

Please keep flap
folded under when
completing application

SOUTHLAND COUNTY COUNCIL

APPLICATION FOR A PERMIT TO ERECT, REPAIR, ETC. A BUILDING

The County Engineer
Southland County Council
P.O. Box 903
INVERCARGILL

Application No. 36135

Date received 12-2-86

I/We J.C. Macdonald & K.W. Gutsell

Permit No. 0019790

of Knapdale RD3 GORE

Date 25/2/86

hereby make application for a permit to erect, repair, alter, add to, remove, demolish a building, as specified hereunder, and in accordance with the Plans and Specifications submitted herewith in **DUPLICATE**.

Value of Building (including Labour)	\$ <u>140,000</u>	Fee	\$	Permit Fees	\$ <u>360.00</u>	
Drainage and Plumbing	\$ <u>10,000</u>	25% surcharge	\$	Research Levy	\$ <u>150.00</u>	
TOTAL VALUE of Building	\$ <u>150,000</u>	(See fees overleaf)		Inspection Fee	\$	
If Total Cost exceeds \$2999 a Research Levy of \$1 per \$1000 or part thereof is payable.					Total Fee	\$ <u>510.00</u>
NOTE: Scale of Fees over page					Receipt No.	<u>268337</u>

Number of Valuation Roll: 2936/184

Total area of land 80.4085 ha.

Legal description of land on which building is being erected:

Name of Owner C.H. Baynes

Address of Owner No 3RD OTAMA.

Lot: 11 D.P. 11

Section 11 Block: XI

Name of Builder J.C. Macdonald K.W. Gutsell

Address of Builder Knapdale 2 Belmont Place

No 3 RD GORE GORE

Name of Engineer, Architect, or Consultant MASON & WALES

Materials: Roof Hardies shingles Foundations concrete Wall cladding masonry Framework Timber

Type of Construction: Farm, Residential, Commercial, Industrial Floor Area House 205 Sq.m.

Particular use: Floor Area Garage 60 Sq.m.

e.g. Haybarn, Shop, Factory, Private Dwelling, Heating Unit. Other 25 Sq.m.

TOTAL 290 Sq.m.

Name of Licensed Drainlayer and Plumber: G.B. Hale

Application No.

Date: 11.2.86

Signature of Builder: J.C. Macdonald

NOTE: (a) Detailed **PLANS** and **SPECIFICATIONS** in **DUPLICATE** must accompany this application. Such Plans should show a Ground Plan and such elevation as required to furnish details.

(b) A **SITE PLAN** must accompany all applications (identify boundaries and buildings).

(c) Plans and Specifications must be signed by the person preparing the same.

(d) The **FEE** must accompany the Application.

(e) A separate **Drainage Application** is required for any drainage or plumbing work.

Issue of Permit Approved:

Date: 26/2/86

Date: 26/2/86

Date: 19-2-86

Date: 26/2/86

Date: 26.2.86

T.J. Brown COUNTY ENGINEER
Building Inspector BUILDING INSPECTOR
M. J. Jones TOWN PLANNING OFFICER
DESIGN ENGINEER
Health Inspector HEALTH INSPECTOR

Special Conditions of Permit: (1) Min height of floor slab 150mm above ground level (2) To provide cavity drainage and ventilation (3) Require ply bracing as amended on plan. (4) Lintel to comply with attached table from NZS3604. (5) Note Max span of rafters 2.7 metres (6) Require garage roof truss design No before installation (7) Oregon weatherboards approved for porch area only. (8) Heating & manufacturing specifications.

SCALE OF BUILDING FEES AND BUILDING RESEARCH ASSOCIATION LEVY

BUILDING PERMIT FEES

NOTE: The Fee for the Building Permit is assessed on the estimated value of the Building only without plumbing and drainage.

Estimated Value of Work Excluding plumbing and drainage	Building Permit Fee	Estimated Value of Work Excluding plumbing and drainage	Building Permit Fee
Up to but not exceeding \$1,000	\$ 10	Over \$ 40,001 but not exceeding \$ 50,000	\$200
Over \$ 1,001 but not exceeding \$ 2,000	\$ 15	" \$ 50,001 " " \$ 60,000	\$220
" \$ 2,001 " " \$ 3,000	\$ 20	" \$ 60,001 " " \$ 70,000	\$240
" \$ 3,001 " " \$ 4,000	\$ 25	" \$ 70,001 " " \$ 80,000	\$260
" \$ 4,001 " " \$ 5,000	\$ 30	" \$ 80,001 " " \$ 90,000	\$280
" \$ 5,001 " " \$ 6,000	\$ 35	" \$ 90,001 " " \$100,000	\$300
" \$ 6,001 " " \$ 7,000	\$ 40	" \$100,001 " " \$120,000	\$320
" \$ 7,001 " " \$ 8,000	\$ 45	" \$120,001 " " \$140,000	\$340
" \$ 8,001 " " \$ 9,000	\$ 50	" \$140,001 " " \$160,000	\$360
" \$ 9,001 " " \$10,000	\$ 55	" \$160,001 " " \$180,000	\$380
" \$10,001 " " \$12,000	\$ 65	" \$180,001 " " \$200,000	\$400
" \$12,001 " " \$14,000	\$ 80	" \$200,001 " " \$230,000	\$430
" \$14,001 " " \$16,000	\$ 90	" \$230,001 " " \$260,000	\$460
" \$16,001 " " \$18,000	\$100	" \$260,001 " " \$300,000	\$500
" \$18,001 " " \$20,000	\$110	For values in excess of \$300,000 but less than \$1,000,000 an additional \$1.00 per \$1,000 or part thereof.	
" \$20,001 " " \$25,000	\$125	For values in excess of \$1,000,000 an additional 50c for every \$1,000 or part thereof.	
" \$25,001 " " \$30,000	\$140		
" \$30,001 " " \$35,000	\$160		
" \$35,001 " " \$40,000	\$180		

A Surcharge of 25% is to be added to all permit fees in respect of all buildings with the exception of:—

- (a) Dwellings as described on page ten of Section 1.1 of Chapter 1 of the By-law.
- (b) Buildings referred to in Chapter 11.2 of the By-law.

BUILDING RESEARCH LEVY

Note: The Building Research Levy is assessed at the rate of \$1 per \$1,000 on all work of \$3,000 or more and is based on the total cost of the Building including plumbing and drainage.

Estimated Value of Work
Including Plumbing and Drainage

Estimated Value of Work Including Plumbing and Drainage	Levy \$
\$ 3,000	
\$ 4,000	
\$ 5,000	
\$ 6,000	
\$ 7,000	
\$ 8,000	
\$ 9,001	\$10.00
\$10,001	\$11.00
\$11,001	\$12.00
\$12,001	\$13.00
\$13,001	\$14.00
\$14,001	\$15.00
\$15,001	\$16.00
\$16,001	\$17.00
\$17,001	\$18.00
\$18,001	\$19.00
\$19,001	\$20.00
For every additional \$1,000 or part thereof \$1.00	

Note Research Levy
is now only applicable
to applications over
\$10,000

Typical Calculation of Fee and Levy		Amount
Building Value excluding plumbing and drainage labour costs		\$35,500
		\$180.00
Plumbing and Drainage (Labour only)		\$1900
Total Building Value		\$37,400
Value lies between \$37,000 and \$38,000 therefore Levy is charged on \$38,000 at \$1.00 per \$1,000 of Value		\$38.00
Total: Fee and Levy		\$218.00

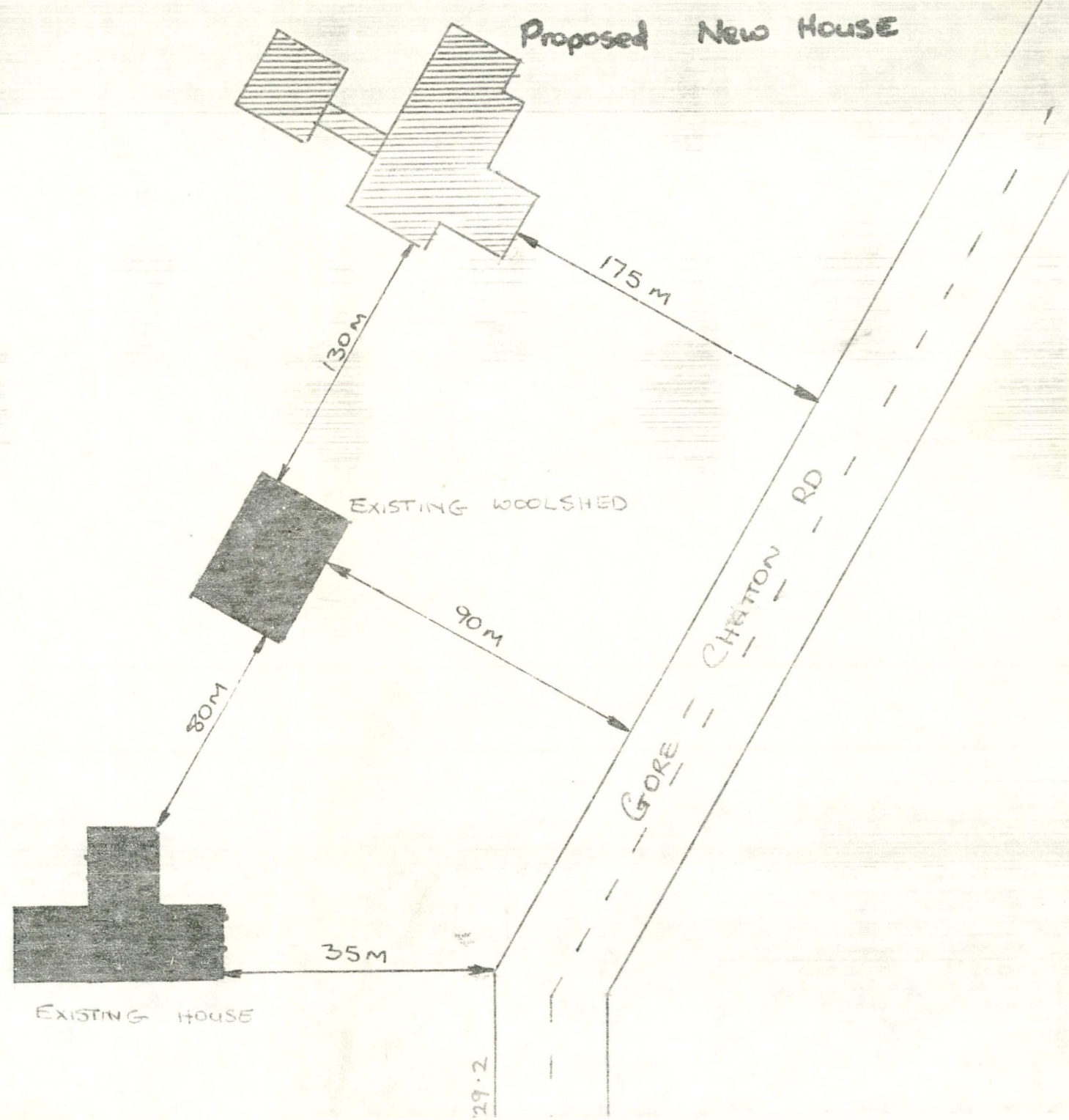
C.H. Baynes
Knapdale.

