainpipe, pack around to hold in place and haunch between drain and downpipe with cement/sand compo.

10.06 PIPING

Piping for water supplies shall be drawn copper or polybutylene piping (Qest Dux or similar approved).

All piping laid in concrete shall be protected by wrapping in Densotape or similar, for its full length. Piping laid in concrete shall be drawn copper tube or polybutylene, spirally wound with two layers of Densotape or hair felt, wrapped in opposing directions. No joints may be made in polybutylene piping in concrete. Polybutylene piping laid underground shall be protected from damage by sharp objects.

All joints in copper pipes shall be socketted and brazed with Silfos. Polybutylene piping shall be jointed only with special jointing fittings manufactured by the makers of the brand of piping used. Preference shall be given to Qest-Dux piping and Qicktite fittings in polybutylene. Piping shall be installed in long lengths. Polybutylene piping should be continuous as far as possible, for the whole length of the system. Thread pipes through holes drilled through the centre lines of framing. Where possible, pipes shall be curved to change direction but where curving is not possible, standard elbows and tees shall be used. Support all piping at recommended centres with ready made clips. Standard fittings and couplings for copper and polybutylene piping, shall be used, including couplings linking the two materials. Polybutylene piping may be used for both hot and cold water reticulation, except for circulating pipes between wet back and boiler units and hot water cylinders. Where wet back or boiler units provide supplementary heating of hot water, the first 600mm of pipe from the cylinder shall be copper. Where instantaneous gas water heaters are installed, the first 200mm of piping on the inlet and outlet shall be copper.

10.07 COLD WATER SUPPLY

From the toby connection of the Local Authority water supply, lay 20mm or 15mm i.d. pipe, buried 450mm underground to an isolation Stop Cock located in a suitable toby box located against the building foundations. Where a high pressure water reticulation system is specified, supply and fit a NEFA 3 in 1 stopcock and preset NEFA pressure reducing feed valve, or other suitable valves. From feed valve, take 20mm or 15mm i.d. lead to hot water cylinder and 20mm or 15mm i.d. branch, or branches, to service other cold water outlets, terminating at the bath. From this 20mm i.d. branch, take 12mm i.d. branches to sink, basins, tubs, washing machine, shower and W.C. flushing cisterns. From wall, use Qest Qickee supply set for connection to cistern and for exposed pipes to basins.

From main supply, before the pressure reducing valve, take 12mm i.d. branch to provide supply for exterior hose taps. Provide stopcock on supply line to hot water cylinder.

Where a low pressure water supply is specified, using a water storage tank, lay 20mm i.d. pipe underground from toby to isolating stopcock with 12mm branches for exterior hose taps and 12mm branches to sink and flushing cisterns. The 20mm dia. main shall reduce to 12mm i.d. before entering the storage tank. Supply and install one 135 litre Nura rotational moulded polythene supply tank in roof space where shown, complete with tray, overflow, 12mm ball valve and ballcock, lids and other fittings. Take 20mm dia. outlet from tank leading to hot water cylinder and bath, with 12mm branches to basins, tub, washing machine, and shower. Note the 20mm dia. lead, or leads, should be carried to the second to last outlet on any branch. The final branch to outlets may be 12mm dia. The whole of the cold water system shall be charged to test for leaks before linings are fixed.

10.08 HOT WATER SUPPLY

Supply and install a hot water storage cylinder where shown on the drawings. The hot water cylinder shall be electric or gas and shall have the storage capacity shown on the drawing and addenda. Where specified, the cylinder shall have connectors for supplementary boiler or wet back heaters. Unless specified otherwise, storage heaters shall be standard storage heaters, Zip manufacture, complying with current N.Z. Standards in all respects. Heaters shall be cased and lagged and shall be fitted with drain pipe. Gas water heaters shall be Rheem manufacture and shall be installed in accordance with the maker's recommendations and the local Plumbing Authority and gas supply authority requirements. Provide and install flues for gas water heaters in accordance with By-Laws and recommendations.

Provide expansion pipe from storage heater, 20mm dia., extended above the roof level with pressure relief valve as required, or with low pressure system, turn exhaust to discharge over storage tank if in suitable location.

All piping conveying hot water shall be double lagged with plumbers' felt, spirally wound and bound to prevent unravelling. Each layer of felt shall be wound in opposing directions.

From expansion pipe, take branches to taps. Branch to sink shall be 12mm dia. Take 20mm diameter lead from expansion pipe to bath with 12mm branches of lead to shower, basins, tub and washing machine. The tub and washing machine branches may be taken from the sink lead if more suitable. Use Qickee supply sets for exposed leads to basin.

10.09 VENTS

Provide all vents from fittings as required by the regulations. Vents shall be in copper or P.V.C. Provide and install terminal vent in seamless material from branch on sewer and extend above roof level. Fix bird proof grilles to all vents.

10.10 WASTES AND TRAPS

Provide trapped wastes to all fittings. Wastes shall be of the sizes required by the P & D regulations. Vent wastes where and as required by the regulations.

Wastes may be copper or Dux polypropylene waste pipe system.

Polypropylene wastes shall be complete with all couplings, seals, clips and other fittings.

Where possible, waste pipes shall be concealed within the structure. Special care shall be taken to fix the wastes in unobtrusive positions. Provide cleaning eyes to all copper wastes. Where wastes pass through foundation walls, pack and seal to allow expansion and prevent access of vermin. Wastes through concrete slabs shall be wrapped in Densotape or similar.

10.11 FITTINGS

Supply and fix all fittings as shown on the drawings and in the addenda.

W.C. Pans: shall be vitreous china, washdown type, and shall be supplied and fitted complete with connector to waste, vent, double flap plastic seat - Dux or similar. Supply and fix Dux, centre flush, low-line cistern, complete with sparge pipe, ball valve, ballcock and overflow.

Bath: shall be enamelled cast iron, enamelled pressed steel, or plastic as shown or noted and shall be fitted onto cradle provided by the carpenter. Baths shall be first quality, free from chips or other blemishes.

Basins: Provide and install, vitreous china basin on c.i. brackets or plastic basins as shown on the drawing or on the addenda. Basins shall be provided with integral overflows. Plastic basins shall be recessed or surface mounted and shall be complete with skirted front as noted.

Vanity: Arrange with Carpenter to install a Vanity unit as required. Provide taps and wastes. See addenda for P.C. sum.

Tub: Provide and install a pressed or fabricated stainless steel tub, on brackets or cabinet as shown. See addenda for requirement.

Shower Tray: Shower trays shall be pressed stainless steel of the sizes shown, with 100mm high upstand all round.

Sink Bench: Provide a stainless steel sink bench of the size and type shown on the drawing or on the addenda, complete with S40 x 355 bowl. Provide waste outlet for waste disposal unit if required.

Taps: All taps shall be marked Hot and Cold. Taps shall be H.M.C. manufacture, or other selected. Allow for the following:-

Bath - faucet S383 x 20mm Starlight

Sink - swivel faucet - S343 x 15mm Starlight

Basins - S623 x 15mm Starlight

Shower - Feltormix mixer

Tub - S483 x 15mm Starlight

Washing Machine - S413F x 15mm x 20mm Starlight

Outside taps - 2 brass bibcocks with hose ruffs

Provide and fit all stopcocks, gate valves, etc., required for the water reticulation system.

10.12 WETBACK HEATERS, BOILER UNITS, FREESTANDING FIREPLACES

Where shown on the drawings and noted in the addenda, provide and install supplementary water heating units or freestanding fireplaces. All units shall be installed strictly in accordance with the manufacturers details and to the Local Authority requirements. Arrange with the Carpenter to provide all protective sheeting required around units. Copies of details of installation requirements published by the manufacturers, shall be submitted to the local authority before installation is commenced. All piping from wet back or boiler units to hot water cylinders, shall be copper. Sizes shall be as recommended by the manufacturer, with vents as recommended.

Provide and install all flues, flue liners spacers, flashings caps and stays, required to complete the installation.

ELECTRICIAN11.01 PRELIMINARY AND GENERAL

Read and note all clauses under Preliminary and General of this Specification where they apply to this trade.

11.02 FEES

Pay all fees and charges and obtain all necessary permits for this trade.

11.03 SCOPE OF WORK

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's By-Laws. Provide all lighting and power points as shown on the drawings or as otherwise directed by the Owners.

11.04 MATERIALS AND WORKMANSHIP

All materials used under this Contract shall be of approved British or New Zealand Standard Specification. Allow for all materials necessary to complete the contract whether specified or not. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice and in a manner which will cause minimum inconvenience to other workmen and the work as a whole. Do all cutting away, drilling, etc., and with timber cut the minimum only away for the entry of cables. All wiring shall be run in T.P.S. cable and shall be kept clear of insulation in walls and ceilings.

11.05 CO-OPERATION

Co-operate with the Building Contractor and other sub-contractors in all phases of work. Give ample notice to enable the Contractor to arrange the necessary void, chase data, etc.

11.06 COMPLETION AND CONNECTION OF POWER

Leave the work complete, pay all charges and arrange for all inspections and tests and for the connection of power to the works.

It is the responsibility of the Electrical Contractor to ensure that no delay is caused to the job once the Contract is complete.

11.07 POWER BOARD SUPPLY

Arrange with the Power Board, allow for and pay all fees for the connection of an underground or overhead supply to the residence. Arrange for any power poles required to carry overhead power lines.

11.08 METER BOX

Provide and install meter box where shown. Confer with Carpenter for trimming same. The meter box shall be recessed into wall and shall have a weather-proof cover.

11.09 MAIN SWITCHBOARD

Provide and install a recessed main switchboard, complete with all fuses, circuit breakers, switches, bell transformer, and auxiliary equipment. Arrange with the Carpenter to provide a cabinet for switchboard.

11.10 ELECTRIC STOVE

Provide wiring and switches for electric cooker where shown on the drawings. If separate oven and cooking top unit are to be installed, allow for wiring and switches for each unit.

The Electrician is to allow for taking delivery of and installing cooking appliances as shown on the drawings and addenda. Allow in contract the P.C. sum for the supply of cooking appliances as noted on the addenda.

11.11 HOOD OR AIR EXTRACT FAN

Provide and install a range hood or air extract fan where shown on the drawings with switches and power for the operation of same. The fan shall be of the size and type shown on the drawing or in the addenda. Allow the P.C. Sum shown in the addenda for the supply of the range hood.

11.12 SHAVER POINT

Provide a point for electric shaver where shown on the drawing if also noted on the addenda.

11.13 SINK DISPOSAL UNIT

Provide wiring and switch for waste disposal unit to be fitted in sink if shown on the drawings or noted in the addenda.

11.14 HEATERS

Provide and install electric heaters, complete with Thermostats, where shown on the drawings. Heaters shall be the size and type shown on the drawings.

11.15 WATER HEATER

Allow for the connection of the water heater to the electrical system. Provide and install 1,500 watt, or other suitable sized element and thermostat to hot water cylinder provided by the Plumber. Provide switch for water heater on adjacent wall and flexible, metal sheathed cable to Element box.

11.16 POWER POINTS

All wall plugs shall be 230 volt, 10 amp 3-pin flush type with switches. Generally, install plugs 300mm above floor or 225mm above bench top. Points to washer, dryer and refrigerator - 1200mm from floor. The exact position of all power points shall be determined on the job by the Owner. Allow for the power points in the locations shown on the drawings. All power points are to be switch type.

11.17 LIGHTS

Provide light points where shown on the drawings. The Contractor is to allow in his tender to provide batten holder type fittings to all lights, with angled fittings to wall lights. All lights are to have flush wall mounted switches. All exterior lights shall be watertight fittings. Fittings under soffits shall be ball type.

11.18 LIGHT SWITCHES

Light switches generally, shall be 5 amp. all insulated P.O.L. micro-gap type or equal. Where indicated, fit flush type with plain flush plate. Fix switches generally 1200mm above floor. Provide dimmer switches where noted on drawings or required in the addenda.

11.19 SPECIAL FITTINGS

The Contractor shall allow in his tender for the supply of special light fittings to the value of the P.C. sum shown in the addenda. The Contractor shall allow in his tender for taking delivery of and fixing fittings supplied from the P.C. sum.

11.20 BELL

Provide transformer on switchboard for doorbell or chimes and provide wiring and bell push for the same. The bell or chimes are to be purchased from the P.C. sum allowance.

PAINTER AND GLAZIER12.01 PRELIMINARY AND GENERAL

Note all clauses under Preliminary and General of this specification which shall apply to this section of the work.

12.02 MATERIALS

In this specification, where the word "paint" is used, the reference shall also apply to varnish, unless obviously inapplicable.

Generally all materials shall be of N.Z. manufacture of approved brands. All paints and varnishes shall be delivered to the site in unopened cans. Paints shall be applied straight from the can, strictly according to the manufacturers recommendations. Any thinning of paint required shall be carried out strictly to the makers recommendations. Succeeding coats of paint shall be of the same brand, unless approved otherwise.

12.03 WORKMANSHIP

All work shall be carried out in accordance with good trade practice. Surfaces shall be clean and properly prepared before coating and work shall be in accordance with Code of Practice NZS 2239 "Painting of Building". Rub previously painted surfaces lightly with fine glasspaper between coats and wipe over with a tack rag to remove dust. All coats shall be laid off when finishing to remove brush marks. DO NOT PAINT OVER UNPUNCHED NAILS or other protruding fixings.

12.04 COLOUR SCHEMES

The Owner will select from standard colour charts, colours he will require and Contractor is to allow for picking out sashes, doors, porches or any other reasonable colour change required.

12.05 STOPPING

After priming, all nail holes or joints are to be stopped with linseed oil putty and cleaned off before undercoating. Varnished work is to be stopped with matching putty after first coat of sealer. Stop all nailholes and gaps in finishing timbers.

12.06 EXTERIOR PAINTING

Prime all exterior woodwork unless oil finish is specified. After priming, all external woodwork and adjacent metalwork such as flashings, spouting and downpipes, is to be given one good coat of undercoat followed by finishing coat of high gloss paint. (Acrylic or enamel). Wipe down all metal work with solvent before priming. Priming coat shall be well brushed in and all faces shall be covered, ends of laps and tops and sides of sashes, doors, etc. Sashes and doors shall be painted with enamel paint, not acrylic. Hardieflex lining to eaves, soffits shall be painted with 2 coats of P.V.A. Latex paint. Asbestos cement cladding (Hardieflex) shall be painted with 2 coats of acrylic gloss paint or shall be finished with other surface treatment as noted on the drawings or in the addenda.

Exterior concrete block walls (except foundation walls) shall receive 2 coats of Resene, or other approved, concrete block sealer or Masonry filler, well brushed into surface, and applied strictly according to the manufacturer's specifications.

12.07 OIL FINISH

Where shown on the drawings or noted in the addenda, exterior woodwork shall be finished with 2 coats of clear or pigmented Resene weathering oil. The first coat should be applied before or straight after the timber is fixed in place. The second coat should be applied after 4 or 5 weeks.

12.08 INTERIOR PAINTING

Refer to plan or addenda for surface finishes. Wall linings and ceilings shall be given one coat of undercoat and finished with two coats of approved flat or semi-gloss paint as required. Where full gloss is required in kitchens, laundry or bathroom, finishing coat shall be full gloss enamel. Doors shall be painted on both faces and ALL edges. Allow to paint Kitchen cupboard and laundry cupboard doors, carcass and shelves, unless pre-finished surfaces are specified.

12.09 VARNISHING

Where varnishing is required, such as to doors, architraves and skirtings, give one coat of approved sealer, followed by two coats of clear varnish lightly sanding between coats. Seal and varnish both faces and ALL edges of doors. Varnish shall be gloss, semi-gloss or flat polyurethane as required.

12.10 CONCRETE

To concrete or concrete block base walls, apply two coats of exterior quality P.V.A. paint of an approved type - gloss finish. Paint base walls only where noted on the drawings or in the addenda.

12.11 PAPERHANGING

Where shown on the addenda, hang wallpaper or lining paper to walls, cupboards and ceilings. All walls shall be sized before papering. Lightly sand walls where necessary to remove excess stopping or protrudances. Wallpapers shall be hung plumb and true with edges carefully butt jointed. Carefully match all patterns and check rolls before hanging for variations in shading across the rolls or other defects. Any mis-matched or faulty papers, will be rejected and replaced, including hanging, at not cost to the Owners.