Sec 11

198. 2. 31.

Site Plan N.T.S.

4466.3





Hadley & Robinson Ltd.
Consulting Civil & Structural Engineers.

469 GEORGE STREET. TELEPHONE 778-923 P.O. BOX 6068. DUNEDIN.



1 May 1986

The Chief Building Inspector
Southland County Council
P O Box 903
INVERCARGILL

SOUTHLAND
COUNTY COUNCIL

- 2 MAY 1986

FILE No. BA.

E. Haynes.

Dear Sir

PROPOSED RESIDENCE FOR MR AND MRS C H BAYNES, KNAPDALE, WAIKAKA ROAD

Further to our letter dated 11 March 1986, please find enclosed a detail for a light steel beam to support the verandah.

Yours faithfully

N C Brown
Hadley & Robinson Ltd

cc Mason & Wales
Mr and Mrs C H Baynes
3 RD Otama

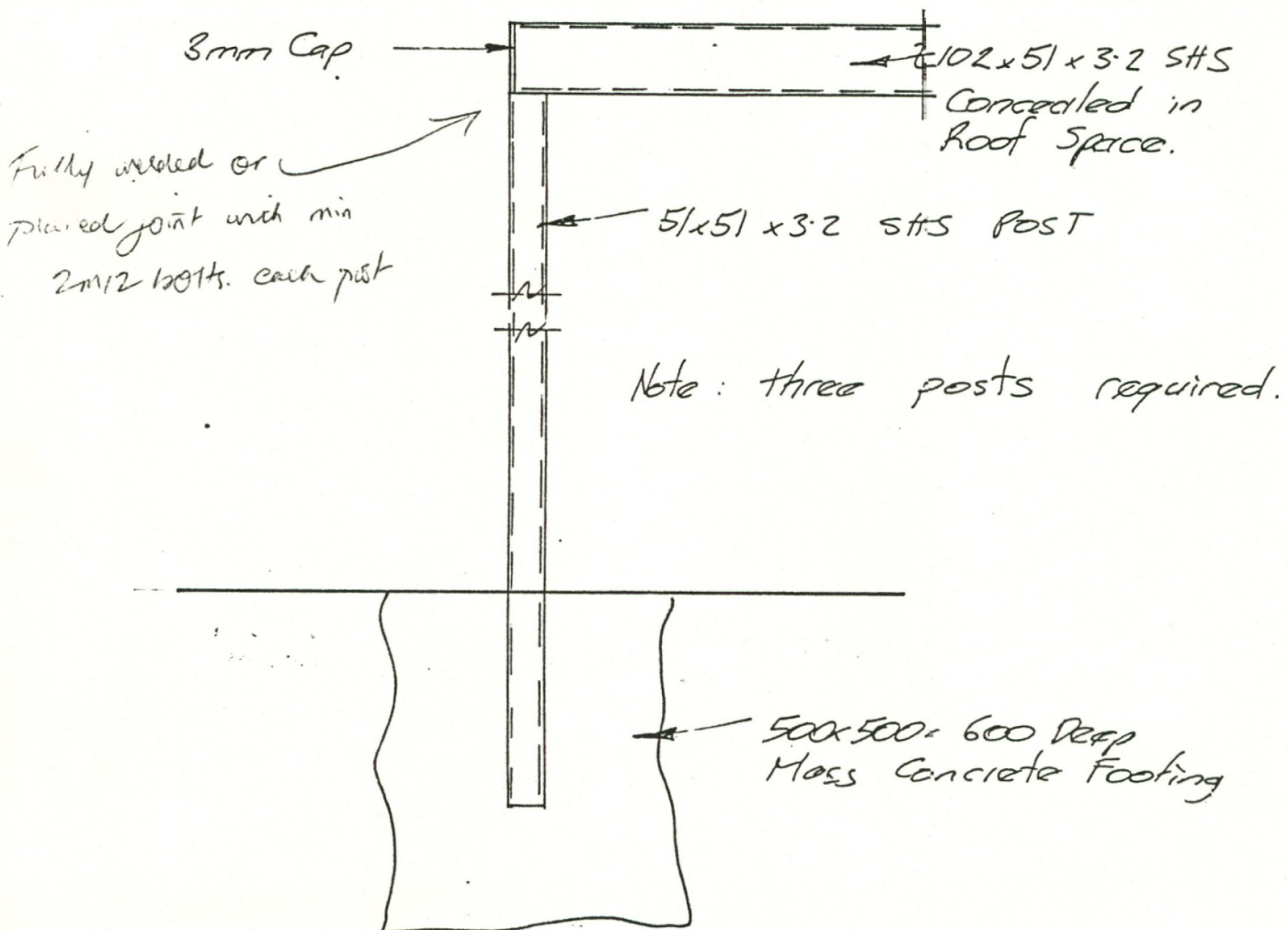
Encl



Hadley & Robinson Ltd.

Consulting Civil & Structural Engineers.

469 GEORGE STREET. TELEPHONE 778-923 P.O. BOX E068. DUNEDIN.



VERANDAH SUPPORT

MR & MRS C.H. BAYNES

KNAPDALE

Law Offices Of —

TELEPHONE 7057

P.O. BOX 185

BANNERMAN, BRYDONE, FOLSTER, WILLS, PHILLIPS & CO. 31 MERSEY STREET

BARRISTERS AND SOLICITORS

GORE, N.Z.

THOMAS MACKENZIE BRYDONE, B.A., LL.B.

DONALD J. AN GLADSTONE WILLS, LL.B.

KEVIN JAMES PHILLIPS, LL.B.

NEIL McKINLEY PRITCHARD, LL.B.

RONALD JOHN BURNS BANNERMAN, LL.B.

MICHAEL GORDON DONOVAN, LL.B.

MURRAY JOHN HUSTON, LL.B.

ANDREA GWEN GREGORY, B.A., LL.B. (Hon.)

TAPANUI VISITED EVERY WEDNESDAY AND FRIDAY
Telephone 48-299. P.O. Box 33 Tapanui

TELEGRAPHIC ADDRESS:

"LEGIS"

BANKERS:

BANK OF NEW ZEALAND, GORE

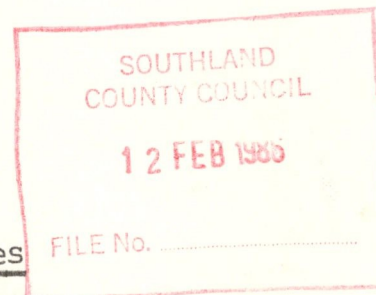
TRUST ACCOUNT: 20147-00

MATAURA VISITED EVERY THURSDAY AFTERNOON

WHEN REPLYING — OUR REF: Mr Pritchard

7th February 1986

The County Engineer,
Southland County Council,
P.O. Box 903,
INVERCARGILL.



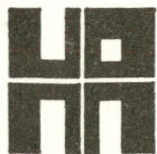
Dear Sir,

RE: Colin Huntly Baynes

ther to your advice dated 29th October 1985 we confirm that our abovenamed client who had purchased Section 11 Block XI Chatton District containing 80.4085 ha wishes to proceed with the erection of a residential dwelling for occupation by himself, the existing dwelling to be occupied by the trainer of the horse-stud he is establishing on the property.

Yours faithfully,
P^ANNERMAN, BRYDONE, FOLSTER & CO.,

Per:- *m pritchard*



Hadley & Robinson Ltd.

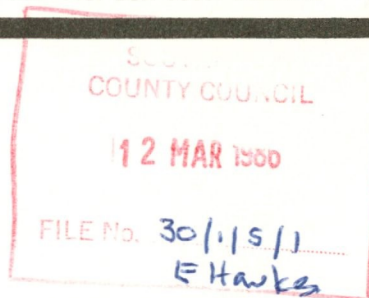
Consulting Civil & Structural Engineers.

469 GEORGE STREET. TELEPHONE 778-923 P.O. BOX 6068. DUNEDIN.



11 March 1986

The Chief Building Inspector
Southland County Council
P O Box 903
INVERCARGILL



Dear Sir

PROPOSED RESIDENCE FOR MR AND MRS C H BAYNES, KNAPDALE, WAIKAKA ROAD

We have perused the drawings prepared by Mason & Wales, Architects, Dunedin, dated January 1986, and numbered 2726, for the above residence and garage.

We have carried out structural calculations for the roof of the garage.

Please find enclosed a sketch of the proposed roof framing. Rafters are to be 125 x 50 @ 600 centres.

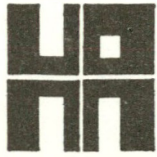
This letter may be read as certification of the structural design of the garage roof framing.

Yours faithfully

N C Brown
Hadley & Robinson Ltd

Encl

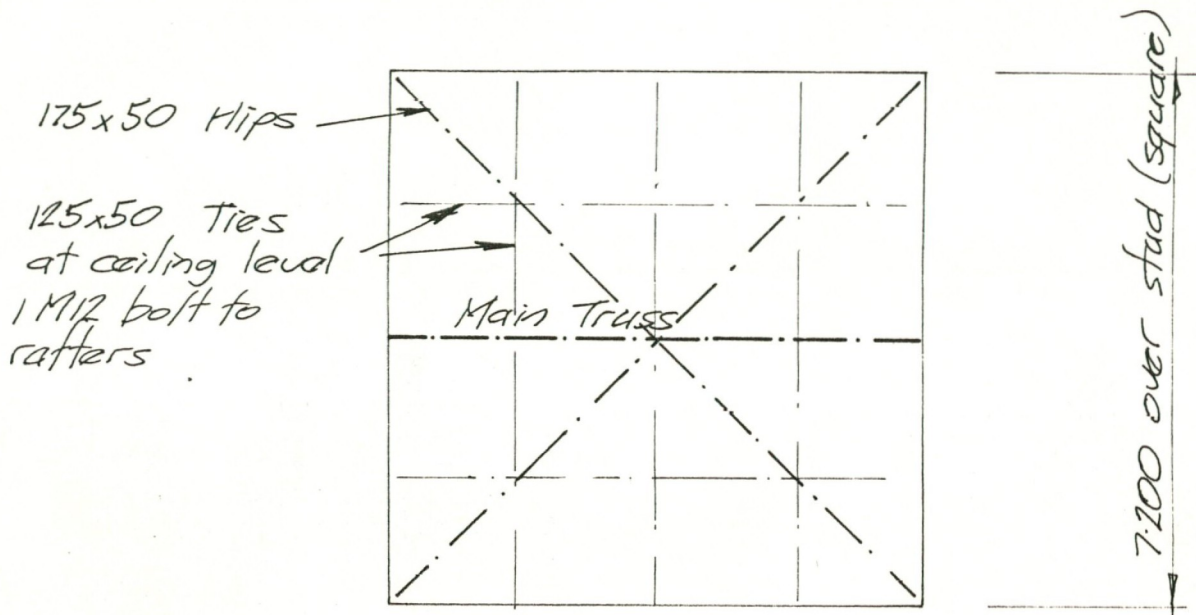
CC Mason & Wales



Hadley & Robinson Ltd.

Consulting Civil & Structural Engineers.

469 GEORGE STREET. TELEPHONE 778-923 P.O. BOX 6068. DUNEDIN.



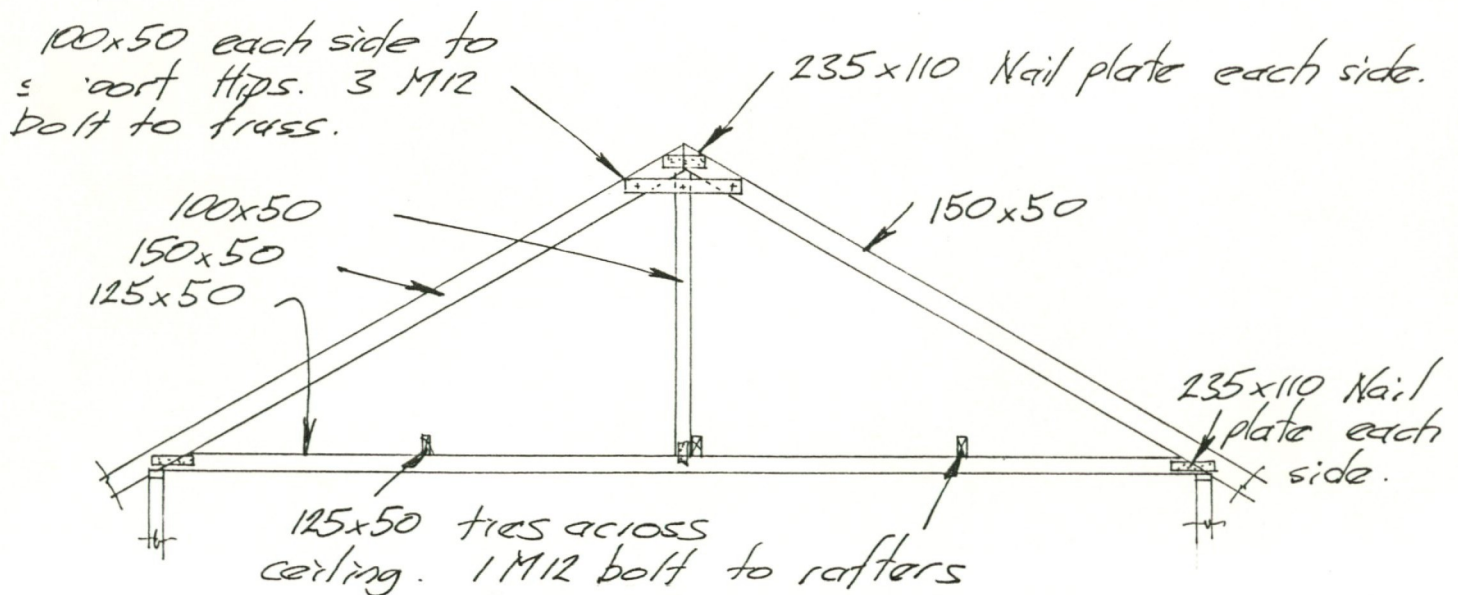
GARAGE ROOF PLAN

Note: Splice Bottom Chord of truss and ceiling ties near midspan with 235x110 Nail plate each side.

RESIDENCE

FOR MR & MRS BAYNES

KNAPDALE WAIKAKA ROAD



TRUSS ELEVATION



Hadley & Robinson Ltd.

Consulting Civil & Structural Engineers.

469 GEORGE STREET. TELEPHONE 778-923 P.O. BOX 6068. DUNEDIN.

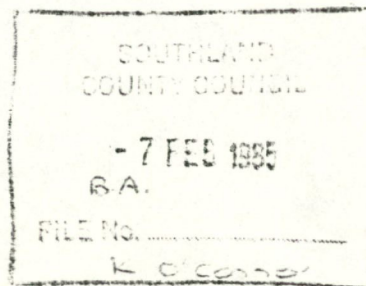


5 February 1985

The County Engineer
Southland County Council
P O Box 903
INVERCARGILL

ATTENTION: Mr K J O'Connor

Dear Sir



PROPOSED RESIDENCE FOR MR AND MRS A R BYARS, LOGAN BRAES

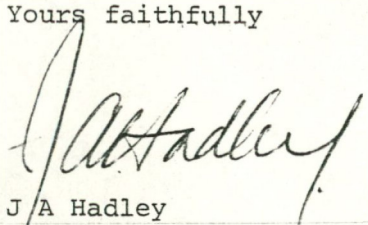
We have reviewed the drawings prepared by Mason & Wales, Architects Dunedin, dated October 1984 and numbered 2488, for the above dwelling.

We have checked the 350 x 100 timber beams which span 4.800 m. Provided they are either Engineering Grade or Building A Rimu Grade they are adequate to support the loads specified in NZS 4203. We have also checked the 300 x 100 beams which span up to 3.600 m. These beams will be adequate to support the loads specified in NZS 4203 if they are No 1 Framing Grade Pinus or Standard Building Douglas Fir.

We have also checked the veneer ties which span the 150 mm cavity. A sketch of the proposed veneer ties is enclosed. These also are adequate to support the loads specified in NZS 4203.

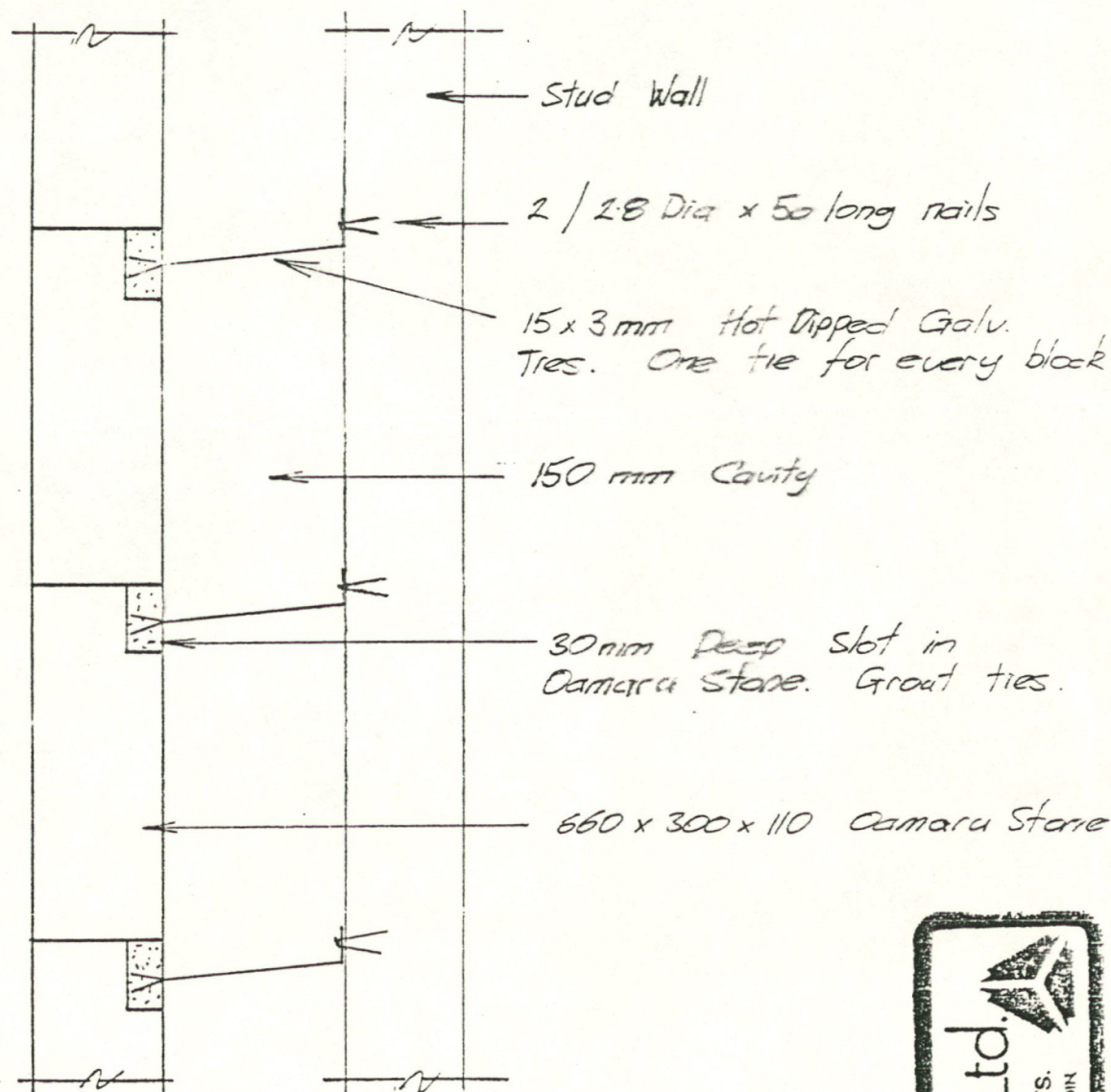
This letter may be read as certification of the design of the above mentioned items for the above dwelling.

Yours faithfully


J. A. Hadley
Director

cc Mason & Wales

JAH:PFJ



VENEER TIES FOR
 OAMARU STONE WITH
 150mm CAVITY


Hadley & Robinson Ltd.
 Consulting Civil & Structural Engineers.
 449 GEORGE STREET, DUNEDIN 78-923 PO BOX 6048, DUNEDIN

Mason & Wales / Architects

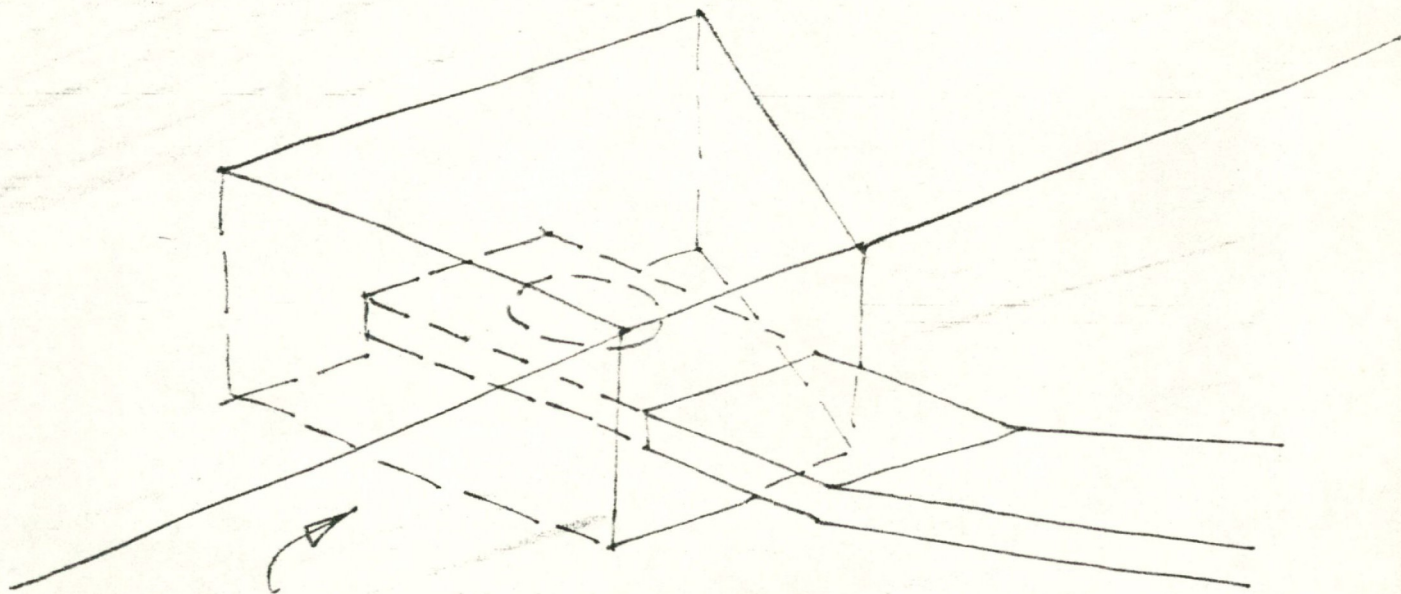
46 YORK PLACE DUNEDIN NEW ZEALAND. P.O. BOX 5455 TELEPHONE 771-096

MEMORANDUM

Interview ☐ Telecon ☐ Site inspection ☐ Date 11/2/85.