12.12 ROOF (Painting roof is required only if noted in the addenda)

Allow roofing to weather and clean down with solvent before painting. Roof - if corrugated iron, prime all laps before fixing. For corrugated iron or galvanised trough section roofing, after fixing, prime roof with calcium plumbate galv. iron primer and then apply 2 good coats of approved roof paint.

12.13 GLAZIER

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and puttied or beaded into rebates. Where required, glazing shall be selected obscure patterned glass.

12.14 MIRROR

Where required, provide a 6mm plate glass mirror and mount on bathroom cabinet door with mirror clips, or as otherwise directed.

12.15 COMPLETION

At completion, clean all paint marks off glass and other surfaces, touch all damaged paint work and leave the premises ready for occupation.

Table 16

LINTELS
1.5 kPa and 2.0 kPa floor loads

Maximum clear width of opening (span of lintel) (m)	Maximum span of member supported* (m)	Depth of lintel supporting:								
		Roof only where lintel thickness (mm) is: (Fig.40A)			Roof and walls only where lintel thickness (mm) is: (Fig. 40B)			All other cases where lintel thickness (mm) is: (Fig.40C)		
		50	75	100	50	75	100	50	75	100
(m)	(m)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)

A Light roof

0.9	8.0	125	100	100	125	125	100	125	125	100
	12.0	150	125	100	150	125	100	150	125	100
1.2	8.0	125	100	100	150	125	100	200	150	125
	12.0	150	125	125	200	125	125	200	200	150
1.5	8.0	150	125	100	150	125	100	250	200	150
	12.0	200	150	125	200	150	125	300	250	200
1.8	8.0	150	125	125	200	150	125	250	200	200
	12.0	200	150	150	200	200	150	-	250	250
2.1	8.0	200	150	150	200	200	150	-	250	250
	12.0	250	200	200	250	200	200	-	300	300
2.4	8.0	250	200	150	250	200	200	-	300	250
	12.0	300	250	200	300	250	200	-	-	300
2.7	8.0	-	200	200	-	250	200	-	-	300
	12.0	-	250	250	-	300	250	-	-	300
3.0	8.0	-	250	200	-	250	200	-	-	-
	12.0	-	300	250	-	300	250	-	-	-
3.6	8.0	-	300	250	-	300	250	-	-	-
	12.0	-	-	300	-	-	300	-	-	-

* The greater of roof dimension S (see clause 6.4.3.), span of joists, span of under-purlins, or span of strutting beam, as appropriate:

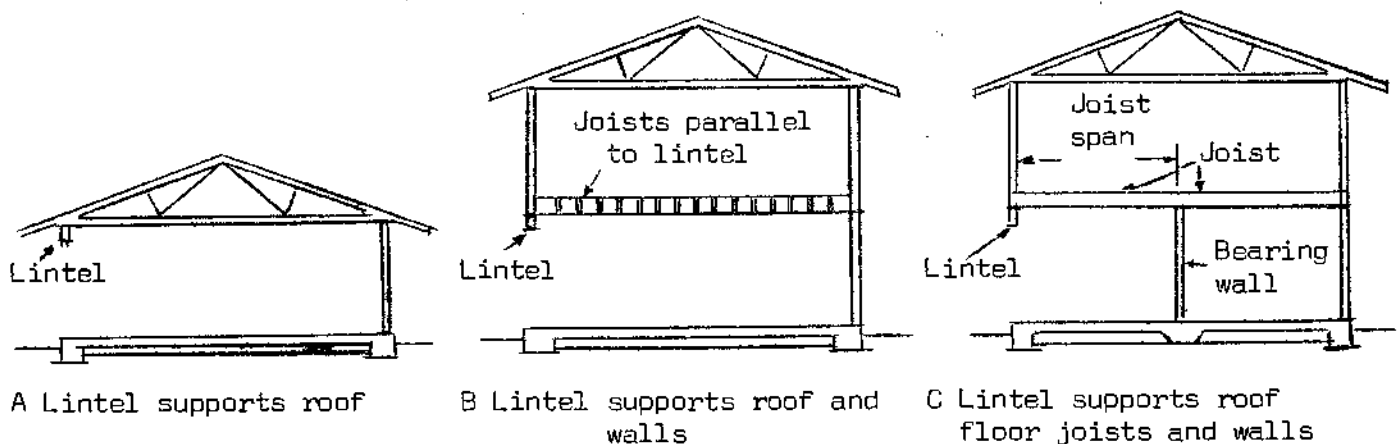


Fig.40 : Lintel loads for the purposes
of Table 16

Table 16 (cont.)

LINTELS

1.5 kPa and 2.0 kPa floor loads

Maximum clear width of opening (span of lintel)	Maximum span of member supported*	Depth of lintel supporting:								
		Roof only where lintel thickness (mm) is: (Fig.40A)			Roof and walls only where lintel thickness (mm) is: (Fig. 40B)			All other cases where lintel thickness (mm) is: (Fig.40C)		
		50	75	100	50	75	100	50	75	100
(m)	(m)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)

B Heavy roof

0.9	8.0	125	125	100	150	125	100	150	125	100
	12.0	200	125	125	200	150	125	200	150	125
1.2	8.0	150	125	100	200	125	125	200	150	150
	12.0	200	150	125	200	200	150	250	200	200
1.5	8.0	200	150	125	200	150	125	250	200	200
	12.0	250	200	150	250	200	150	300	250	200
1.8	8.0	200	150	125	200	200	150	300	250	200
	12.0	250	200	200	250	200	200	-	300	250
2.1	8.0	250	200	200	250	200	200	-	300	250
	12.0	300	250	200	300	250	200	-	-	300
2.4	8.0	300	250	200	300	250	200	-	-	300
	12.0	-	300	250	-	300	250	-	-	-
2.7	8.0	-	250	250	-	300	250	-	-	300
	12.0	-	-	300	-	-	300	-	-	-
3.0	8.0	-	300	250	-	300	250	-	-	-
	12.0	-	-	300	-	-	300	-	-	-
3.3	8.0	-	300	250	-	-	300	-	-	-
	12.0	-	-	-	-	-	-	-	-	-
3.6	8.0	-	-	300	-	-	300	-	-	-

* The greater of roof dimension S (see clause 6.4.3.), span of joists, span of under-purlins, or span of strutting beam, as appropriate.

NOTE - Where a lintel supports one floor and non-loadbearing walls only then the lintel size may be obtained from the column headed "Roof and walls only" in Table 16B (heavy roof).

NAILING SCHEDULE

Table 30

Joint	Length (mm) x diameter (mm) and type	Number and Location
Subfloor framing		
Bearer to jackstud	100 x 3.75	2 (skewed)
Bearer to jackstud adjacent to cut-between brace...	100 x 3.75	4 (skewed)
Bearer end to cut-between plates	100 x 3.75	4 (skewed)
Bearer to top plate of wall framing	100 x 3.75	4 (skewed)
Flitch to each bearer end	100 x 3.75	4
Flitch to jackstud	100 x 3.75	4 (skewed)
Stud or jackstud to plate	100 x 3.75	2 (end nailed)
	or	
	75 x 3.15	4 (skewed)
Sheet material for subfloor brace to:	30* x 2.5 FH	
(a) Framing members at sheet edges		150 mm centres
(b) Intermediate supports		300 mm centres
Floor framing		
Joist to plate or bearer	100 x 3.75	2 (skewed)
Lapped joint in joist	100 x 3.75	2 (each side)
Flitched joint in joist	100 x 3.75	4 (each end)
Herringbone strutting to joist	60 x 2.8	2 (skewed)
Solid blocking to joist	100 x 3.75	2 (end nailed)
	or	
	75 x 3.15	4 (skewed)
Joist to plate on foundation walls	100 x 3.75	12 (skewed) per 1.5 m length
Solid blocking between joists to plate or bearer...	100 x 3.75	4 (skewed)
Boundary joist to end of each joist	100 x 3.75	2 (end nailed)
Curtailed joist not exceeding 3 m long to trimmer..	100 x 3.75	3 (end nailed)
Curtailed joist to trimmer when half housed	100 x 3.75	2 (end nailed)
Floor decking		
Strip flooring not exceeding 75 mm wide to floor joist ..	2½ x finished thickness	1
Strip flooring not exceeding 100 mm wide to floor joist ..	2½ x finished thickness	2
Sheet decking (not exceeding 21 mm thick) to:	60* x 2.8 or 57* x 11.1 x 1.8 mm staples	
(a) Supports at sheet edges		150 mm centres
(b) Intermediate supports		300 mm centres

* See clause A6

Table 30 (continued)

Joint	Length (mm) x diameter (mm) and type	Number and location
Wall framing		
Stud to plate	100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)
Double studs at openings, blocking and studs at wall intersections	100 x 3.75	600 mm centres
Doubling stud to doubled stud immediately under lintel ..	100 x 3.75	2
Lintel to trimming stud	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)
Bottom plate to floor framing at:	100 x 3.75	
(a) External walls and internal wall bracing elements ...		2 at 600 mm centres
(b) Internal walls		1 at 600 mm centres
Half joint in top plate	75 x 3.15	3
Sill or header trimmer to trimming stud for:	100 x 3.75	
(a) Trimmer not exceeding 2.4 m long		2 (end nailed)
(b) Trimmer not exceeding 3.6 m long		3 (end nailed)
Top plate 150 mm x 40 mm to 100 mm x 50 mm and top plate to lintel	100 x 3.75	2 at 500 mm centres
Dwang to stud	75 x 3.15 or 100 x 3.75	2 (skewed) 2 (end nailed)
Fishplate to straightened stud	60 x 2.8	4 each side of cut
Waling to stud	60 x 2.8	2
Ribbon board	100 x 3.75	2

Wall bracing elements

Diagonal bracing:		
100 mm x 25 mm brace to:	75 x 3.15	
(a) Plates		3
(b) Studs		2
Steel angle brace to:	60 x 3.15	
(a) Plates		3
(b) Studs		2
Steel strip brace to:	60 x 3.15	
(a) Plates		3
(b) Studs		1
Cut-between timber brace to stud	75 x 3.15	2 (skewed)
Sheet material to clause 6.9.2.2 and 6.9.6.2.	30* x 2.5 FH	
(a) Studs and plates at sheet edges		150 mm centres
(b) Intermediate studs		400 mm centres

* See clause A6.

Table 30 (continued)

Joint	Length (mm) x diameter (mm) and type	Number and location
Wall bracing elements (continued)		
Diagonal boarding:	60 x 2.8	
100 mm x 25 mm boards to studs and plates		2
200 mm x 25 mm boards to studs and plates		3
Sheet bracing:	30* x 2.5 FH	
Sheets to:		
(a) Studs and plates at sheet edges		150 mm
(b) Intermediate studs		300 mm centres
Stud strap to stud or joist	30 x 2.5 FH	6
Roof framing		
Rafter to ridge board	75 x 3.15 or 100 x 3.75	4 (skewed) 2 (end nailed)
Rafter to top plate:		
(a) Light roof in high wind areas where:		
(i) The rafter span exceeds 3 m, or	100 x 3.75	2 (skewed)
(ii) The rafter spacing exceeds 900 mm	plus wire dogs	2
(b) Light roof in medium wind areas where rafters are spaced at 1200 mm and rafter span exceeds 3 m.	100 x 3.75 plus wire dogs	2 (skewed) 2
(c) All other cases	100 x 3.75	2 (skewed)
Truss to top plate of internal wall	100 x 3.75	2
Ceiling batten to parallel top plate of internal wall bracing element	75 x 3.15	2 at 400 mm centres
Collar tie or cleat to rafter	75 x 3.15	4
Underpurlin to rafter	100 x 3.75	2 (skewed)
Flitches to ridge board and roof members from each side and on both sides of joint	60 x 2.8	3
Hip rafter to top plate	75 x 3.15	
(a) Heavy roof		4 (skewed)
(b) Light roof		2 (skewed)
Underpurlin strut to underpurlin or top plate or strutting beam:		
(a) Light roofs in high wind areas	100 x 3.75 plus wire dogs	2 2
(b) Other cases	100 x 3.75	2 (skewed)
Strutting beam to top plate:		
(a) Light roofs in high wind areas	100 x 3.75 plus wire dogs	2 (skewed) 2
(b) All other cases	100 x 3.75	2 (skewed)

* See clause A6.

NZS 3604:1981

Table 30 (continued)

Joint				Length (mm) x diameter (mm) and type	Number and location
Roof framing (continued)					
Roof braces, at each connection to a framing member:					
(a) 100 mm x 25 mm brace				100 x 3.75 or 75 x 3.15	2 3
(b) 75 mm x 50 mm brace				100 x 3.75	2
(c) 100 mm x 50 mm brace				100 x 3.75	3
(d) Steel strip brace: (i) At ends				60 x 3.15	3
(ii) Other cases				60 x 3.5	2
100 mm x 50 mm blocking between rafters, joists or truss chords				100 x 3.75	2 (end nailed)
Jack rafter to hip or valley rafter				75 x 3.15	3 (skewed)
Jack rafter or jack truss to top plate:					
(a) Heavy roof				100 x 3.75	3 (skewed)
(b) Light roof				100 x 3.75	2 (skewed)
Outrigger to gable top plate:					
(a) Light roofs in high wind areas				100 x 3.75 plus wire dogs	2 (skewed) 1
(b) Other cases				100 x 3.75	2 (skewed)
Outrigger to rafter				100 x 3.75 or 75 x 3.15	2 (end nailed) 4 (skewed)
Purlin or batten to outrigger				100 x 3.75	250 mm centres
Flying rafter to outrigger				100 x 3.75	2
Outrigger blocking to top plate				100 x 3.75	4 (skewed)
Purlin or batten directly (not through sarking) to rafter or top chord [†]					
Locality in roof	Maximum purlin spacing (mm)	Maximum rafter spacing (mm)	Wind area		
Light roofs:					
Body	1200	1200	all	100 x 3.75	2 (skewed)
Edge [‡]	1200	1200	high	100 x 3.75 plus wire dogs	2 (skewed) 1
Edge [‡]	1200	1200	medium	100 x 3.75	2 (skewed)
			low		
Body	900	900	high	100 x 3.75	2
Body	900	900	medium	100 x 3.75	1
			low		
Edge [‡]	900	900	all	100 x 3.75	2 (skewed)
Body	400	1200		100 x 3.75	1
Edge [‡]	400	900		100 x 3.75	1
Edge [‡]	400	1200		100 x 3.75 plus 75 x 3.15	1 (skewed)

‡ The edge of the roof shall be taken as within 1/10th of the roof plan width measured from the fascia, barge, hip, or ridge line.

† Where purlins or battens are butt-jointed on a rafter or top chord, two 75 x 3.15 mm skew driven nails may be used at each member end.

Table 30 (continued)

Joint	Length (mm) x diameter (mm) and type	Number and location
-------	--------------------------------------	---------------------

Roof framing (continued)

Locality in roof	Maximum purlin spacing (mm)	Maximum rafter spacing (mm)	Wind area		
Heavy roofs:					
Anywhere	400	900	all	100 x 3.75	1
Anywhere	1200	900	all	100 x 3.75	2 (skewed)
25 mm thick purlins					
Anywhere	400	480	all	75 x 3.15 FH	1

Roof sarking

Board sarking to rafters or top chords:	2 $\frac{1}{2}$ x finished thickness	
(a) Boards not exceeding 75 mm wide		1
(b) Boards exceeding 75 mm wide		2
Sheet material for sheet sarking to:	30* x 2.5 FH	
(a) Rafters or top chords at sheet edges		150 mm centres
(b) Intermediate supports		300 mm centres

Ceiling framing

Ceiling batten to top plate	75 x 3.15	1
Ceiling joist to top plate	100 x 3.75	2 (skewed)
Ceiling joist to rafter	100 x 3.75	3
Lapped joint in joist	100 x 3.75	2 (each side)
Flitched joint in joist	100 x 3.75	4 (each end)
Ceiling runner to top plate	100 x 3.75	2 (skewed)
Ceiling runner to ceiling joist	100 x 3.75	2 (skewed)
Hanger to runner or joist	100 x 3.75	2
Ceiling batten to joist, rafter or truss:		
(a) 50 mm x 25 mm	60 x 2.8	1
	or	
	57 x 11.1	
	x 1.8 staple	1
(b) 75 mm x 40 mm	75 x 3.15	2
Dragon tie to top plate or blocking piece:		
(a) 100 mm x 40 mm	100 x 3.75	3
(b) Steel strip	60 x 3.15	6
Dragon tie to joist, truss or rafter:		
(a) 100 mm x 40 mm	100 x 3.75	2
(b) Steel strip	60 x 3.15	3
Blocking piece to top plate truss, joist or rafter	100 x 3.75	4

Ceiling lining

Sheet material for ceiling diaphragm to:	30* x 2.5 FH	
(a) Framing members at sheet edges		150 mm centres
(b) Intermediate supports		300 mm centres

* See clause A6.