Contract A.R. BYARS RESIDENCE

Job No. 2483



25 MM. DEEP DOVETAIL CHECK CONSTRUCTED IN
EACH STONE FOR SPOUT CONNECTION OF TIES.

Original MR. Z.J. O'CONNOR - BUILDING INSPECTOR
SOUTHLAND COUNTY COUNCIL. P.O. BOX 908 NVERCARGILL.

Distribution FIVE.

Written By

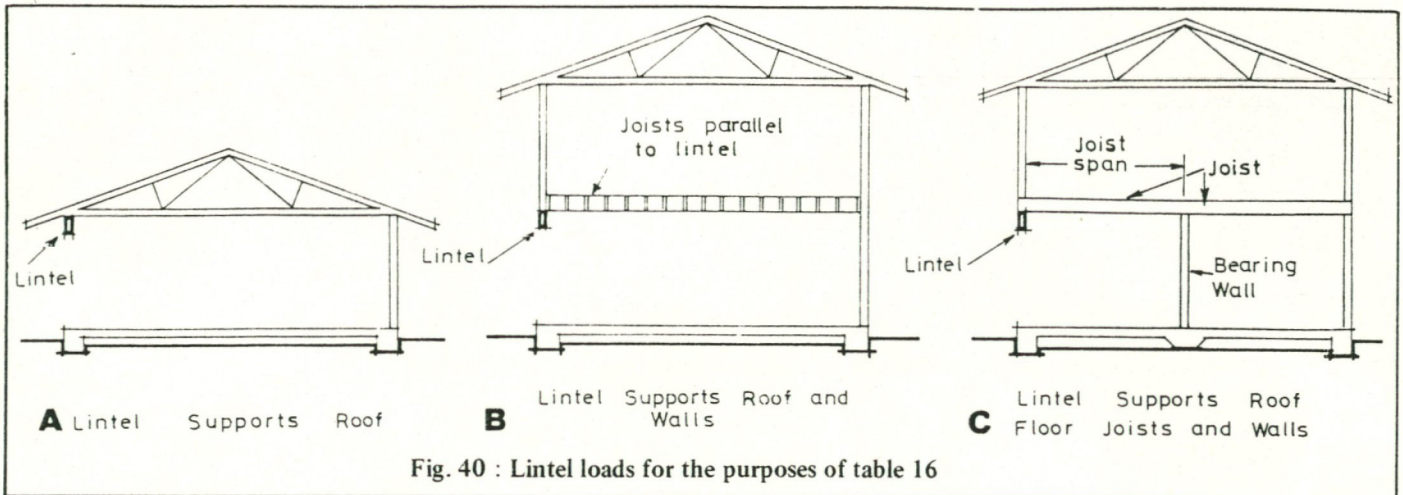


Table 16 LINTELS
1.5kPa and 2.0kPa floor loads

Light Roof

Maximum clear width of opening (span of lintel)	Maximum span of member supported*	Depth of lintel supporting:								
		Roof only or roof and walls only where lintel thickness (mm) is: (Figs. 40A & 40B)			Floor and walls only where lintel thickness (mm) is:			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										
0.95	8.0	200	125	100	125	100	100	200	150	125
	12.0	200	150	125	125	125	100	200	200	150
1.25	8.0	200	150	125	150	125	125	200	200	150
	12.0	200	200	150	200	150	125	250	200	200
1.55	8.0	200	150	125	200	150	150	250	225	200
	12.0	200	200	150	200	200	200	300	250	200
1.85	8.0	200	200	150	225	200	200	300	250	200
	12.0	250	200	200	250	225	200	—	300	250
2.15	8.0	225	200	150	250	225	200	—	300	250
	12.0	250	225	200	300	250	225	—	—	300
2.45	8.0	250	200	150	300	250	225	—	—	300
	12.0	300	250	200	—	300	250	—	—	—
2.75	8.0	300	225	200	—	300	250	—	—	300
	12.0	—	300	225	—	—	300	—	—	—
3.05	8.0	—	250	200	—	—	300	—	—	—
	12.0	—	300	250	—	—	—	—	—	—
3.65	8.0	—	—	250	—	—	—	—	—	—
	12.0	—	—	300	—	—	—	—	—	—

* The greater of roof dimension S (see clause 6.4.3), span of joists, span of underpurlins, or span of strutting beams, as appropriate.

Note: reduce span by 10% for Hardy Shingles roof cladding.

The provisions of the Southland County Bylaws override anything that is inconsistent in this Specification, and must be complied with.

Mason & Wales / Architects

46 YORK PLACE DUNEDIN NEW ZEALAND P.O. BOX 5455 TELEPHONE 771-096

SPECIFICATION OF WORK AND MATERIALS REQUIRED IN THE CONSTRUCTION OF A HOUSE FOR MR & MRS C H BAYNES, OTAMA IN ACCORDANCE WITH THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.

JOB NO 2726

JANUARY 1986

1. PRELIMINARIES

1.1. Site: The Contractor shall inspect the site and ascertain for himself the nature and extent of the work, the rights and interests that may be interfered with by the execution of the work and all other matters referred to in the plans and specifications which may influence him in making his tender.

1.2. By-Laws: The Contractor and sub-contractors shall comply with the local by-laws, shall obtain all permits, pay all fees and give all notices in connection with the work.

1.3. General Conditions of Contract: The work shall be carried out in accordance with the NZ Master Builders Association General Conditions of Contract.

1.4. Responsibility & Liability: The General Contractor shall at all times be solely responsible for executing, completing and maintaining the works strictly in accordance with the terms of the Contract.

At no time during the continuance of the Contract shall the Master Builders Association act or be deemed to act, in any manner or capacity whatsoever for or on behalf of the Contractor or so as to relieve or release the General Contractor in any way from his responsibility.

1.5. Setting Out: The Contractor shall be responsible for the accurate setting out of all of the work.

1.6. Insurance: The Contractor and sub-contractors shall be held bound to effect all insurance rendered necessary by the operations and shall lodge with the Employer proof that all people and buildings are fully covered.

1.7. Protection of Property: The Contractor shall take precautions to protect all property and shall make good at his own expense.

1.8. Materials & Workmanship: All work shall be carried out in strict accordance with the plans and specifications and no alterations will be executed without the approval of the Employer. All workmanship and materials will comply with the relevant NZ Standard Specifications where they apply and shall be done in the best workmanlike manner according to best trade practice.

1.9. Work Shown & Mentioned: This specification and the drawings show the extent of the work but there is no warranty expressed or implied that they show each and every minor detail and item required to be included by the Contractor. Should any material or work appear to be inadequately described yet obviously necessary for the neat, strong and satisfactory completion of the work, the Contractor shall include and allow for same in his tender.

2. EXCAVATION

2.1. Site Preparation: All vegetation and topsoil from the area of the new building shall be removed by the Owner.

2.2. Excavation: Excavate for all foundations and footings as necessary and take

down to solid bearing ground.

3. CONCRETE

3.1. General: All concrete work shall comply with the requirements of NZS 1900 Chapter 9.3. All concrete shall be 17 MPa after 28 days.

3.2. Foundations, Footings & Slabs: Construct all footings on solid bearing ground to a minimum depth of 500mm and reinforce with four 12mm diameter continuous rods lapped 600 at joints with 50mm minimum cover. The horizontal steel shall be tied with 10mm ties at 600 max centres.

Cast 100 thick concrete floor slabs as shown, reinforced with HRC 668 mesh on 0.25mm polythene taped at joints on thoroughly compacted hardfill.

The slab shall be cast in maximum size of 6M x 6M and shall be finished with a steel float ready for the laying of vinyl floor coverings.

Cast recesses in slab as necessary for the fitting of sills to doors. The top edge of the sills shall be flush with the top surface of the floor coverings.

Cast in all post supports and all other necessary fittings.

4. METALWORK

4.1. Post Supports: Fix all timber posts on 25mm diameter galvanised pipe supports with square flange welded on 75mm below the top and 50mm above concrete level to provide seating to the post. The pipe shall extend into the concrete pile/slab with ragged end.

5. VENEER WALLS

Oamaru Stone Veneer

5.1. Scope: Construct exterior walls in Oamaru Stone work.

5.2. Workmanship: Stone work shall be carried out by expert bricklayers employed by a specialist firm; only the highest standard of workmanship will be accepted. The blocks shall be 660mm long x 300mm high x 115mm thick with sawn face.

All blocks shall be 'white' colour selected at the quarry.

All blocks shall be neatly laid as shown on the drawings with even width mortar joints 9mm thick, all true to line and with perpend plumb and true.

The sills and reveals to windows and sliding doors shall be neatly cut from Oamaru Stone blocks (sawn finish) to the profile drawn and fixed securely in position. *To provide cavity drainage and ventilation*

6. CARPENTRY

6.1. General: All work shall be done in a workmanlike and in the best and most approved trade manner. Structural work shall be properly framed and the various sections securely spiked together. Work not otherwise specified or detailed shall conform with the requirements of NZS 3604, a copy of which shall form part of this Contract.

6.2. Finished Work etc: All finished or partly finished work shall be protected from discolouration, surface injury or other damage, from exposure to the weather or any other cause. All nails in exposed work shall be punched.

6.3. Timber: All timber shall be of the qualities and grades specified and, where applicable, shall conform to the requirements of NZS 3631 'National Grading Rules'. All dimensions of structural timbers refer to sawn dimensions unless stated to the contrary.

6.4. Proprietary Materials: All proprietary materials, fittings, linings etc shall be approved manufacture and design.

The provisions of the Southland County Bylaws override anything that is inconsistent in this Specification, and must be complied with.