BT/IC

2nd August 1982

Mr & Mrs G.B. Bentley
3 Matheson Avenue
WELLINGTON. 4

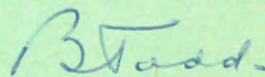
Dear Mr and Mrs Bentley,

Subsequent to your letter of 21st July 1982 relating to your retaining the existing building on your Te Moana Road property, I am able to advise that the application for the permit for the new building has been approved subject to "the removal of the kitchen sink and cooking facilities and the use of the building converting to an accessory building and not being used for human habitation. In addition the septic tank serving this building is to be disconnected and the drainage system is to connect to the sewer mains".

The plumbing and drainage permits will be issued accordingly.

At this time accounts for fees due have been posted to Mr Funnell.

Yours faithfully,



B. Todd
SENIOR BUILDING PLUMBING
AND DRAINAGE INSPECTOR

Inspector: M. _____

Receipt No. C114

OWNER

Name G Bentley

Address 3 Mathieson Avenue
Khandallah
Hellington

BUILDER

Name D J Tunnel

Mailing Address 5 Te Maki Gore
Waikanae

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 417

Street Name Te Moana Road

Town/District Waikanae

Riding Waikanae DC.

LEGAL DESCRIPTION

Valuation Roll No. 1496/320.

Lot 23 D.P. 14005.

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

[illegible]

COMPLETED (Signature) _____ Date _____/_____/_____

SCALE OF FEES

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

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

ESTIMATED VALUE OF WORK				FEES			
Over	\$20 and	Not exceeding	\$20				\$0.50
"	\$200	and not exceeding	\$200				\$1.00
"	\$400	"	\$400				\$2.00
"	\$600	"	\$600				\$3.00
"	\$800	"	\$800				\$4.00
"	\$1,000	"	\$1,000				\$5.00
"	\$1,200	"	\$1,200				\$6.00
"	\$1,400	"	\$1,400				\$7.00
"	\$1,600	"	\$1,600				\$8.00
"	\$1,800	"	\$1,800				\$9.00
"	\$2,000	"	\$2,000				\$10.00
"	\$2,500	"	\$2,500				\$12.00
"	\$3,000	"	\$3,000				\$14.00
"	\$3,500	"	\$3,500				\$16.00
"	\$4,000	"	\$4,000				\$18.00
"	\$5,000	"	\$5,000				\$21.00
"	\$6,000	"	\$6,000				\$24.00
"	\$7,000	"	\$7,000				\$27.00
"	\$8,000	"	\$8,000				\$30.00
"	\$9,000	"	\$9,000				\$33.00
"	\$10,000	"	\$10,000				\$36.00
"	\$12,000	"	\$12,000				\$40.00
"	\$14,000	"	\$14,000				\$44.00
"	\$16,000	"	\$16,000				\$48.00
"	\$18,000	"	\$18,000				\$52.00
"	\$20,000	"	\$20,000				\$56.00
"	\$25,000	"	\$25,000				\$64.00
"	\$30,000	"	\$30,000				\$72.00
"	\$35,000	"	\$35,000				\$80.00
"	\$40,000	"	\$40,000				\$88.00
"	\$50,000	"	\$50,000				\$98.00
"	\$60,000	"	\$60,000				\$108.00
"	\$70,000	"	\$70,000				\$118.00
"	\$80,000	"	\$80,000				\$128.00
"	\$90,000	"	\$90,000				\$138.00
"	\$100,000	"	\$100,000				\$148.00
"	\$120,000	"	\$120,000				\$158.00
"	\$140,000	"	\$140,000				\$168.00
"	\$160,000	"	\$160,000				\$178.00
"	\$180,000	"	\$180,000				\$188.00
"	\$200,000	"	\$200,000				\$198.00
"	\$240,000	"	\$240,000				\$210.00
"	\$280,000	"	\$280,000				\$220.00

For every \$40,000 or part thereof in excess of \$280,000 add additional fee of \$10.00.

FEES PAYABLE FOR SPECIAL DUTIES

- For inspection required in the case of proposed structural alterations before plans for approval \$1.00
- For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building \$0.50
- For inspecting old timber before re-using the same in a new building \$1.50
- For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid \$0.25

Horowhenua County Council

PERMIT No. 444

F10364

LOCALITY Waikanae

DATE RECEIVED 29 : 11 : 73

DATE ISSUED 13 : 12 : 73

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME MR J. H. KIPPENBERGER

FOR OFFICE USE ONLY

REMARKS:



Valuation Book No.

1496/320

Date

19

Application for Building Permit

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

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

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

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

Particulars of Building: Foundations: CONCRETE Walls: METAL Roof: IRON
Total floor area: 96 sq. ft.

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

3. Allotment: Lot: 23 D.P.: 14025 Section:

Area: Block: S.D. Locality:

4. Owner's Full Name MR J H KILLENBERGER
Address 417 TENDRA ROAD

5. Previous Owner { If Section has been recently transferred } 417

6. Frontage (Length): Name of Street or Road TE MOANA ROAD

7. Estimated Value of Building— \$ 469 : 00

Plumbing and Drainage— \$: Total \$ 469 : 00

8. Fees \$ 3 : 00 No. of Receipt PT 3834

See Scales of Fees on Back Page.

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

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

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including —

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

Signature of Applicant [Signature] as BUILDER or OWNER.

Address Box 18 Waiwaka Beach

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

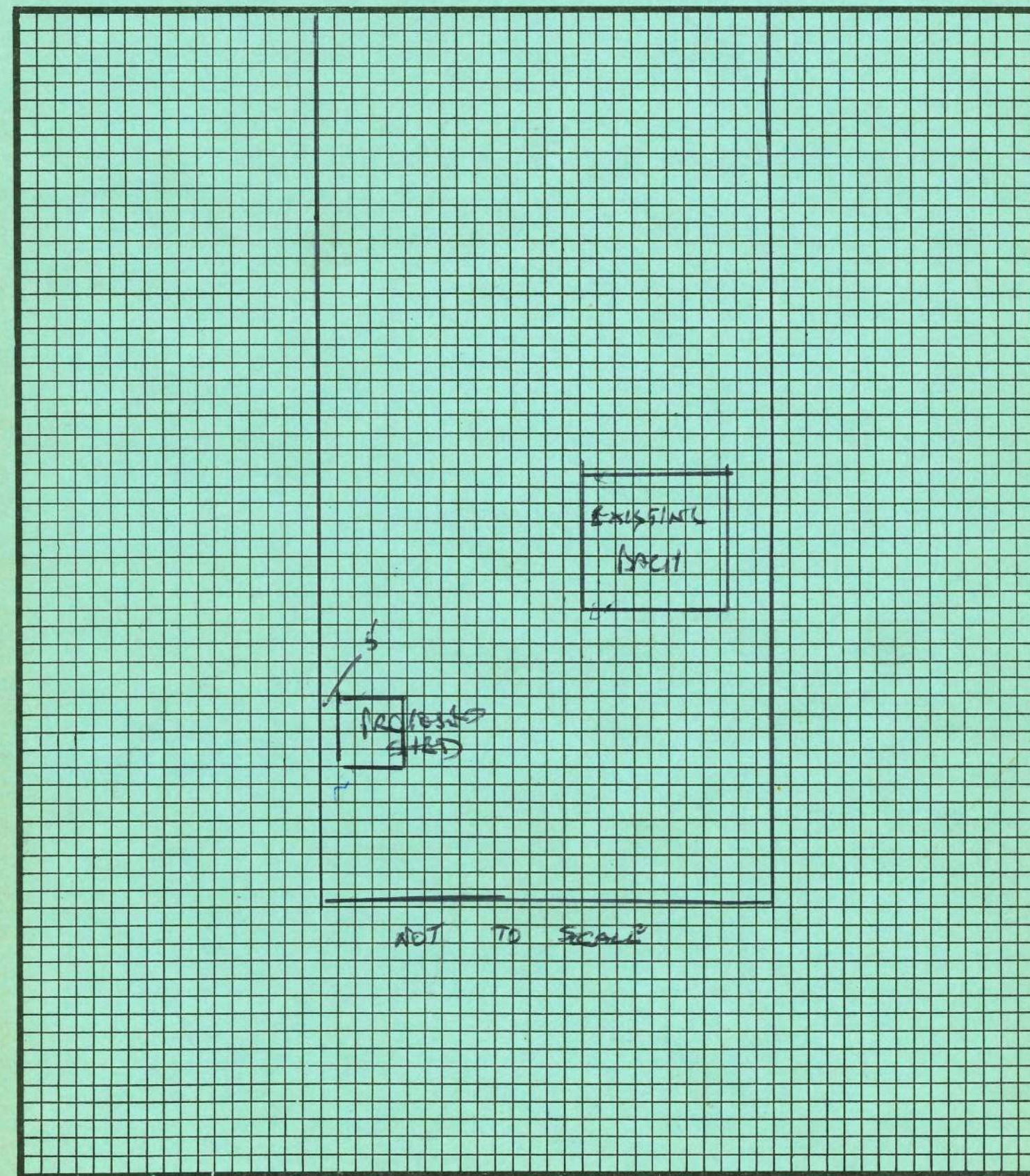
PLAN OF ALLOTMENT

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

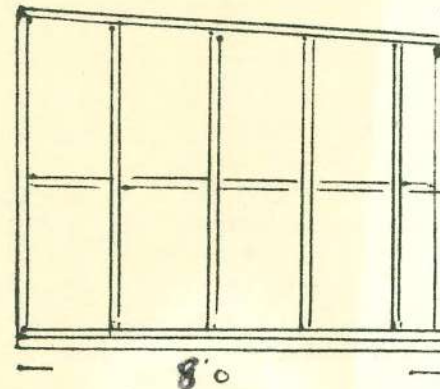
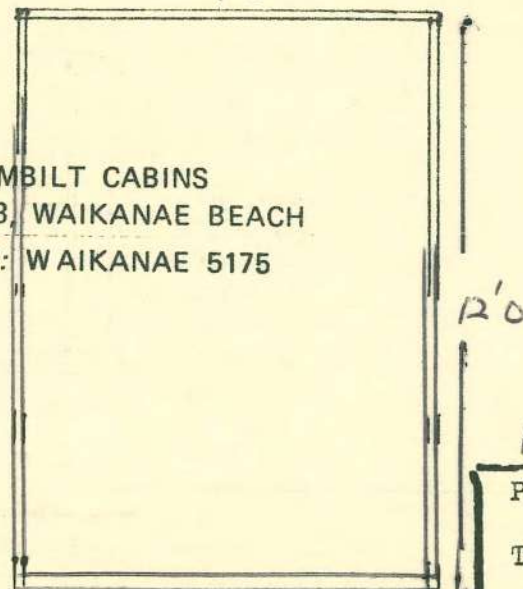
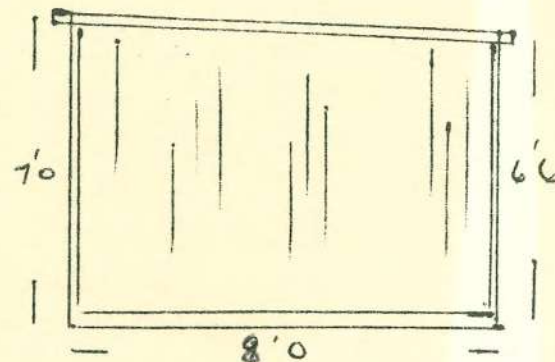
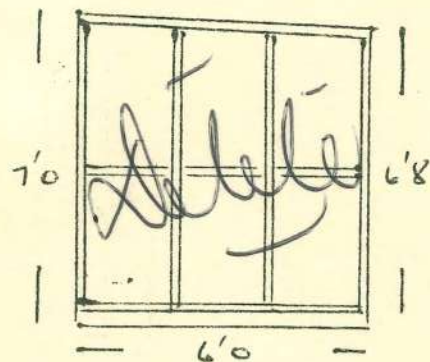
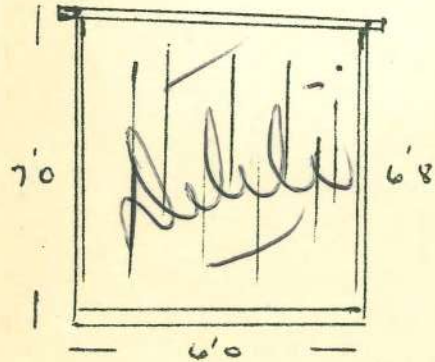
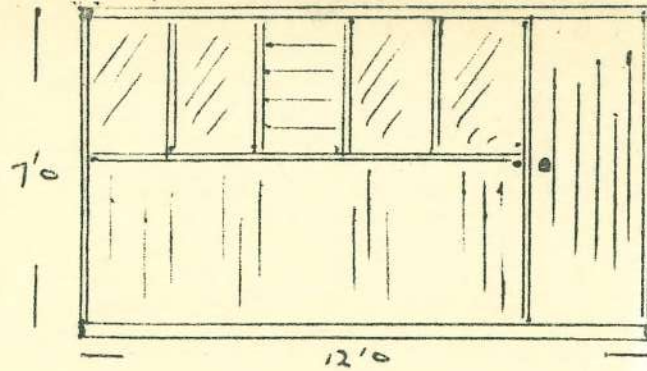
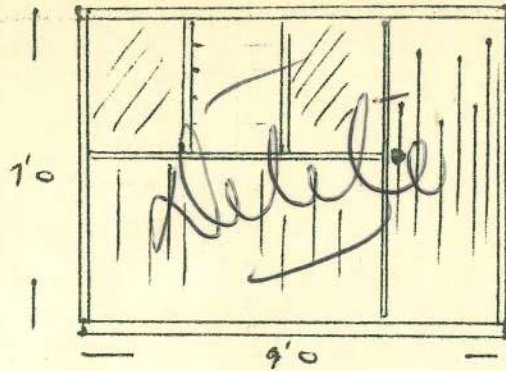
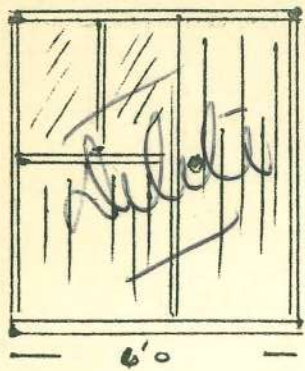
Boundary Lines to be shown thus: — — — — —

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

Frontage to TE MOANA Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN



CUSTOM BILT CABINS
BOX 18, WAIKANAE BEACH
PHONE: WAIKANAE 5175

NOT TO SCALE

PROPOSED PORTABLE BUILDING FOR :
TO BE ERECTED AT :

Concrete floor	: 3" reinforced concrete pad or
Sleepers	: Ground treated 5 x 3
Floor Joists	: 4 x 2 gauged treated
Flooring	: 6 x 1 T & G "
Frame	: 3 x 1 1/2 Gauged Treated
Ceiling Joists/Furlins	: 4 x 2 Gauged Treated
Sheathing	: Galvanised Metal Twin Rib.
Roofing	: Galvanised Metal Twin Rib.
Windows	: Fixed or louvre
Door	: Metal Sheathed Wooden Frame.

MR J.H. KIPPENBERGER
417 TE MOANA ROAD



SITE PLAN

specifications

branz

SHEET A

(CIRCLE whichever is applicable)

NAME: BENTLEY

ADDRESS: 417 TE MONUA RD
WAIKANA E.

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = 33 B.U.'s/m

EARTHQUAKE ZONE: A / B / C

E = 3 B.U.'s/m²

ROOF OR BUILDING LENGTH

BL = 20 m

ROOF OR BUILDING WIDTH

BW = 12.4 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 248 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = 3 x 248 = 744 B.U.'s

WIND: B.U.'s ALONG

W x BW = 33 x 12.4 = 409.2 B.U.'s

WIND: B.U.'s ACROSS

W x BL = 33 x 20 = 660 B.U.'s

SKETCH PLAN (external and internal walls):

SHEET B

No B.U.'s Required	2 Wall Line		3 Wall Bracing Elements Provided					8
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided	
ALONG 744	A	36.	A1	B.	83	1.2.	99.6	
			Sub-total					99.6
	B	66.	B1	B	67	1.2	80.4	
			Sub-total					80.4
	C	70	C1	10	83	1.2	99.6	
			C2	10	83	1.2	99.6	
			C3	10	83	1.2	99.6	
			Sub-total					273.9
	D	200	D1	10	83	1.2	99.6	
			D2	10	83	1.2	99.6	
			D3	10	83	1.2	99.6	
			Sub-total					298.8
		TOTAL	TOTAL					752.7
ACROSS 744	L	60.	L1	B	67	1.2	80.4	
			Sub-total					80.4
	M	121	M1	10	83	1.2	99.6	
			M2	10	83	1.2	99.6	
			Sub-total					199.2
	N	70	N1	10	83	1.2	99.6	
			N2	10	83	1.2	99.6	
			Sub-total					199.2
	O	70	O1	10	83	1.2	99.6	
			Sub-total					99.6
	P	78	P1	10	83	1.2	99.6	
			P2	10	83	1.2	99.6	
			Sub-total					199.2
		TOTAL	TOTAL					777.6

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE.

App. 14

H.C.C./D.1

Horowhenua County Council

PERMIT No.

W56

LOCALITY

Waikanae

DATE RECEIVED 9 : 12 : 65.

DATE ISSUED 22 : 12 : 65.

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME SALISBURY GARDEN COURT LTD.

FOR OFFICE USE ONLY.

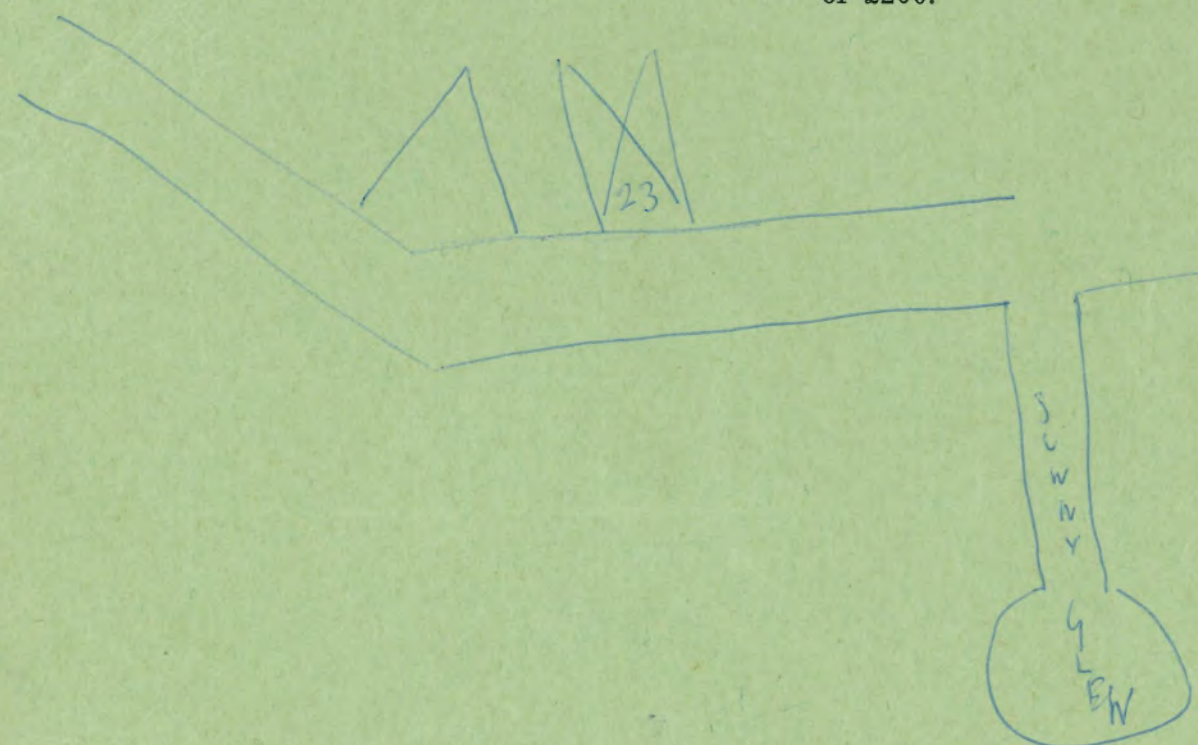
REMARKS: 417 TE MOANA RD.

SCALE OF PERMIT FEES

Estimated Value of Work:

Fee Payable.

Not exceeding £5	.....	.....	0	1	0
Exceeding £5 but not exceeding £10	.....	.....	0	2	6
" £10 " " " £25	.....	.....	0	5	0
" £25 " " " £50	.....	.....	0	10	0
" £50 " " " £100	.....	.....	1	0	0
" £100 " " " £150	.....	.....	1	10	0
" £150 " " " £200	.....	.....	2	0	0
" £200	.....	.....	£2, plus 10/- for every £100 or part thereof in excess of £200.		



JM

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

Valuation Book No. 1494/439

Date 8. 12., 1965

Application For Plumbing and Drainage Permit

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

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

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

Description of Drainage and Plumbing Work

1. CONNECT HOUSE TO H.P. WATER SUPPLY
2. INSTAL WASH HAND BASIN

Allotment. Lot: 23 D.P.: 14025 Section: Area: 4.86

Block: S.D.: Locality: TEMANA RD WAIKANA

Previous Owner { If Section has been recently transferred } B. Wilson

Frontage (Length) 66 FT (Name of Street or Road) TE KANA RD

Water Supply (Description)	Quantity	Unit Price	Total
2 COPPER PIPE			

Estimated Value of Plumbing Work £ 50 : - : .

Estimated Value of Septic Tank £ : : .

Estimated Value of Drainage Work £ : : .

Total £ 50 : — :

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

Permit Fees £ - : 10 : - .

(For Scale of Fees see Back Page.)

Receipt No.: 4447445

WATER CONNECTION FEE \$12

Full Name and Address of Owner: SALISBURY GARDEN COURT LTD.

P.O. Box 705, WELLINGTON

NOTE.— The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- (b) Detailed drawings of septic tank — $\frac{1}{4}$ in. to one foot.
- (c) Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of $\frac{1}{8}$ in. to foot for large premises — in
DUPLICATE.

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

Signature of Applicant:

Address: Director

Plumber's Name, Address, and Registered No.	{ If not the applicant. }	P.T. BUTTON 9 ANTHONY ST LINDEN	WELLINGTON
---	---------------------------------	---------------------------------------	------------

REG. NO. 3578

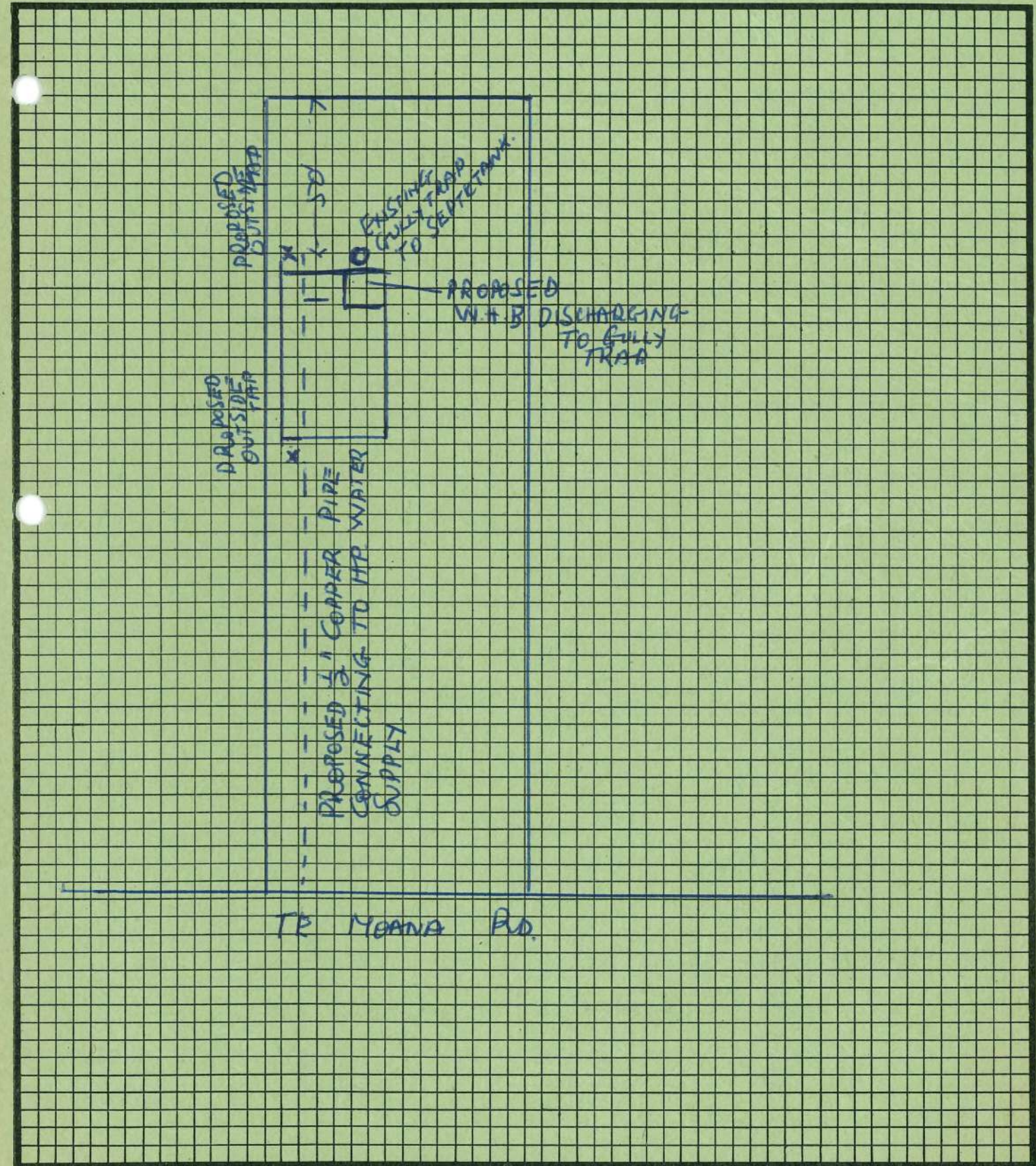
PLAN OF ALLOTMENT

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

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

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

Frontage to Road



HOROWHENUA COUNTY COUNCIL
WAIKANA COUNTY TOWN

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
Horowhenua County Council,
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at Te Hono Rd
..... Street/Road, owned by Mr S Watt the plumbing/drainage
works specified in Permit No. W 56, issued on 22/12 1965, and I do
hereby request that such works should be inspected.
Dated this 31st day of Dec 1965

G.T. Sutton
Plumber/Drainlayer.

Address of Plumber: 9 Huthays St
Rimua

FOR OFFICE USE ONLY

The works above referred to in Permit No. 656

I HEREBY CERTIFY that the work has been examined and found satisfactory.
Date: 6-2 1966

J. V. Lee
Inspector.

PERMIT **W** N^o 56**HOROWHENUA COUNTY COUNCIL****WAIKANAE COUNTY TOWN****PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK**Mr P. J. Button9 Anthony St
Linden

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

Mr J. K. Watt and situated in Y. Moana Rd Street (orRoad), Waikanae being described as Rd 23. DPL4025.

Description of work:

connection to council water main

Estimated Value of work including materials:

Estimated Cost £ 50 : 0 : 0Permit Fee £ : 10 : 0Receipt No. 444 + 445.Connection Fee £ 12 : 0 : 0TOTAL £ 12 : 10 : 0

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of 19.....

Date 22/12/65J. M. Brown.

County Engineer.

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL**WAIKANAE COUNTY TOWN****Notice of Completion of Work and Request for Inspection**To: The Health Inspector,
Horowhenua County Council,
LEVIN.

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

..... Street/Road, owned by Mr the plumbing/drainage
works specified in Permit No., issued on 19....., and I do

hereby request that such works should be inspected.

Dated this day of 19.....

Plumber/Drainlayer.

Address of Plumber:

FOR OFFICE USE ONLY

The works above referred to in Permit No.

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



FINAL INSPECTION

Building Exterior		CHECK PLANS	
Subfloor - ventilation	☐	Flashings - roof penet	☐
Decks - structure	☐	hips	☐
Balustrades - design	☐	valleys	☐
height	☐	gables	☐
Steps/Stairs - design	☐	flues	☐
handrail	☐	Cladding (ground clearance)	☐
Flashings - windows	☐	Roofing & Fixings	☐
		(roofing warranty)	

Building Interior		CHECK FITTINGS	
Service area floors & walls	☐	Food storage	☐
Stair design	☐	Nat. ventilation	☐
Handrails	☐	Mech. Ventilation	☐
Barriers	☐	Insulation	☐
Lightings	☐	Hot water cylinder flues	☐
Laundering	☐	Hot water cylinder valves	☐
Cooking facilities	☐	Hot water cylinder rest	☐
		Tempering valve	☐
		Water temperature	☐
		Solid fuel heater	☐
		Supply tank	☐
		Trap seals & AA Valves	☐
		Cistern flushing	☐
		WC pan connection	☐
		Septic Tank	☐
		(engineers inspc report)	
		Windows - labels	☐
		Safety glass	☐

Footpath crossing installed	Yes/No	Berm damaged	Yes/No
Refund crossing deposit	Yes/No	Engineering site reports required	Yes/No
Stormwater & site drainage	Yes/No	Engineering site reports received	Yes/No
appear satisfactory			

Has a Site Instruction been issued? Yes/No NTR Instruction No.

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

If an interim certificate is issued please list proposed conditions on the reverse of this form.

Is a reinspection required? Yes/No Proposed date of follow up inspection

Comments:

LAND INFORMATION MEMORANDUM

DATA COLLECTION FORM

Property Address	(Number and street)	417 TE MOANA ROAD
Legal Description	(Lot and DP number)	LOT 23 D.P. 14025
	(Section/Town/SD)	
Valuation Role Reference		1494139600
Zoning	(Zone Name)	RESIDENTIAL E
Planning Consent	(Yes, file number)	
Building Restrictions		
Coastal	A. Building Restriction Line	
	B. Relocatable Zone	
Height	A. Aerodrome	
	B. Other	
Flood Risk/Other		
Building Platform	(Yes/No/Uncertain)	
Easements	(Yes/None Known)	NONE KNOWN
Public Drain	(Yes/No)	
Common Private Drain	(Yes/-)	
Public Utility	(Yes/No)	
Sewer Available	(Yes/No)	YES
Sewer Connected	(Yes/No)	YES
Water Available	(Yes/No)	YES
Water Connected	(Yes/No)	YES
Natural Gas Available	(Yes/No)	
Natural Gas Connected	(Yes/No)	
Electricity Available	(Yes/No)	
Electricity Connected	(Yes/No)	

EXISTING

BUILDINGS	Date Permit Issued	Type	Area
-----------	--------------------	------	------

1.	13/12/13 F10367	GARDEN SHED	96 sq ft
2.	6/8/82 A21985	DWELLING / GARAGE	143 sq metres
3.	16/11/90 33890	SWIMMING POOL	
4.	15/11/93 931197	CARPORT	
5.			
6.			

DISPENSATION GRANTED

SPECIAL FACTORS

13691 — DWELLING.

W5396 — COMPLETE DRAINAGE NEW DWELLING
+ EXIST. OUTBUILDING

N5424 — COMPLETE PLUMBING NEW DWELLING

LOT ..23.....

D.P. ..14025.....

STREET ..T.E. MOANA..