6.5. Fastenings: Nails, screws and other fastenings shall be the best of their respective kinds and be galvanised for exterior work unless otherwise specified. Lengths and gauges shall be in accordance with sound trade practice.

6.6. Preservative: Treated timbers shall be tested and branded in conformity with 'Timber Preservation in New Zealand' specifications. Framing and internal finishing timbers shall be diffusion treated to TPA Specification V. External finishing timbers shall be pressure treated to Specification C/8.

6.7. Finish: All finishing timbers shall be machine dressed on four faces and all surfaces exposed to view shall be glass papered to a smooth finish. Remove all accessible arrises, all rough and uneven patches and other surface defects.

6.8. Damp Proof Course: Between all faces of framing timbers in contact with concrete or masonry work place a full length and width damp proof course of 3-ply bituminous fabric.

6.9. Protection: All joinery, kiln dried and dressed finishing timbers shall be protected from the weather and surface injury.

6.10. Gauging: Framing timbers shall be gauged four sides and eased.

6.11. Work for Other Trades: Wait upon all trades. Cut or bore timbers as they may require, provide and fix all blocks, supports and the like. Reduce to a minimum the cutting of structural members and in no circumstances cut into or check within the middle third of the span of rafters etc.

6.12. Schedule of Timbers: All concealed framing timbers shall be No 1 framing grade NZ Oregon.

All exposed beams, joists and ~~posts and external finishing timbers~~ shall be selected Candaian Oregon dressed.

Internal finishing timbers shall be DA Rimu.

External finishing timbers shall be Ht Rimu.

~~Weatherboards shall be Larch or selected NZ Oregon.~~

Not acceptable for exposed situations but OK in covered porch.

Not approved for use in the Southland County Council

6.13. Wall Framing: Under all walls lay 50mm thick by full width of wall plates in long lengths, halved at junctions and joints, packed level and securely spiked to the floor or bolted to concrete with ^{10mm} ~~12~~ diameter bolts at 900 crs as required. Top plates shall be similarly halved and spiked to studs. *1.400*

Set out and frame up walls as shown on the drawings. Wall framing shall be carried out using timbers of the types and sizes scheduled and in conformity with NZS 3604. Lintels shall be as required for the various spans and dwangs shall be 50mm thick by full depth of studs at 400 crs maximum to suit wall linings and fittings. Cut in one diagonal brace to each partition. All framing shall be straightened to approval before linings are fixed.

The provisions of the Southland County Council Bylaws override anything that is inconsistent in this Specification, and must be complied with.

6.16. Roof Framing: Frame up roof to whole house as shown to provide a neat and strong roof. Cut diagonal 100 x 50 braces in between rafters to each roof plane.

6.17. Ceiling Framing: Construct 100 x 50 ceiling framing as necessary at 2.550 above the floor. Fix 50 x 40 ceiling battens at 300mm centres all as necessary for ceiling linings.

6.18. Insulation: Fix fibreglass insulation Batts within the walls (R1.6 batts) roof and/or ceiling framing (R2.2 batts) to cover the whole area of the exterior surfaces of the house.

6.19. Roofing: *Note: Max span of 125x50mm rafter 3metres. - 10% for Hardies shingles = 2.7m*

6.19.1. Scope of Work: Supply, fix & complete the Hardies shingle roofing as shown.

6.19.2. Roofing: shall be Hardies shingles in dark grey colour.

6.19.3. Underlay: shall be Duroil self-supporting underlay felt

6.19.4. Battens: shall be 50 x 40 Boron treated Pinus Radiata

6.19.5. General: The shingles shall be inspected for colour variation to ensure the shingles which are to be fixed on each roof plane are of even colour. All non-matching shingles shall be removed.

6.19.6. Workmanship: Fix battens at centres to suit shingle fixing with two skewed 100 x 3.75 nails at all rafters at centres shown on drawings.

Over battens lay building felt lapped 200 at all joins, drawn taut and secured with galvanised clouts. The joints in underlay shall be spaced 1.500M minimum from roof hips.

Fix shingles strictly in accordance with the manufacturer's instructions to an even gauge in perfectly straight lines all neatly cut and finished.

At hips and valleys underflash tiles with 1.0mm Butynol flashing securely bonded into position in accordance with the manufacturers recommendations.

The shole roof shall be fixed strictly in accordance with the manufacturers instructions and left neatly finished with all nails set out to straight lines and watertight.

6.20. Windows & Doors: Take delivery of all windows and doors and fix in position with flashings at head, jams and sill, all as detailed and as necessary and leave in weathertight and in perfect working order. The heads of adjacent windows and doors shall line up.

6.21. Exterior Linings: a) Building Paper - Cover the whole of the exterior wall surface with heavy grade flameproof building paper, all free from tears and lapped 150mm at joints.

*Not acceptable in Southland County Council
OK in covered porch*

b) Weatherboards - Line the external wall areas where shown with ex 150 x 25 bevelled back weatherboards in ~~Larch or selected N Z Oregon~~, all set out to an even gauge and neatly lined up throughout the work. Fix 26g copper soakers to all external corners.

b) T & G Boarding - Line all soffits with ex 100 x 12 lightly V-jointed T & G boarding set out in long lengths with no exposed end joints. The boarding shall be tightly cramped and secret nailed.

c) Fascias Verges etc. - Fix all fascias, verges and other finishing timbers as detailed and necessary.

6.22. Interior Linings: a) Fibrous Plaster - Line all walls and ceilings, including walls behind joinery units, with 12.5mm thick plasterglass slabs with perfectly smooth surfaces and stop up ready for painting.

The work shall be carried out by a specialist firm in accordance with the NZ Fibrous Plaster Manufacturer's Code of Practice and to conform to NZS 1611.

b) Cornices - Fix Sedons AB plaster cornices to all floor wall/ceiling and beam/ceiling junctions.

c) Fixing

i) Battens: the fixing of battens to ~~suspended timber framed ceilings~~ shall be 50 x 40.

The provisions of the Southland County Bylaws override anything that is in be complied with.

All battens shall be Framing Grade Pinus Radiata thickened and packed level to a perfectly flat and true plane and fixed securely.

ii) Fixing: Fix sheets with 32 x 1.5mm galvanised clouts at 120mm maximum centres at edges and 400mm centres across the sheet.

Stopping shall be densely packed and be of the same composition, density and strength as the sheet material.

d) Edge Protection - Supply and fix to all exposed corners, edges and abutments 0.6mm thick preformed perforated galvanised metal edge trim fixed to timber work with 32mm flat head galvanised nails at 200mm maximum centres.

e) Workmanship - Joints at changes in direction to wall and ceiling linings at first floor rooms shall be finished to a perfectly straight line.

All fibrous plaster eet and cornices shall be neatly and securely fixed and finished completely free of irregularities, cracks and chips. Wall surfaces behind joinery units and panelling shall not be stopped up. All other wall and ceiling surfaces shall be stopped up and finished and left ready for painting. Only the highest standard of workmanship will be accepted.

f) Garage & WC2 - The garage walls & WC walls & ceiling shall be lined with 4.5mm hardboard neatly set out & with lightly V-jointed joins to sheets.

g) Skirtings - Fix ex 150 x 12 DA Rimu skirtings with splay cut top to all wall/floor junctions.

h) Laminated Plastic Wallboard - Line the bathroom shower recess walls and ceilings with selected laminated plastic wallboard set out in single sheets and fixed with white PVC jointer moulds.

6.23. Hardware: - Allow the sum of \$1,500.00 for the supply only of all hardware. Allow to fit up on the job. All door handles shall be centred on middle rail to panelled doors or fixed at 850mm above the floor.

6.24. Appliances: Construct recesses in walls as necessary behind all appliances for installation of pipes etc to enable units to be placed hard against wall surfaces.

6.25. Garage Doors: Supply and fit two 2.700M wide AHI Roll-A-Doors (Colorcoated) and leave in perfect working order.

6.26. Tiling: Allow the sum of \$300.00 for the supply only of tiles. Allow to fix tiles as shown on the plans.

All tiles shall be neatly fixed in position with waterproof adhesive in straight rows evenly spaced and centred on respective areas. Tiling shall be neatly grouted with approved coloured grout and shall be cleaned down on completion.

6.27. Shower Doors: Supply and fit Showermaster SD3 clear glazed door to shower cabinet (white powder coat frame and screen) and leave in perfect working order.

6.28. Concealed Vacuum System: Supply and install 'Centralvac' central vacuum system strictly in accordance with the manufacturer's instructions.

6.29. Dryer Vent: Fix PVC vent pipe to dryer exhaust outlet and run concealed to exhaust through wall and fit PVC basket cowl.

7. JOINERY

7.1. Standards: All joinery shall be neatly and strongly constructed with all surfaces exposed to view being glass papered to a smooth finish.

7.2. Door Frames: The exterior door frames shall be constructed of ex 50 DA Ht Rimu, solid rebated and grooved at back to take wall linings and approved mohair draught stop to be supplied and fitted by Joiner.

The front door frame incorporates a double glazed sidelight. Allow to fit double glazed sidelight in frame panel supplied by window manufacturer.

Frames shall be weather grooved and throated to exterior. Fix ex 50 sill board with top of sill flush with top of finished floor.

The interior door frames shall be constructed from ex 150 x 32 DA Rimu grooved to wall linings and fitted with 40 x 12 planted stops.

7.3. Doors:

a) Door D1 shall be constructed with 20mm thick particle board core sheathed both sides with ex 200 x 12 V-jointed vertical Cedar boarding with 9mm Cedar clashing strips to both vertical edges.

b) Doors D2, D3, D4, D5, D6, D7, D8, D9, D10, D11 & D12 shall be constructed in Cedar with ex 100 x 50 top and side rails, ex 200 x 50 bottom and middle rail centred at 850mm above the floor. The meeting rails to Doors D3 and D4 shall not be rebated. The panels to these doors shall be 12mm double sided No figured Rimu ply.

All ply panelled doors shall have Bowater, BOL 30 Bolection mouldings as supplied by Scott Industrial Ltd, Christchurch, fitted all round each panel and neatly mitred.

c) Doors D13, D14 & D15 shall be constructed with ex 100 x 25 vertical V-jointed Rimu T & G boarding on frame, ledged and braced.

Frame shall be constructed in Cedar with ex 200 x 50 bottom and middle rail centred at 850 with ex 100 x 500 top and side rails and ex 100 x 25 braces.

d) Door D16 shall be standard flush panel door with No 1 figured Rimu ply complete with one clashing strip.

e) Supply and fix Duraflex threshold weather seals to all exterior door sills.

SCHEDULE OF DOORS

<u>Door</u>	<u>Width</u>	<u>Type</u>
D1	860	Boarded - glazed sidelight
D2	760	Panelled
D3	2/600	Panelled
D4	2/600	Panelled
D5	760	Panelled
D6	760	Panelled
D7	760	Panelled
D8	760	Panelled
D9	760	Panelled
D10	760	Panelled
D11	760	Panelled
D12	760	Panelled
D13	760	Framed, ledged & braced
D14	760	Framed, ledged & braced
D15	760	Framed, ledged & braced
D16	760	Flush

The provisions of the Southland Bylaws override anything that is inconsistent in this Specification, and shall be complied with.