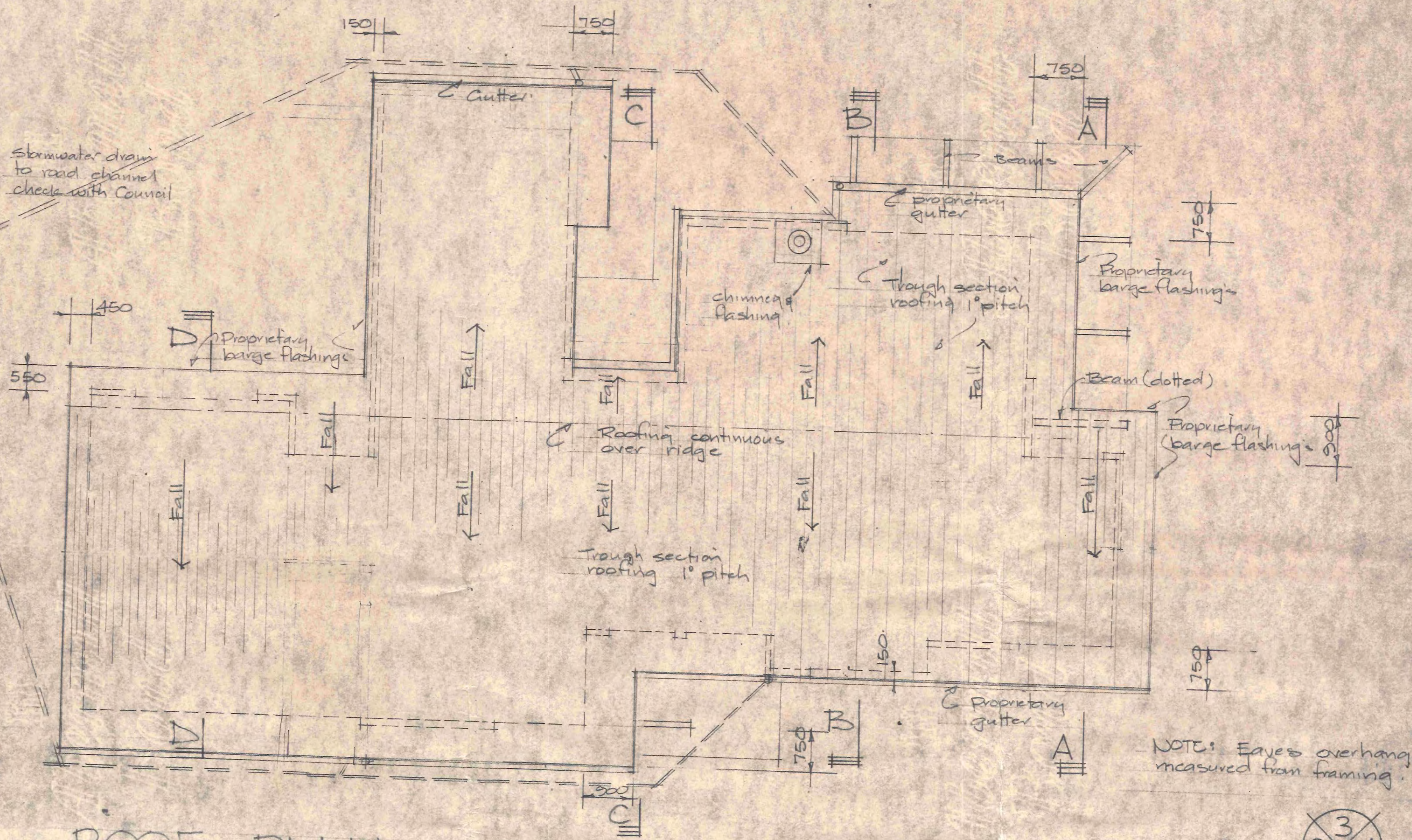
HOUSE NO. .417.....

NAME ~~SALISBURY~~
~~GARDEN COURT,~~
~~J.H. KIPPEN BERGER~~
BENTLEY

PROPOSED NEW RESIDENCE
FOR MR. & MRS. BENTLEY
417 TE MOANA RD. - WAIKANAE.

Plannakers Draughting & Design Ltd. P 1149.

Amended 8/7/82.

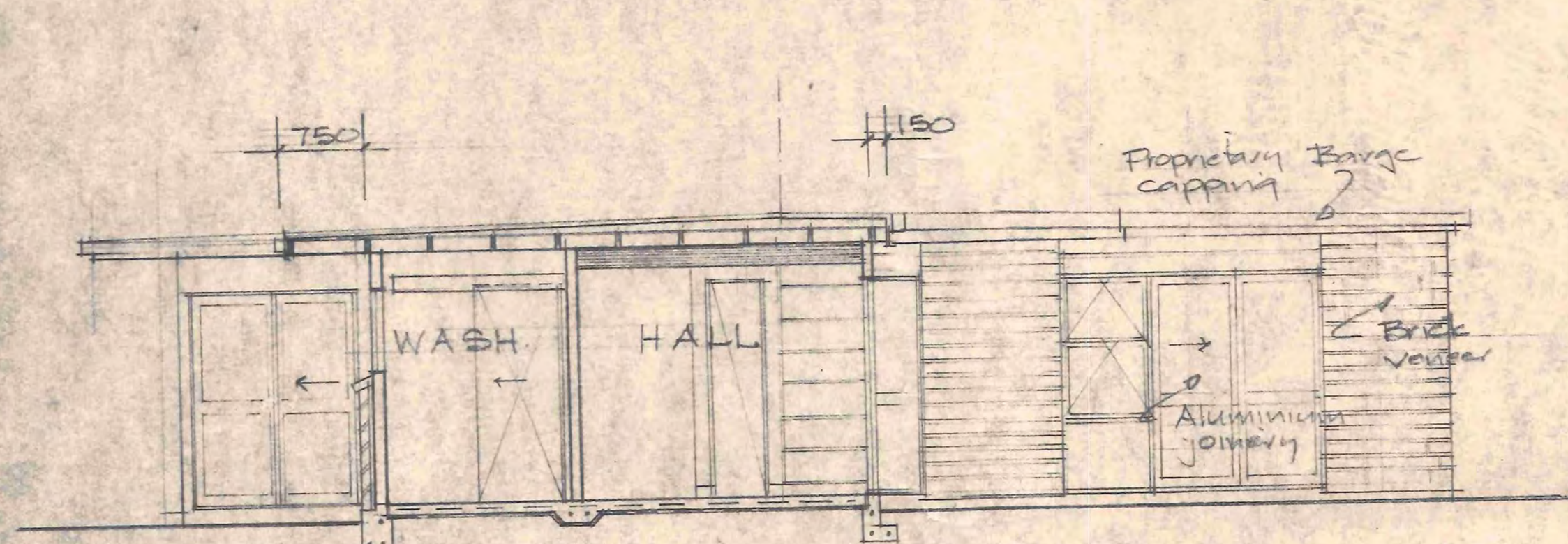


ROOF PLAN 1:50
 Note: Refer also to Ceilings & Purlins Layout.

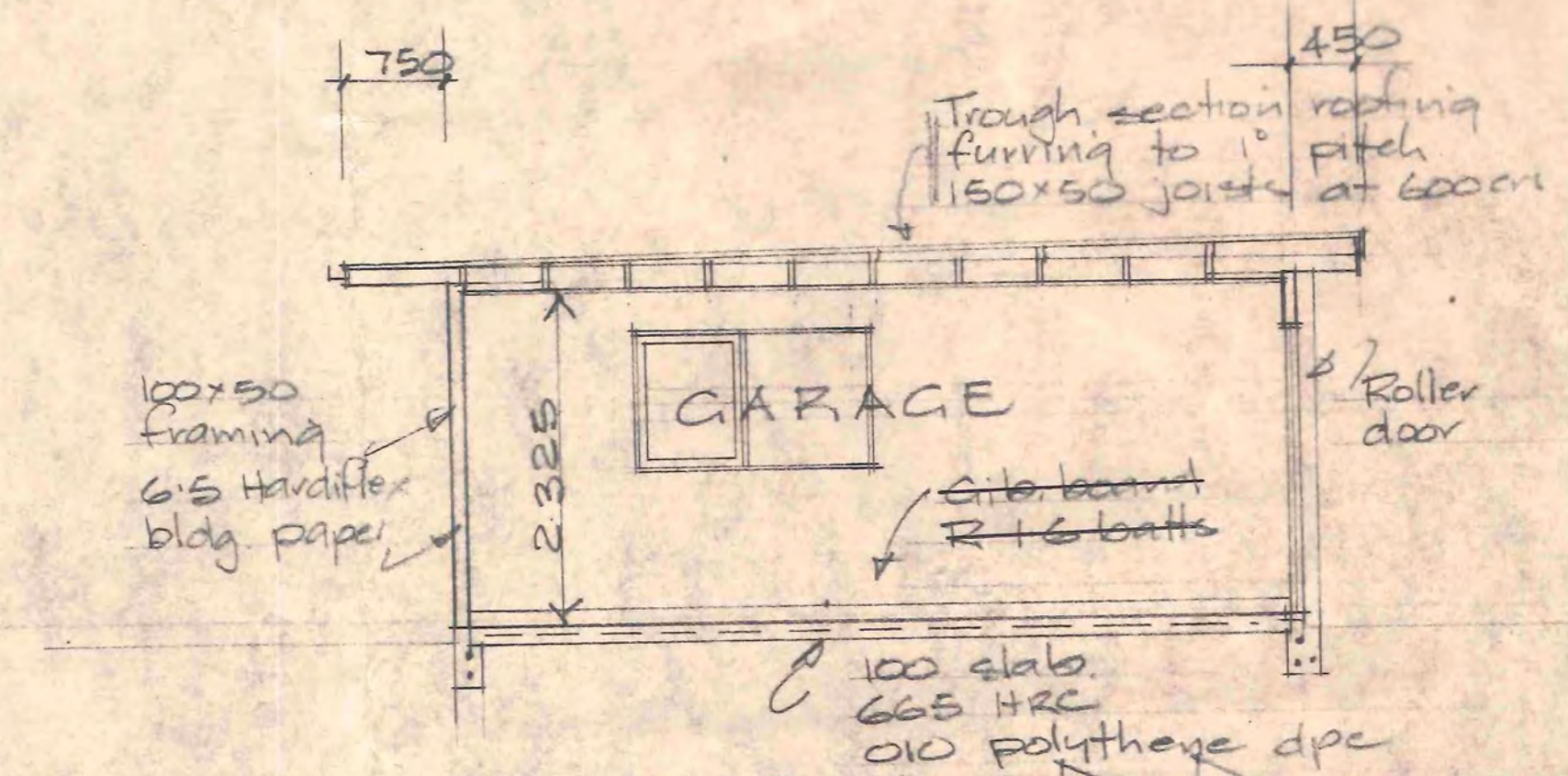


ELEVATION KEY
 Amended 8/7/82.
 PLUMMAKERS
 P 1149/6

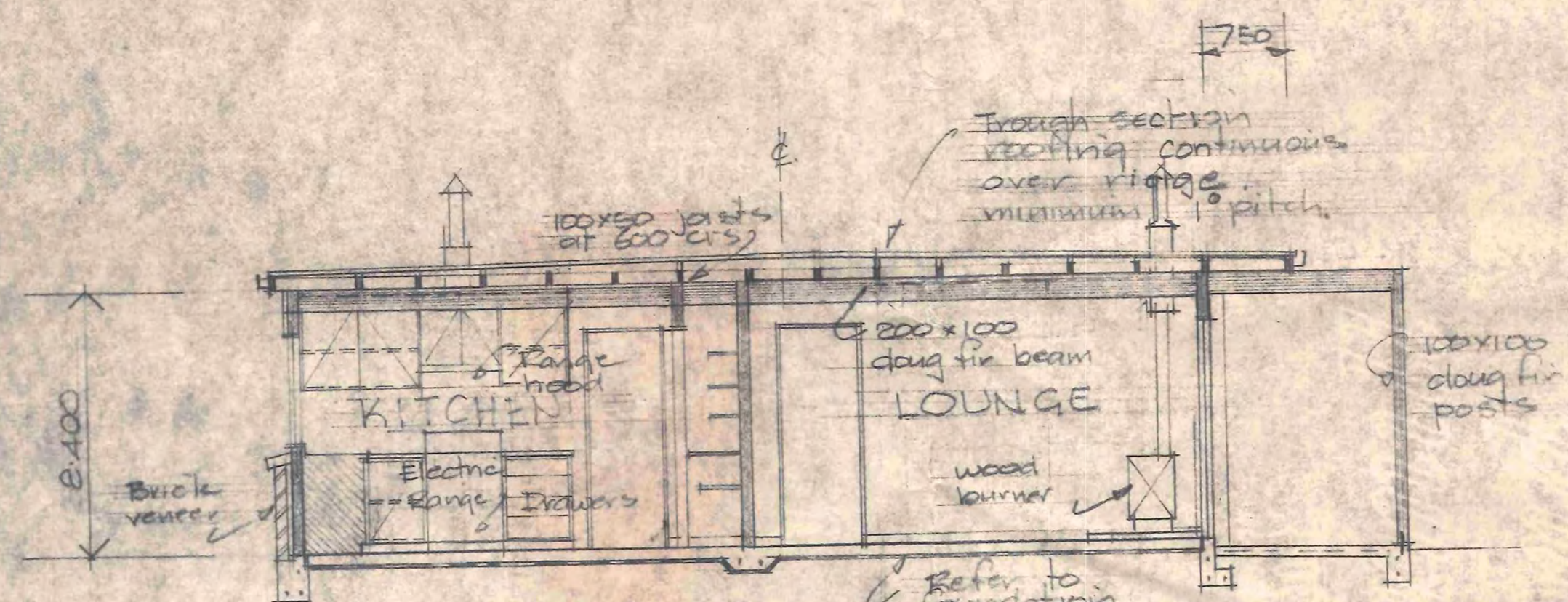
BENTLEY HOUSE



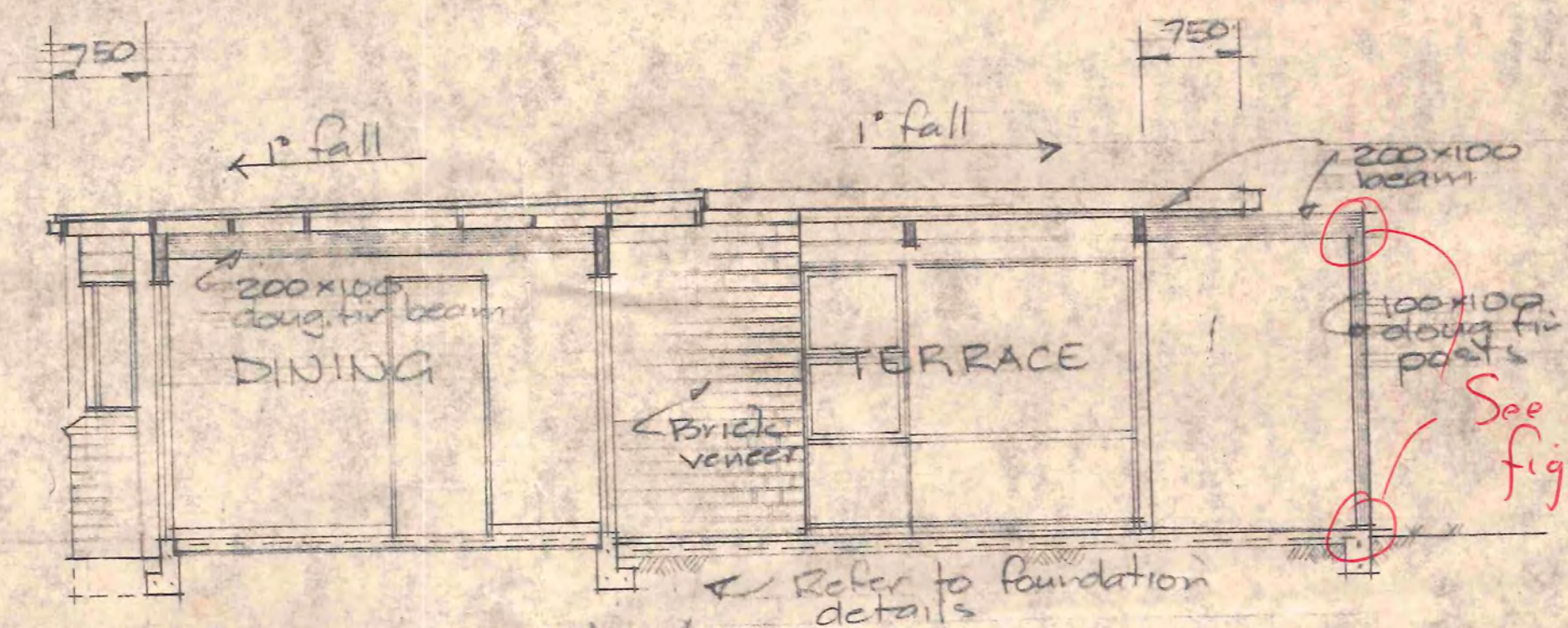
SECTION C-C 1:50



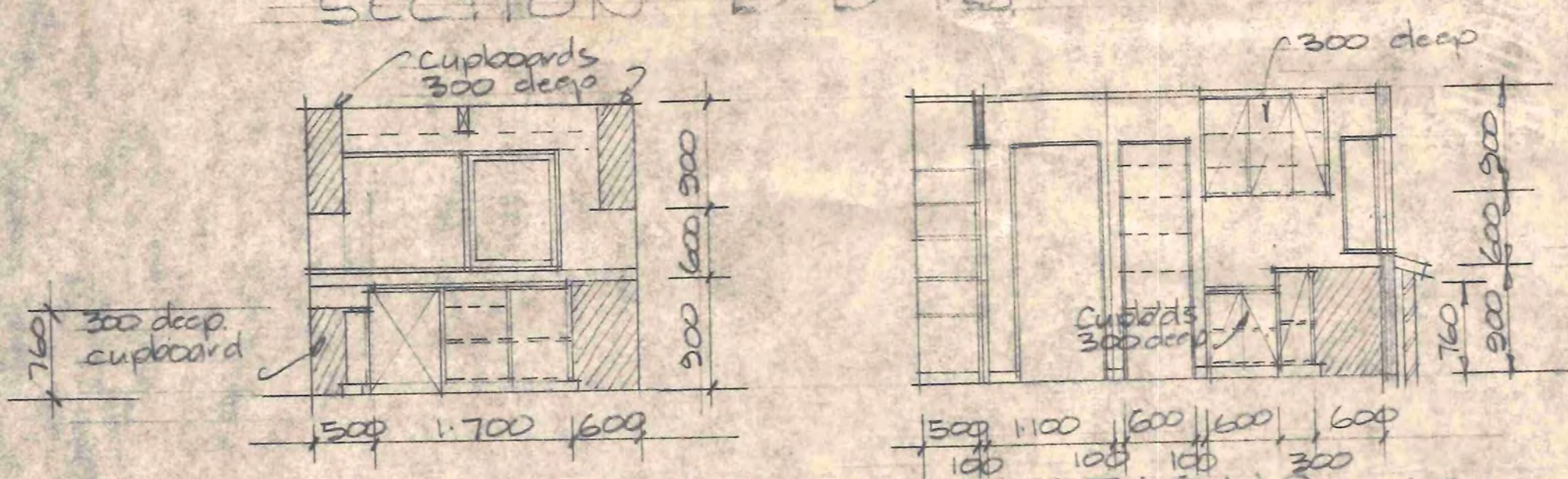
SECTION D-D 1:50



SECTION B-B 1:50



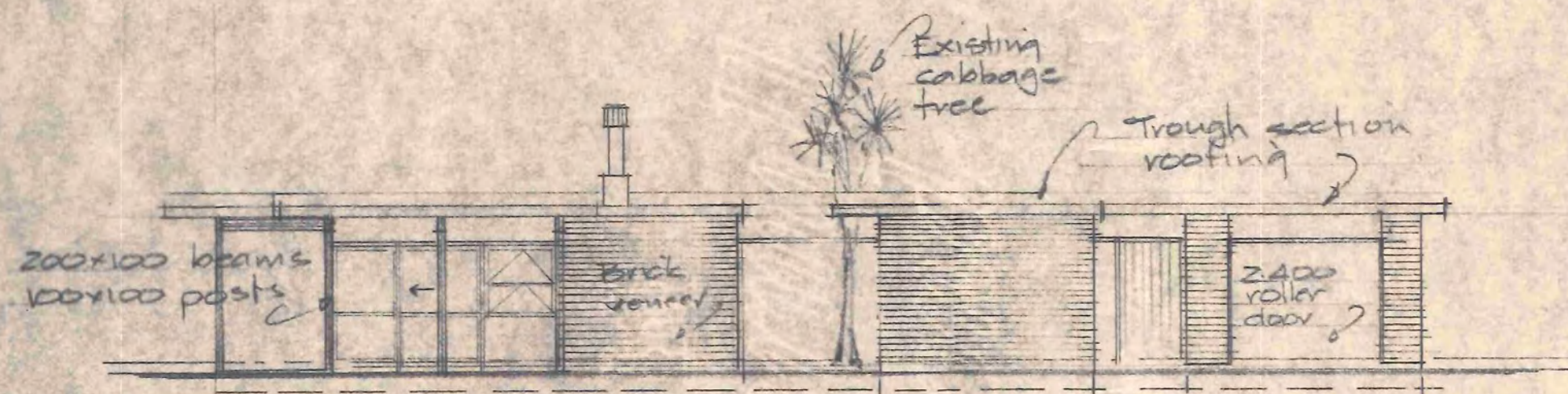
SECTION A-A 1:50



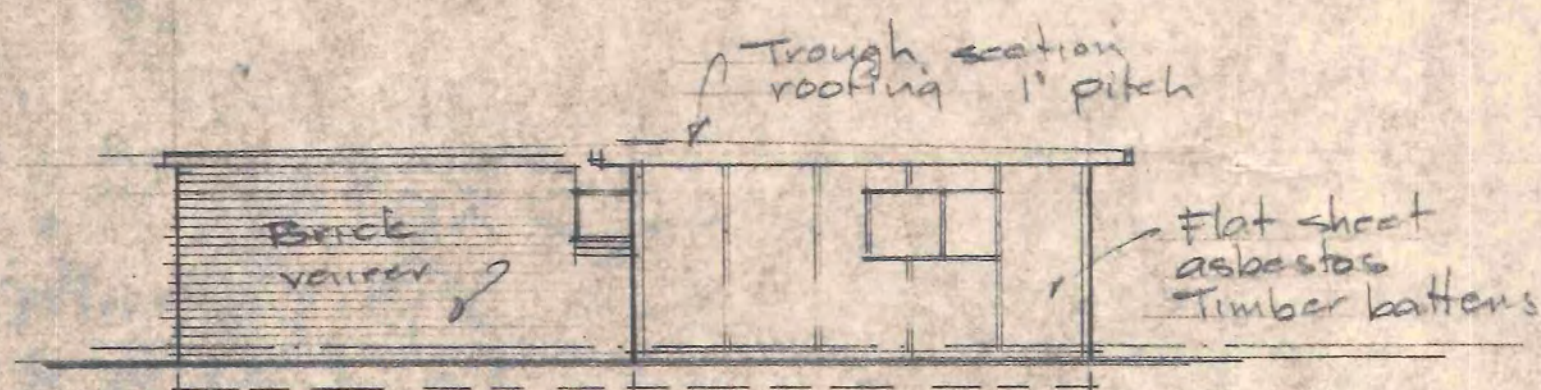
KITCHEN ELEVATIONS 1:50

BENTLEY HOUSE

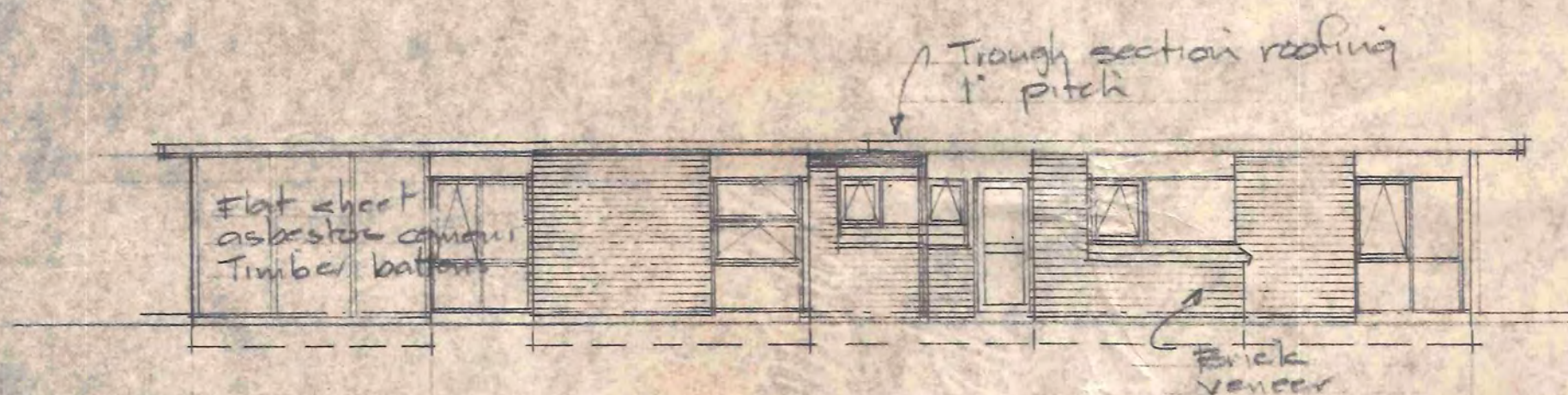
P.1149/13
PLANMAKERS
Amended 8/7/82



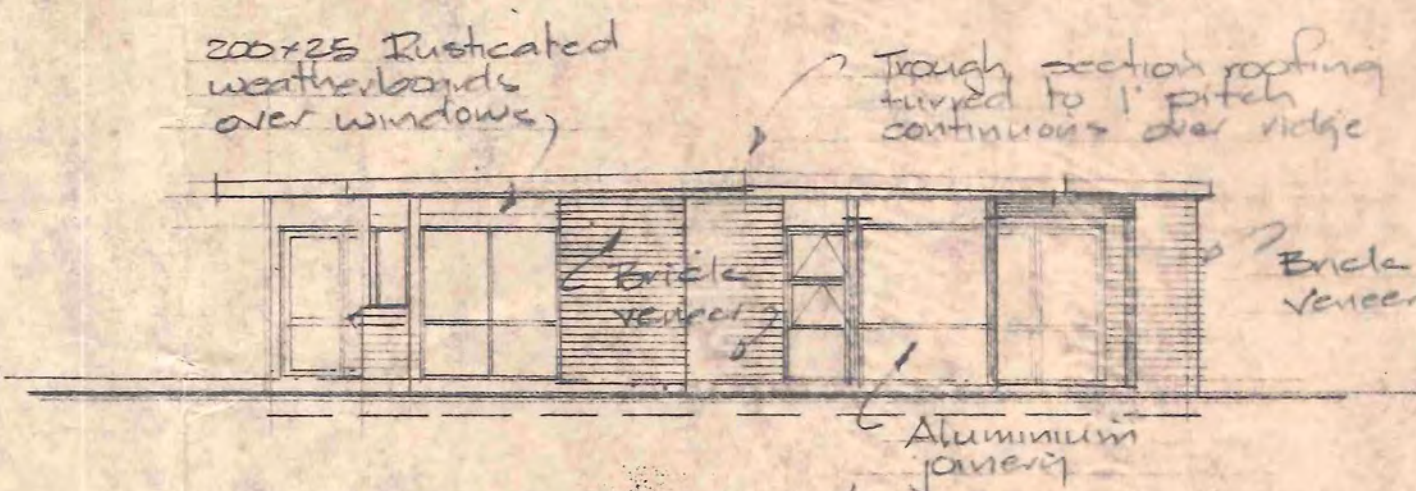
ELEVATION 3 1:100



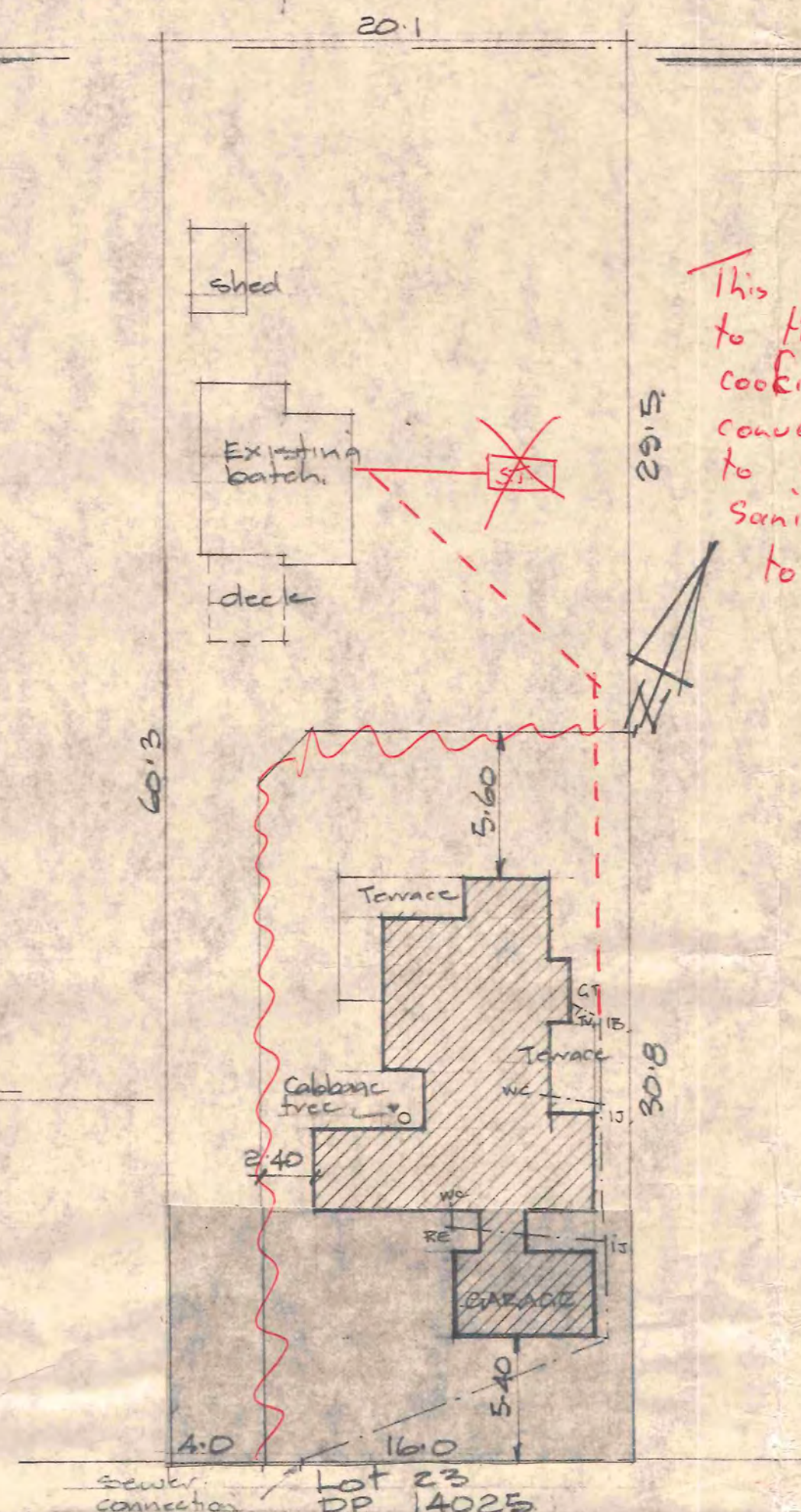
ELEVATION 2 1:100



ELEVATION 1 1:100



ELEVATION 4 1:100



417 TE MOANA ROAD

SITE PLAN 1:250

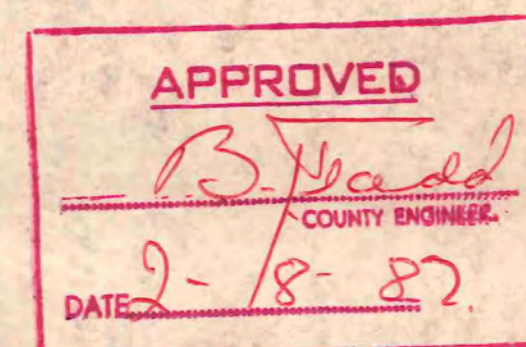
BENTLEY HOUSE

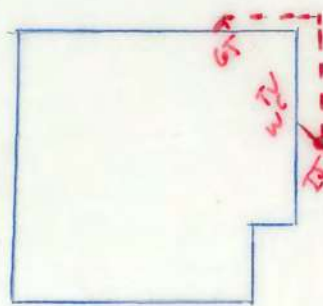
P1149 /
PLANMAKERS
Amended 8/7/82

This permit for the new dwelling is approved subject to the removal of the kitchen sink and the cooking facilities from the existing building and its conversion for accessory purposes only and is not to be used for human habitation. The remaining sanitary fittings within are to be connected to the sewer mains.