JOINERY FITTINGS

7.4. General: Construct joinery fittings as shown on the plans and in accordance with best trade practice. A complete schedule of on-site measurements and appliance sizes shall be made and checked with the Contractor before the units are constructed.

7.5. Carcase Work: All units shall be built up in carcase work with Beautyboard backs. Top rails shall be grooved as required for fixing tops. All exposed carcase work unless otherwise noted shall be Rimu Superwood set out to match across the face of the cabinets. All interior surfaces to cupboards shall be faced with white Beautyboard. All fixings shall be concealed.

7.6. Doors: All cupboard doors unless otherwise specified shall be 16mm Superwood or equal with slice cut Rimu faces edged all round.

The doors shall be face fixed and hung on one pair of flush overlay hinges except tall doors which shall be hung on two pairs of flush overlay hinges. The gap between all doors shall be 2mm.

The doors to cupboards in the kitchen (including Pantry), office, sitting room, living room and bathroom shall be constructed with ex 75 x 25 frame all round with 7.5mm thick double sided figured Rimu ply panel let in.

Pantry doors shall have ex 150 x 32 middle rail centred at 850mm above the floor. All ply panelled doors shall have Bowater, BOL 18 Bolection Mould as supplied by Scott Industrial Ltd, Christchurch, fitted all round each panel and neatly mitred. Hang Pantry doors on concealed Henderson Twinfold bi-folding door gear.

All doors to cabinets shall be hung on one pair of approved self-closing hinges.

Wardrobe doors in bedrooms and passage doors shall be constructed in Cedar with ex 100 x 50 stiles and top rail and ex 200 x 50 bottom and middle rails centred at 850 above the floor to form two panel doors. All doors shall have 12mm double faced figured Rimu ply panels housed into frames and shall have

Bowater, BOL 30 Bolection mouldings as supplied by Scott Industrial Ltd, Christchurch, fitted all round each panel and neatly mitred.

Hang doors in ex 150 x 32 DA Rimu frames grooved for wall linings.

7.7. Drawers: The kitchen, sitting room and bathroom drawer fronts shall be constructed in ex 25 thick DA Rimu with bevelled edges as detailed.

All drawers shall be constructed with white Beautyboard to all exposed surfaces. The drawers shall slide on Henderson 600 or similar approved runners and shall run easily without excessive side movement.

The drawers shall close on the face of the carcass to show a 2mm gap between adjacent doors and drawers.

7.8. Tops: Bench tops shall be 20mm high density particle board with selected Formica colorcore with 40mm high downturn and anti-spill lip at front edge to 'wet' benches and coved upstands.

The kitchen sink shall be Mercer Monaco (1.250 x 500) complete with accessories, wastewater connection, bonded into position 75mm back from edge of bench.

The bathroom basin shall be bonded into position 50mm back from the edge of the bench by the Plumber.

7.9. Shelves: The shelves to all cabinets shall be 12mm particle board faced with Beautyboard to all exposed surfaces - and housed into haffits.

Slatted shelves shall be ex 75 x 25 with edges arrised and spaced 6mm apart.

7.10. Bathroom Wall Cabinet & Mirror: Construct wall cabinet to bathroom to be fitted in wall framing thickness. Hang door on flush overlay hinges.

Fix 6mm mirror in same plate to door and wall with polished edges all round and chrome capped screws 60mm in from edge of mirror at all corners.

7.11. Windows: Supply and fix approved Anatone finish (bronze colour) aluminium framed windows complete with condensation channels, ex 40mm timber liners rebated for wall linings.

Schedule of Windows & Sliding Door Sizes

The sizes of all windows are scheduled below. Note that dimensions are measured to the inside faces of the timber liners, ie from the floor to the top of sills, between jambs and from the underside of heads. Where 'Max' is noted, frames shall be constructed to the maximum possible size to completely fill the available opening. All dimensions shall be checked on the site and any variations shall be approved by the Architect before manufacture.

Fix approved double glazing system to the windows and sliding doors scheduled below, (Noted: DG)

The heads of all windows shall be 1.980M above the floor unless otherwise noted and shall line up throughout the job with door frames.

The provisions of the Southland County Bylaws override anything that is inconsistent in this Specification, and must be complied with.

<u>Window</u>	<u>Sill</u>	<u>Width</u>	<u>Notes</u>
DG - E - Kitchen	950	2.000	500 wide sash
DG - N - Kitchen	950	Max	
DG - E - Living	500	1.200	Central mullion
DG - E - Living	-	1.800	Fine crash rail at 500 500 wide sash
DG - N - Living/Door	-	3.600	Bottom roller track. Fine crash rail at 500
DG - E - Sitting	-	Max	Fine crash rail at 500 500 wide sash
DG - N - Sitting/Door	-	Max	4 x equal width panels. Fine crash rail at 500
DG - W - Sitting	-	Max	Fine crash rail at 500 500 wide sash
DG - N - Office	500	1.800	500 wide sash
DG - N - Bed 2	500	2.400	500 wide sash
DG - N - Bed 1	500	3.000	500 wide sash
DG - W - Bed 1	500	2.400	500 wide sash
DG - N - Bed 3	500	Max	
DG - W - Bed 3	500	2.400	500 wide sash
DG - S - Bed 3	500	500	
DG - S - Bathroom	950	800	Obscure glass
DG - S - WC	950	500	Obscure glass
DG - S - Box Room	950	500	Obscure glass
DG - S - Laundry	950	1.500	500 wide sash
DG - S - Lobby	950	Max	
DG - S - Kitchen	950	500	
N - Garage	950	1.500	500 wide sash
W - Garage	950	1.500	500 wide sash
DG - S - Entry Hall	-	Max	Supply double glazed panel to be incorporated in front door frame
W - WC2	950	500	Obscure glass

Obscure glass shall be Pilkington Roughcast.

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Bylaws override anything that is in-
consistent in this Specification, and must
be complied with.

8. ELECTRICAL WORK

8.1. Standards: All work shall be carried out by registered tradesmen in conformity with this specification and the Electrical Wiring Regulations 1961 and Amendments.

8.2. Workmanship: The work in this section includes the supply and installation of meter panels, distribution boards, cabling, wiring, light fittings, switches, sockets, etc as shown on the drawings and shall be carried out in accordance with best trade practice. All positions as shown on the plans are approximate only and must be confirmed with the Owner before final installation. Any alterations of position of switch, socket or light within the same room will not be considered as grounds for an extra.

8.3. Meter Panel: Supply and install a flush mounted metal enclosed meter cabinet containing all necessary meters.

8.4. Distribution Board: Supply and install a metal enclosed flush mounted distribution board containing miniature circuit breakers and switches for all circuits. Allow space for additional circuits to be incorporated at a later date.

8.5. Wiring: All wiring of sub-circuits shall be carried out in TPS cabling of sufficient size for the intended use of fittings.

8.6. Accessories: All ceiling roses shall be PDL in ivory colour. All switches and socket outlets etc shall be ivory Ring-Grip; sockets shall be horizontal pattern. Light switches shall be fixed at 900 above the floor and socket outlets at 450 above the floor unless otherwise instructed.

8.7. Light Fittings: Allow to fix light fittings at all positions as supplied by Owner.

8.8. Wire-Up: Allow to wire to and connect up the following equipment which will be supplied as noted.

a) Hot Water Cylinder	(by Plumber)	e) Dishwasher	(by Owner)
b) Range	(by Owner)	f) Extract Hood	(by Owner)
c) Wastemaster	(by Owner)	g) Centralvac System	(by Owner)
d) Spa bath	(by Owner)		

8.9. TV Aerial Cable: Provide and install coaxial TV aerial cable and run from positions marked on plan to ceiling space above Bedroom 3.

8.10. Telephone: Advise Post & Telegraph Dept when the building is ready to install cabling. Position telephone/s where shown on plan.

9. PLUMBING

9.1. Standards: All sanitary work shall conform to the Plumbing & Drainage Regulations 1978 and Amendments and shall be carried out by registered tradesmen and, subject to the above regulations, be strictly in accordance with this specification and to the satisfaction of the Local Authority Inspector.

9.2. Materials: All materials shall be the best of their respective kinds, the gauges, width, size and type in accordance with best trade practice and shall comply with all relevant standard specifications. All exposed screw heads shall be of a finish and pattern to suit their surrounds.

9.3. Waste & Vent Pipes: All soil, waste and vent pipes shall be manufactured from unplasticised PVC to comply with BSS 3056, fitted with cleaning eyes at all branches and changes in direction and be concealed in walls. Vents shall be continued to above roof level and fitted with PVC baskets.

9.4. Traps: All traps and visible waste shall be approved proprietary fittings, manufactured from white polypropylene 'Dux' or similar approved.

9.5. Water Piping: All hot and cold water piping shall be run in 12mm or 20mm copper piping.

The provisions of the Southland County
Bylaws override anything that is in-
consistent in this Specification and must
be complied with. 2726/8

9.6. Workmanship: All work shall be carried out in accordance with best trade practice and shall be commenced as soon as the progress of other trades will permit, and all openings, chases etc for pipes etc shall be arranged as the work proceeds.

9.7. Pipe Running: The Plumber shall accurately set out all fittings and shall do all levelling etc necessary to properly position the work. Joints in copper pipes to fittings shall be approved brass compression fittings to permit ready disconnection. Other joints shall be brazed. Pipe work shall be supported to prevent all vibration.

9.8. Pipe Insulation: Lag all hot water pipes throughout the house and all cold water pipes exposed to the outside air temperature with insulating felt tightly wound around the pipes and securely wired into position to fully cover the surface of the pipes. *Reformed felt sections*

9.9. Hot Water Supply: Supply and install a 273 litre low pressure combination hot water cylinder of approved manufacture incorporating a quick recovery element and thermostat. Allow to run a 12mm supply pipe direct to the shower mixer and a 20mm supply pipe to the bath. Allow to run hot water supply pipes to all other fittings.

Supply and install a 41 litre low pressure under sink hot water cylinder incorporating a quick recovery element and thermostat to service kitchen sink and dishwasher only.

9.10. Cold Water Supply: The Owner shall provide a 20mm alkathene supply pipe to the building adjoining the laundry.

Supply and fit 20mm diameter copper supply pipe and run to roof space. Supply and fix two 135 litre PVC supply tanks at highest possible level in roof, complete with lids, drip trays, overflows and ball valves. Allow to run a 12mm direct supply to the shower valve and cold water supply pipes to all other fittings.

9.11. Sanitary Fittings: Allow to fit up the following fittings complete with wastes, chains, plugs etc and leave in perfect working order.

Kitchen	- Sink supplied by Joiner
Laundry	- AHI Supertub - Supplied by Owner
WC1	- WC Pan - McSkimmings Kensington wall hung - white Caroma Wall-line Cistern - in selected colour WHB - McSkimmings Tudor - white
WC2	- WC Pan - McSkimmings Luxor - white Cistern - Caroma uniset in selected colour WHB - Caroma Valet hand rinse basin in selected colour
Bathroom	- WHB - McSkimmings Tudor - white Shower Tray - AHI Trafalgar - white Spa Bath - Cameo - Orion - white
Lobby	- Tub - Mercer 500 Autodrain

The provisions of the Southland County Bylaw override anything that is inconsistent in this Specification, and must be complied with.