HCC

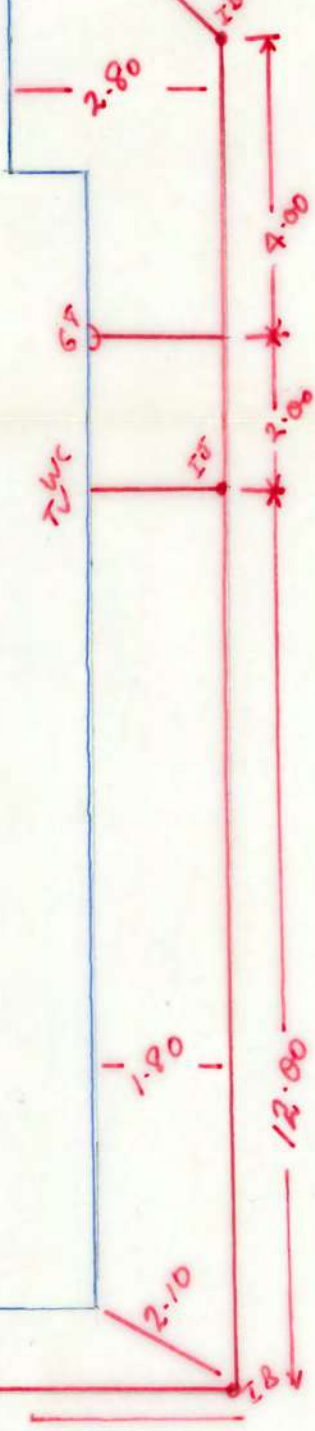
B. J. J. J.





24"10

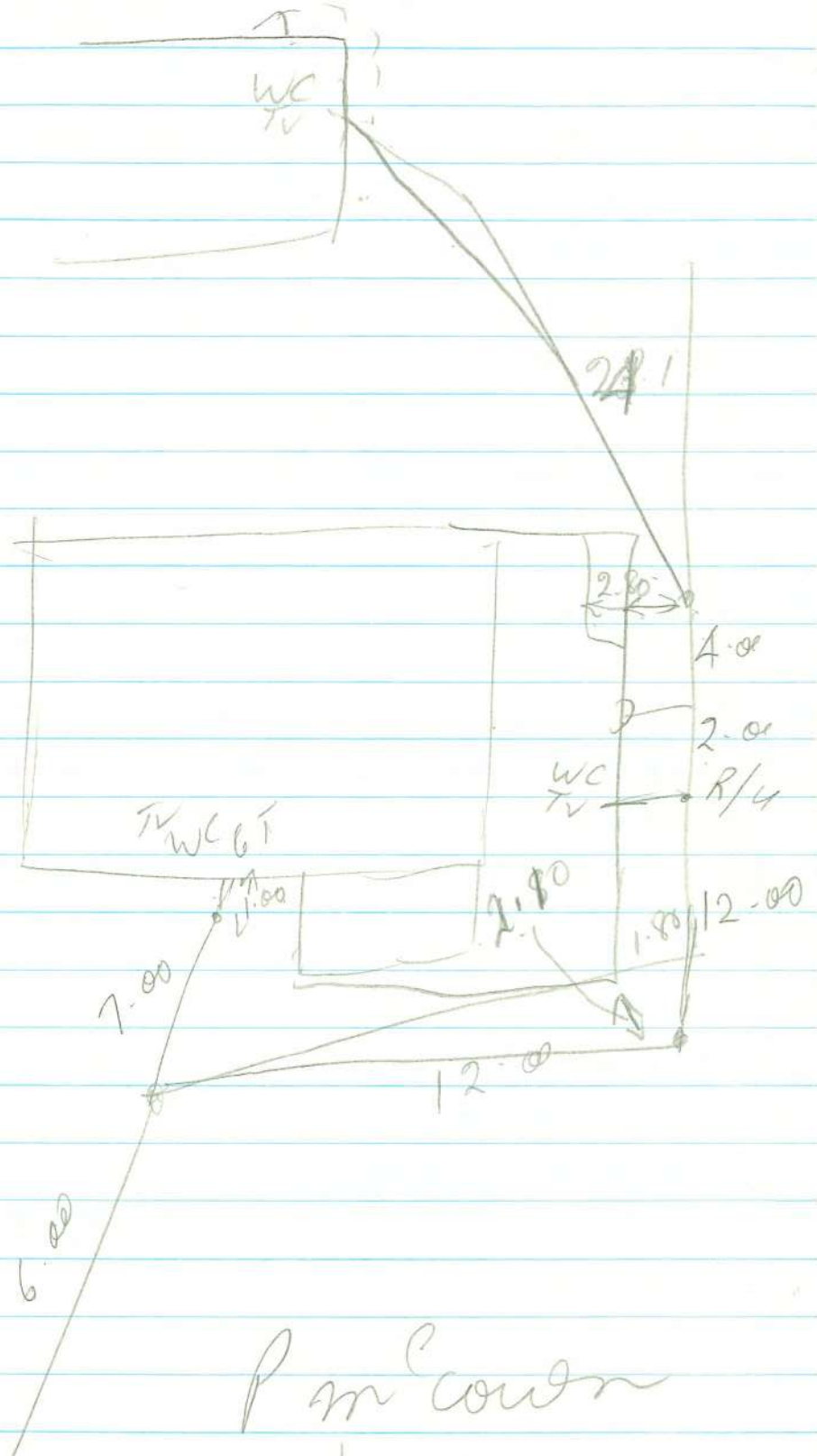
ROAD - A21 TE MOANA RD
LOT - 25
D.P - 14025
D/W - P M'COWN
DATE - 18-10-82
PIPE - P.V.C.



4' 6" 1.00

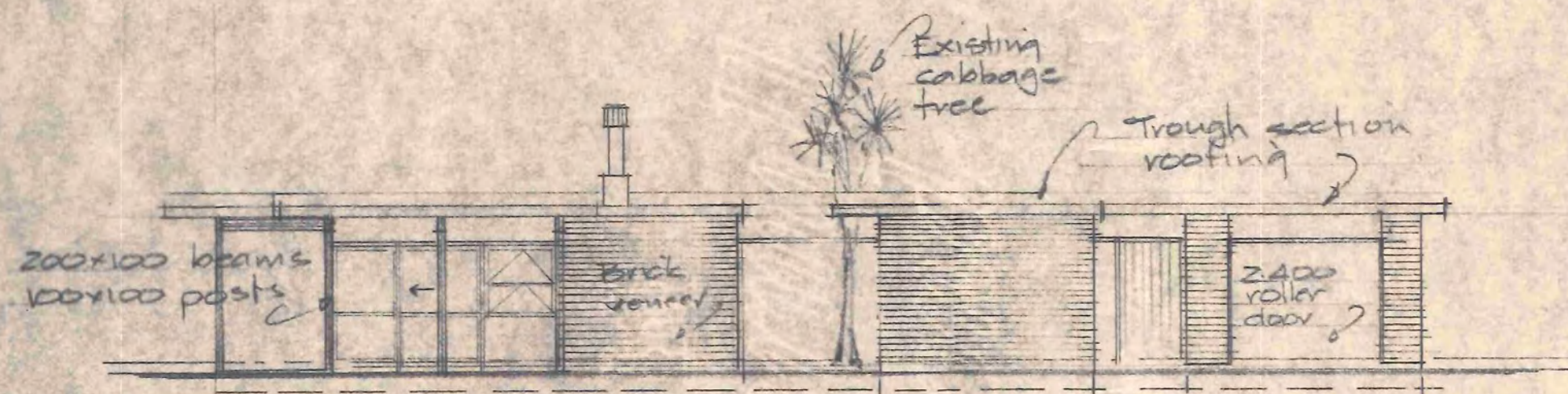
2.10 DEEP

4.50

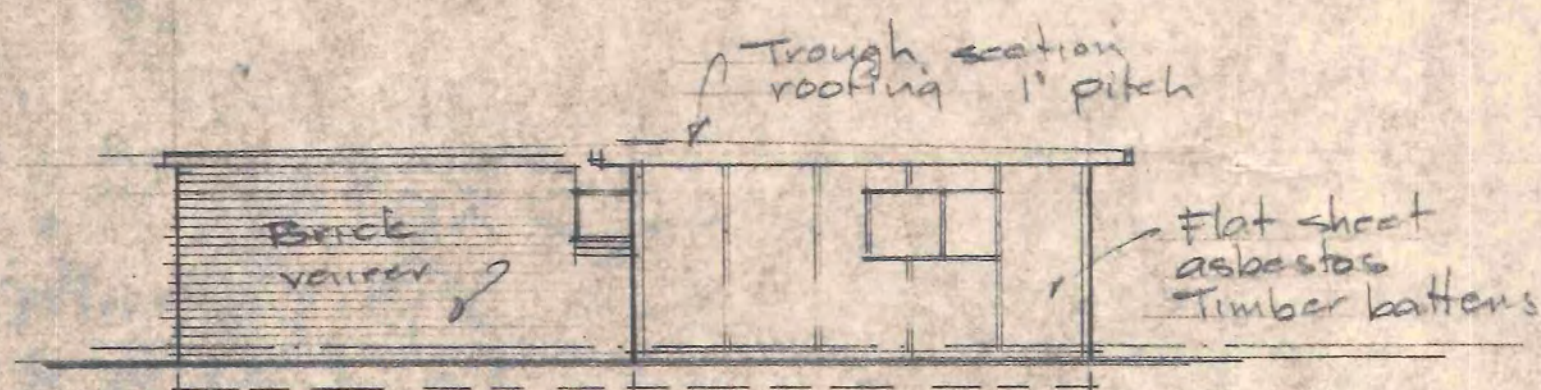


A.50

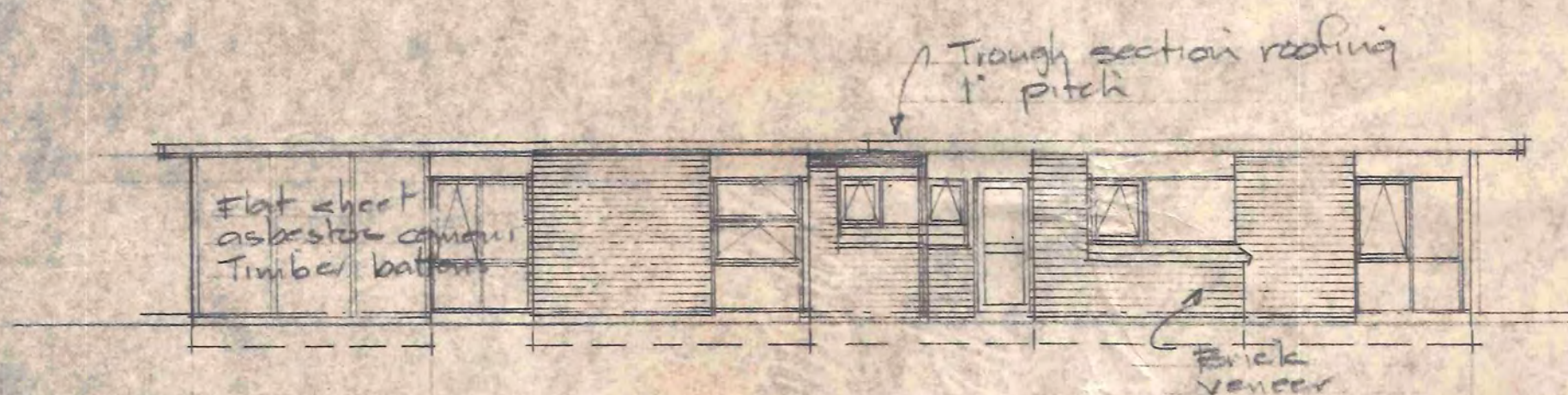
P m'cown
18/10/82
Le memo Rd.



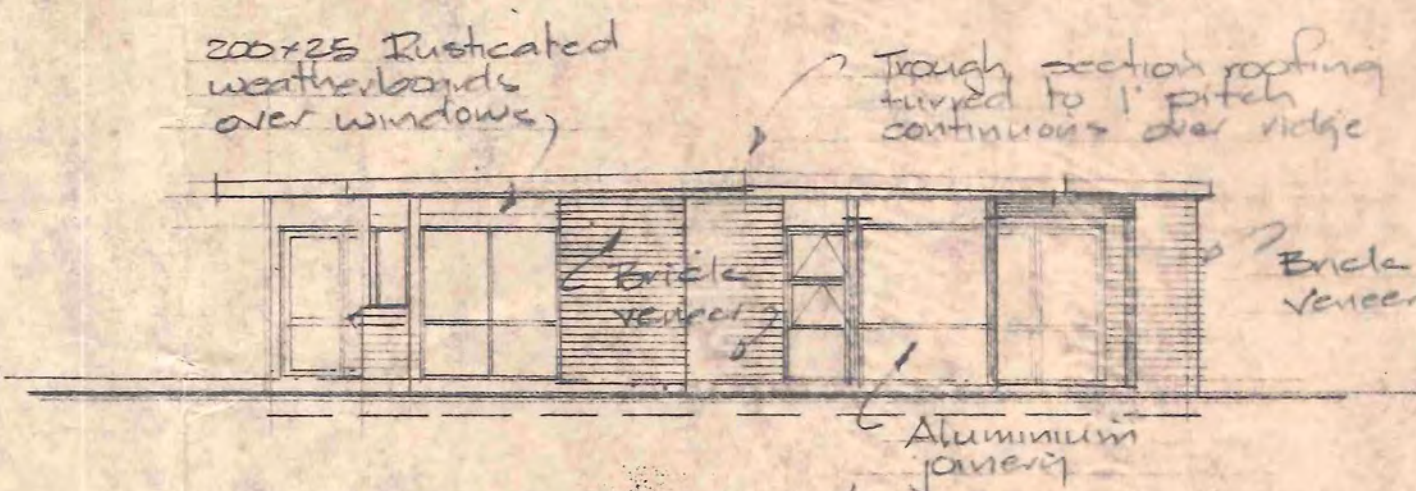
ELEVATION 3 1:100



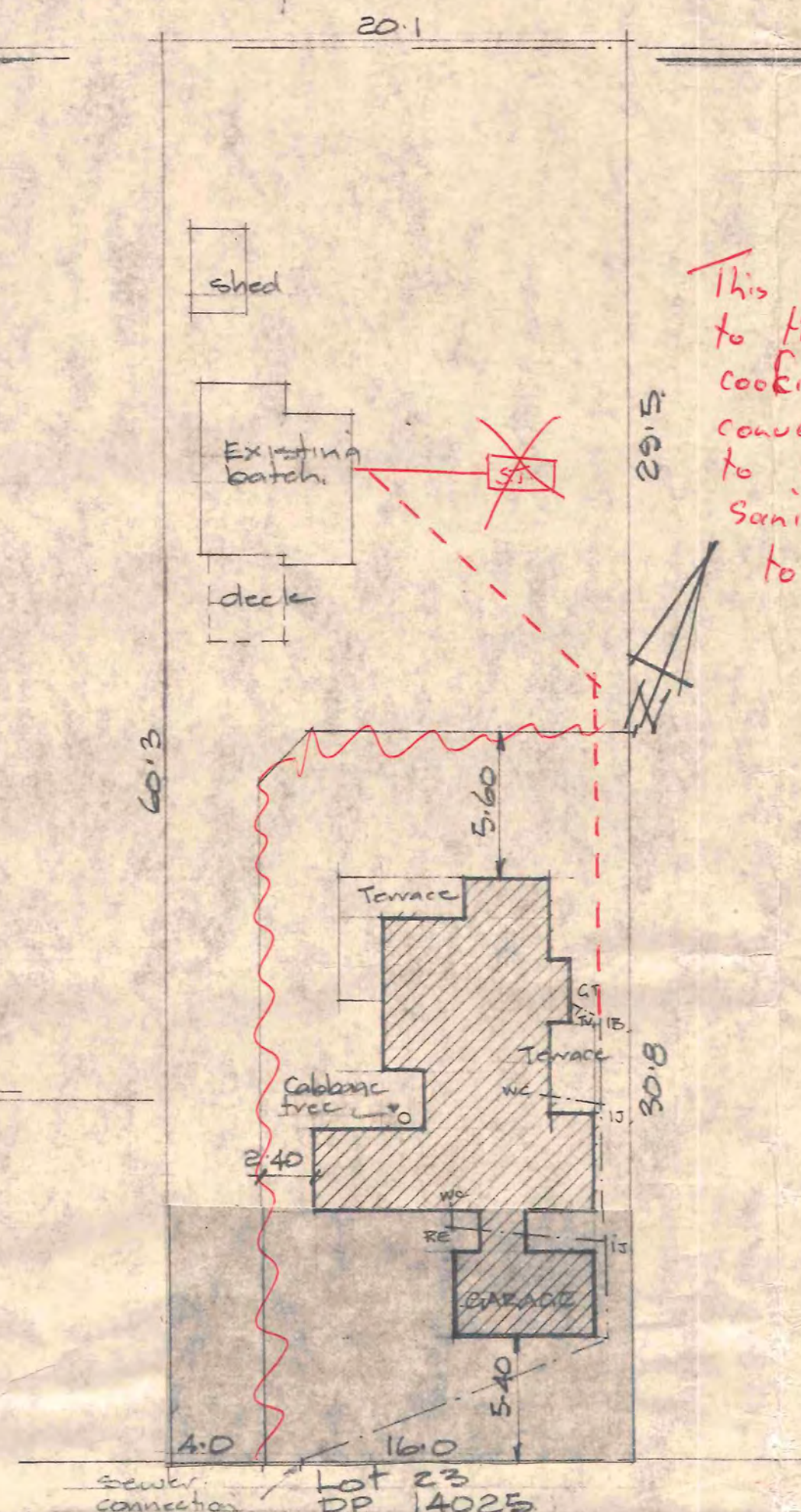
ELEVATION 2 1:100



ELEVATION 1 1:100



ELEVATION 4 1:100



417 TE MOANA ROAD

SITE PLAN 1:250

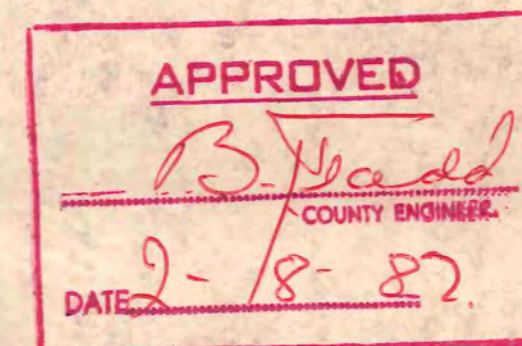
BENTLEY HOUSE

P1149 /
PLANMAKERS
Amended 8/7/82

This permit for the new dwelling is approved subject to the removal of the kitchen sink and the cooking facilities from the existing building and its conversion for accessory purposes only and is not to be used for human habitation. The remaining sanitary fittings within are to be connected to the sewer mains.