9.12. Taps: Supply and fix Dorf Flickmixer 1 tap (colour white) to kitchen sink and Methvens white Clementine Royale taps to all other fittings. Supply and fix Topliss shower valve and white Methvens Clementine Royale 7423 shower rose at shower. Supply and fix two exterior hose taps - note that supply pipes shall be concealed in wall and insulated.

9.13. Spouting: Shall be standard quadrant section in copper fixed to horizontal line complete with all stopped ends, droppers etc.

9.14. Downpipes: Shall be 63 diameter copper fixed with copper stand-off at 900 max centres in positions shown.

9.15. Flashings: Provide and fix 24g bronze anodised aluminium flashings to doors and windows and as necessary to ensure perfect weather tightness. Flash around roof penetrations with 3lb sheet lead, neatly trimmed and fixed in position.

9.16. Appliances: Allow to connect up the washing machine and AHI Supertub as supplied by the owner, with concealed pipe runs fixed within wall framing to enable appliances to be fixed flush with the wall surface.

10. DRAINAGE

10.1. General: Carry out all drainage work as shown. All work shall conform to the Plumbing & Drainage Regulations 1978 and Amendments, shall be carried out by a licensed Drainlayer and, subject to the above regulations, be strictly in accordance with the drawings and this specification and to the satisfaction of the Local Authority Inspector.

10.2. Septic Tank: Construct septic tank and effluent drains in accordance with the Local Authority requirements and the NZ Standard 58 and Health Department Regulations. Allow to run sewer drains to connect to septic tank.

10.3. Stormwater Drains: Allow to construct soak pits and run stormwater drains to discharge into, all in accordance with the Local Authority requirements.

11. PAINTING

11.1. Materials: All materials shall be of the types specified, to be delivered in unbroken packages bearing the manufacturer's name and brand.

11.2. Workmanship: All materials shall be applied strictly in accordance with the manufacturers instructions. All work shall be carried out by competent tradesmen in accordance with sound trade practice using tools and equipment which will ensure a first class finish.

All locks, bolts, fittings etc shall be removed before the preparatory processes are commenced and fixed in position on completion of the work. At completion clean off all marks, remove all debris and leave clean and tidy.

11.3. Inspection of Surfaces: The Painter shall inspect all surfaces to be finished and report any defects to the General Contractor. Work shall not proceed until unsatisfactory surfaces have been made good. Surfaces to be finished shall be clean and smooth, rubbed down before painting and between coats.

11.4. Interior Work: a) Stained finish - all interior timber work shall be given 3 coats of clear polyurethane (satin finish) thoroughly sanded between coats.

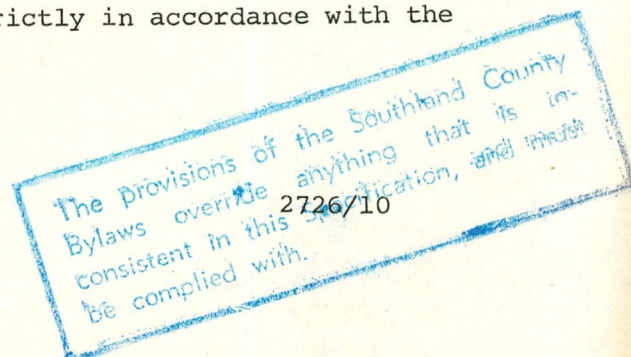
b) Paint - All walls and ceilings shall be finished with 1 coat of sealer and 2 coats of washable matt vinyl paint.
The garage & WC 2 walls and ceiling shall be finished with an undercoat & 2 coats of semi gloss Latex.

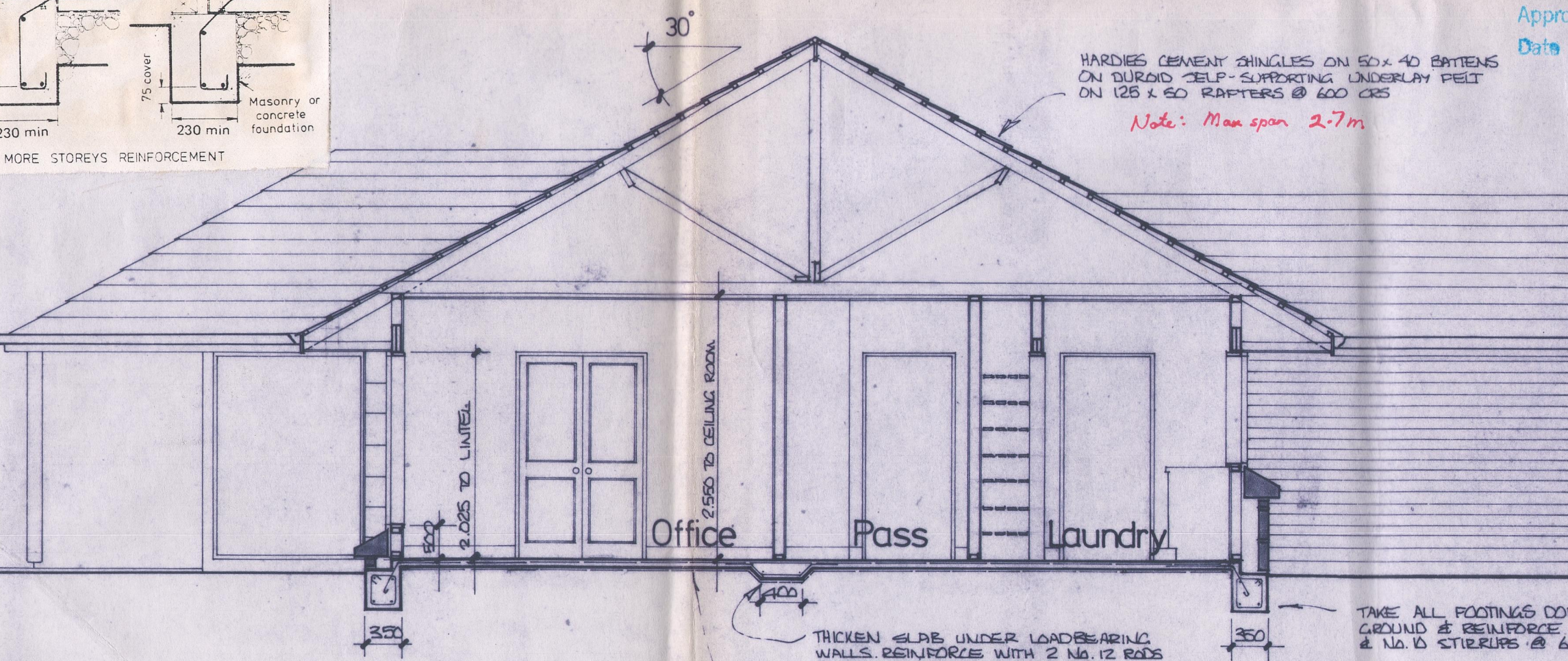
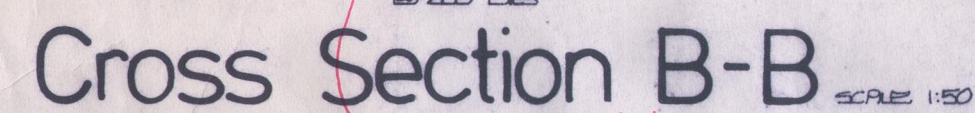
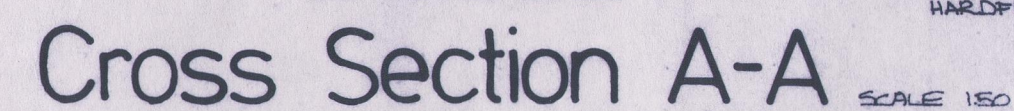
11.5. Exterior Work: - a) Full Gloss Enamel - Barge boards shall be given 1 coat of red lead primer, 1 coat of exterior undercoat and 1 coat of full gloss enamel.

b) Stain - Weatherboards shall be finished with 2 coats of selected exterior stain.

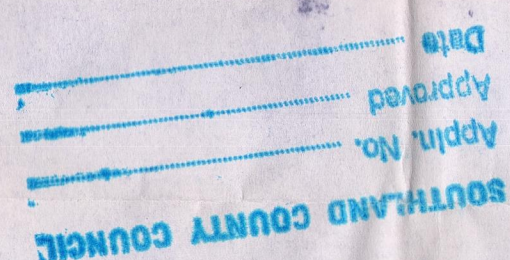
c) Polyurethane - T & G boarding and front and laundry door and frame shall be given 3 coats of clear polyurethane (satin finish).

d) Oamaru Stone Work - All exterior Oamaru Stone shall be finished with 2 coats of Hitchins Formstar Clear Sealer applied strictly in accordance with the manufacturers instructions.





Cross Section C-C SCALE 1/8" = 1'-0"



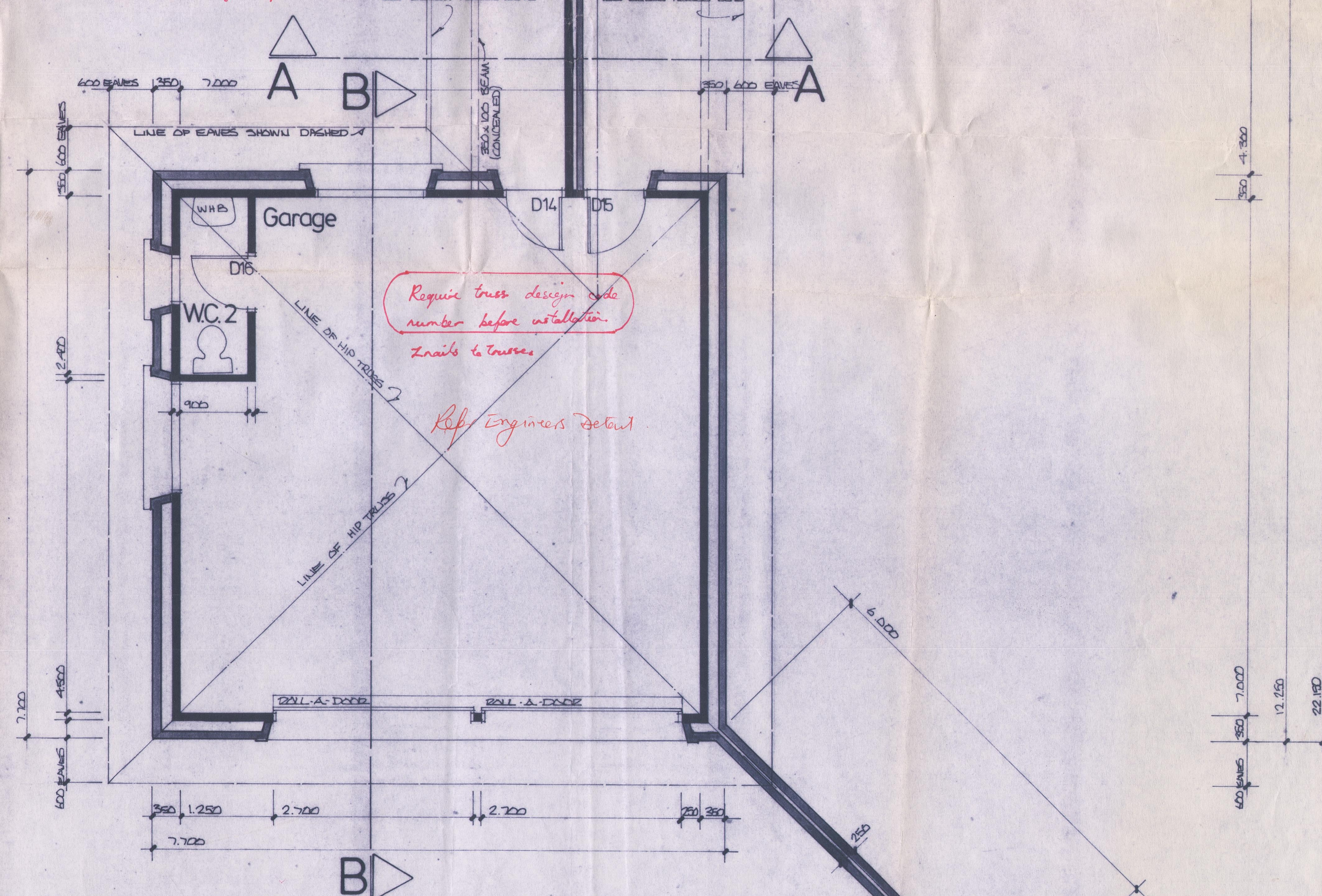
The provisions of the Southland County Bylaws override anything that is inconsistent in this Specification, and must be complied with.