HCC.

B. J. J. J.



PLAN OF ALLOTMENT**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 258,
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 2 WCs 2 vanities 1 Bath
1 HWC 1 shower 1 sink 1 Dishwasher 1 TUB 1 Free standing
fire. drains to rain sewer at road SW to soak pits

Allotment. Lot: 23 D.P.: 14025 Section: _____ Area: _____

Block: _____ S.D.: _____ Locality: WAIKANA E

Previous Owner { If Section has been recently transferred } KIPPENBERGE

Frontage (Length) 20.1 (Name of Street or Road) 417 TE MOANA RD.

Water Supply (Description) MAINS

Est. Material Value of Plumbing Work \$ 4800 : Est. Labour Value of Plumbing Work \$ 1900 : -

Est. Material Value of Drainage Work \$ 600 : Est. Labour Value of Drainage Work \$ 200 : -

Total Value \$ 5700-00

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 \$ 60 Receipt No.: 914

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: GEOFFREY & NYRA BENTLEY

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: DJ Fowell

Address 5 Te Moku Grove Waikeane

Craftsman Plumber's Signature, Address, and Registered No. J. Huston
138 Orawhata Rd
Paraparaumu.

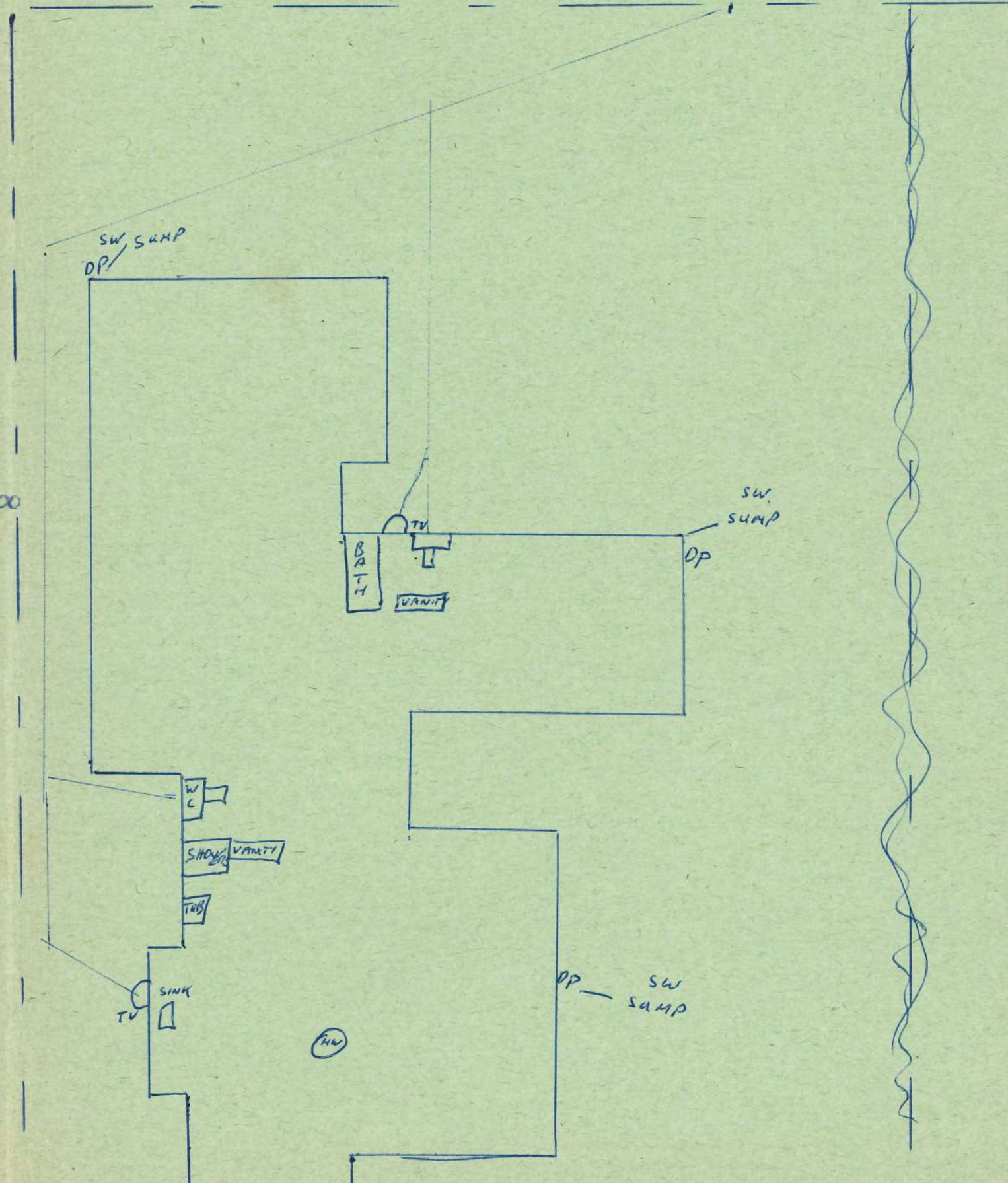
Registered Drainlayer's Signature, Address, and Registered No. _____

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

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

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

Frontage to TE MOANA RD Road





411

410

415

417

419

421

420

12.5

30.2

4.5

SEWER

TE MOANA

420

424

11.0

12.2

2.7

5.3

Valuation Book No. 1494/439

Date 8. 12., 1965

Application For Plumbing and Drainage Permit

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

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

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

Description of Drainage and Plumbing Work

1. CONNECT HOUSE TO H.P. WATER SUPPLY
2. INSTAL WASH HAND BASIN

Allotment. Lot: 23 D.P.: 14025 Section: Area: 1/2 8 p
Block: S.D.: Locality: TE MAANA RD. WAIKANA

Previous Owner { If Section has been recently transferred } B. WILTON

Frontage (Length) 66 FT (Name of Street or Road) TE MAANA RD

Water Supply (Description) 1/2 COPPER PIPE

Estimated Value of Plumbing Work £ 50 : - : .

Estimated Value of Septic Tank £ : : .

Estimated Value of Drainage Work £ : : .

Total £ 50 : : .

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

Permit Fees £ - : 10 : - .
(For Scale of Fees see Back Page.)

Receipt No.: 444+445
WATER CONNECTION FEE #12

Full Name and Address of Owner: SALISBURY GARDEN COURT LTD.
P.O. Box 705, WELLINGTON

NOTE.— The following MUST accompany this Application:—

- (a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page.
- (b) Detailed drawings of septic tank — $\frac{1}{4}$ in. to one foot.
- (c) Specifications of work and materials to be used.

Plan showing drains should be drawn to scale of $\frac{1}{4}$ in. to foot for large premises — in DUPLICATE.

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

Signature of Applicant: [Signature] Director P.O. Box 705
WELLINGTON

Address: P.T. BUTTON
9 ANTHONY ST
LINDEN,
REG. NO. 3578

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

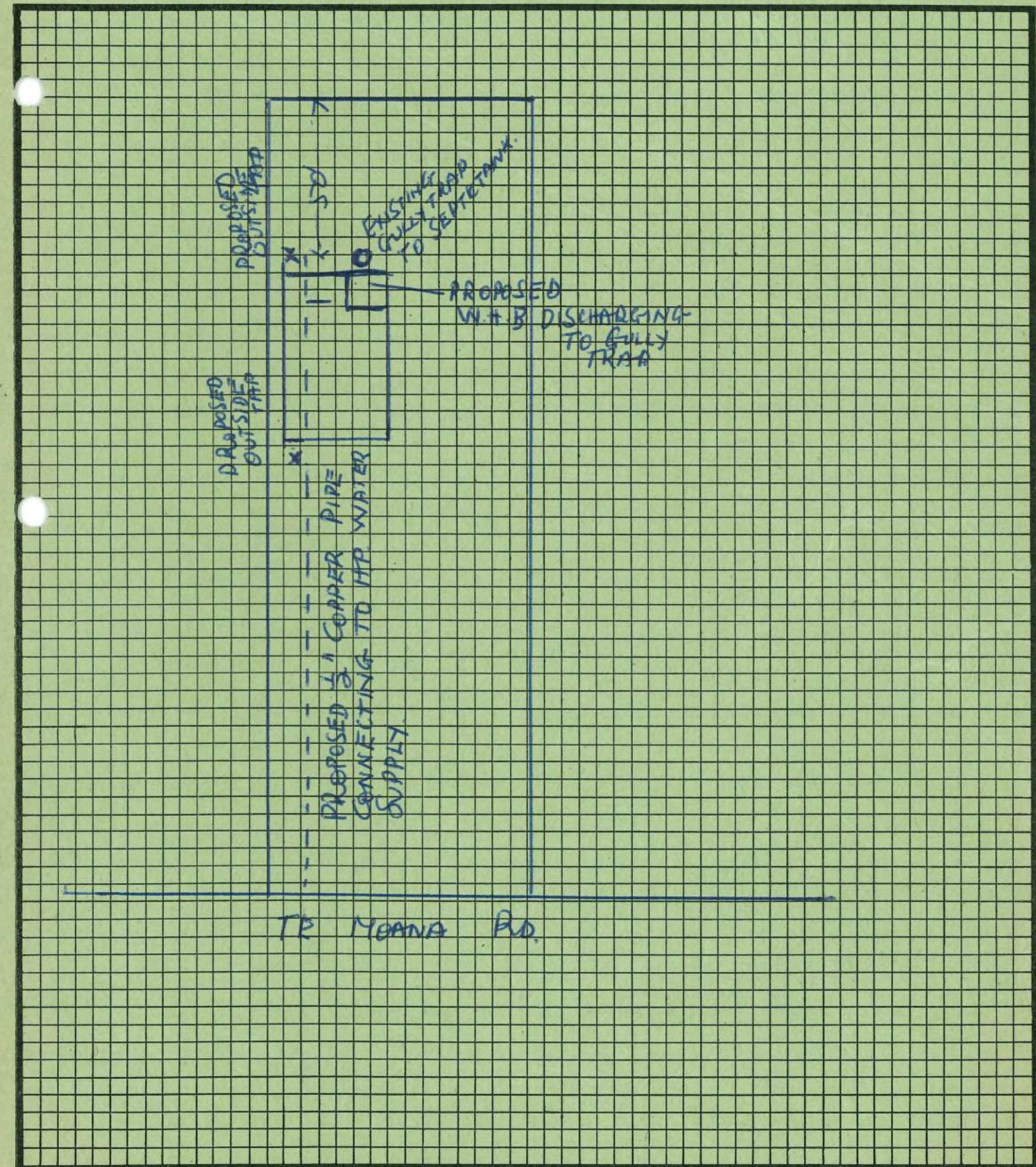
PLAN OF ALLOTMENT

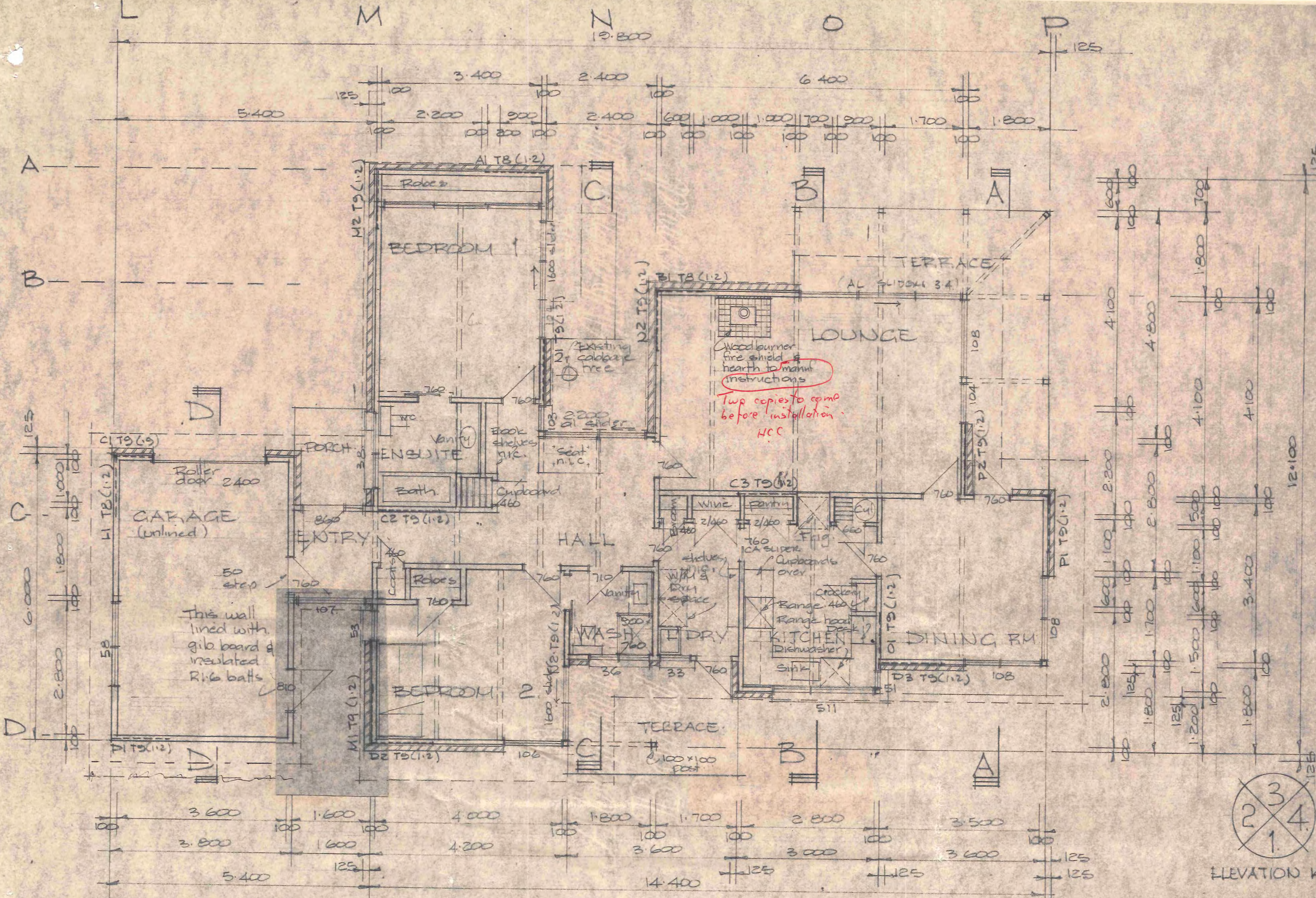
Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators; Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

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

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

Frontage to Road





FLOOR PLAN 1:50

BENTLEY HOUSE

PLANMAKERS
D1149/2
Amended 8/7/82