SOUTHLAND COUNTY COUNCIL

Appln. No. 36135

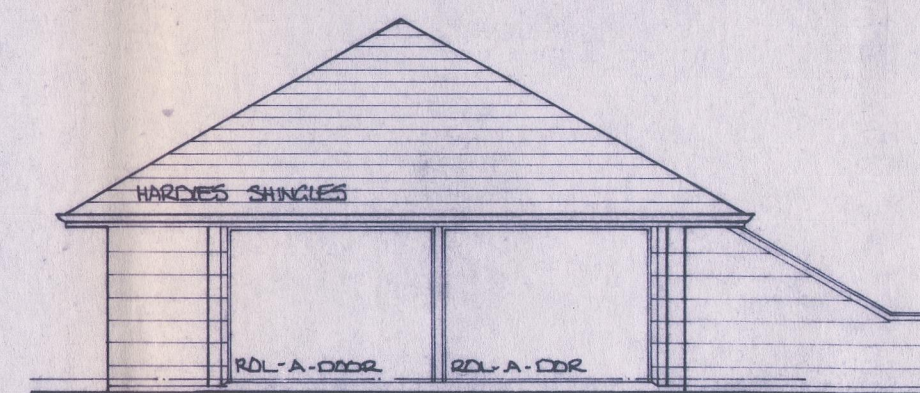
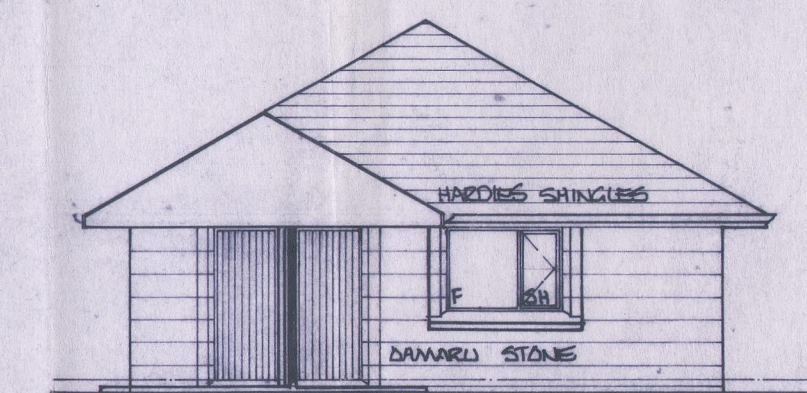
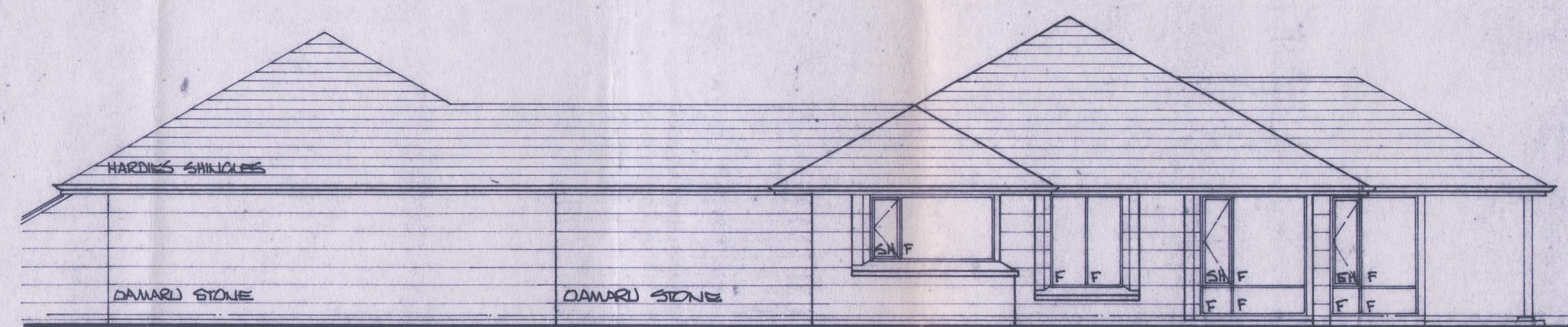
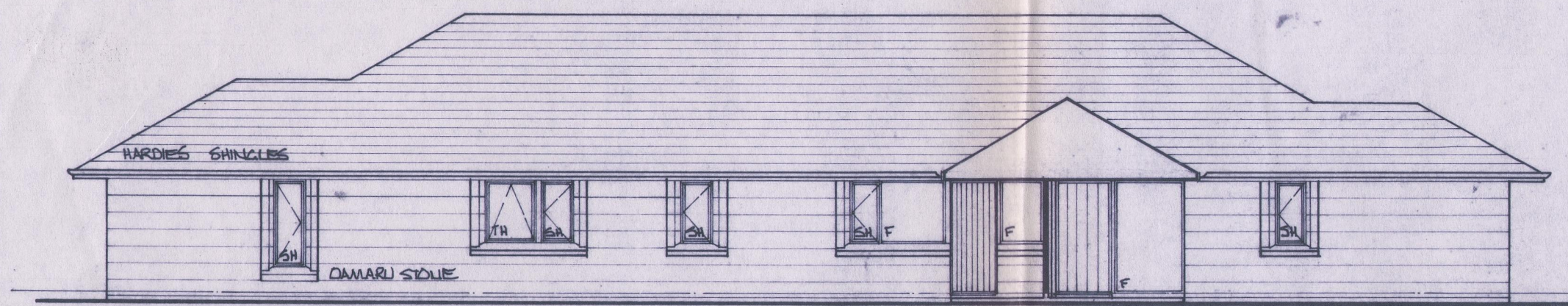
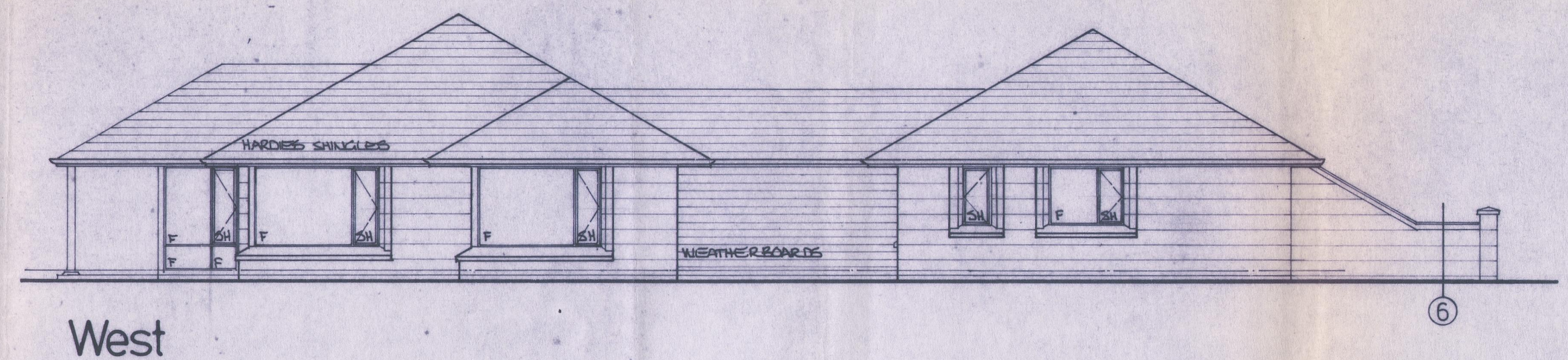
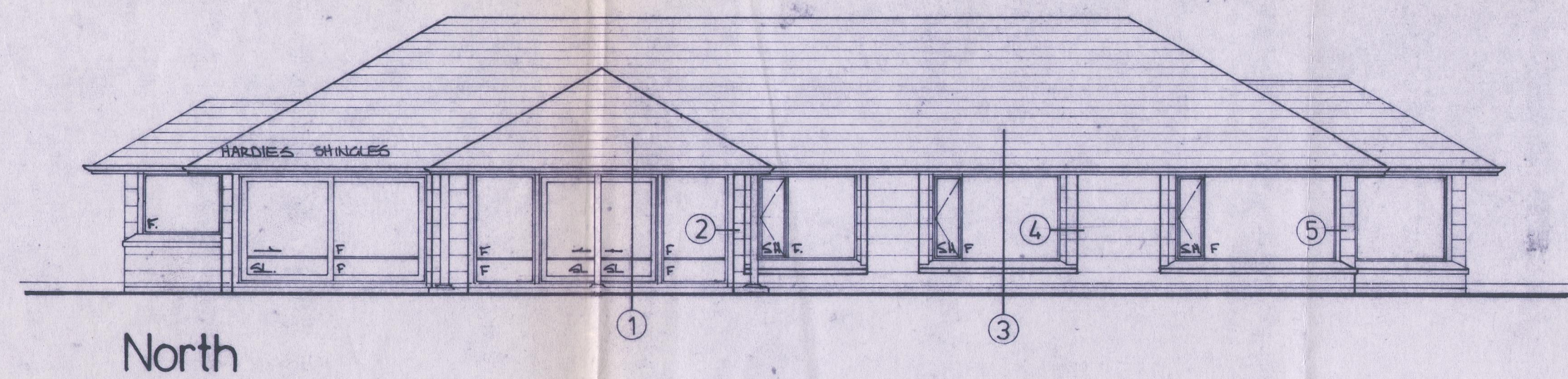
Approved *Kevin L. O'Leary*

Date 26/2/85

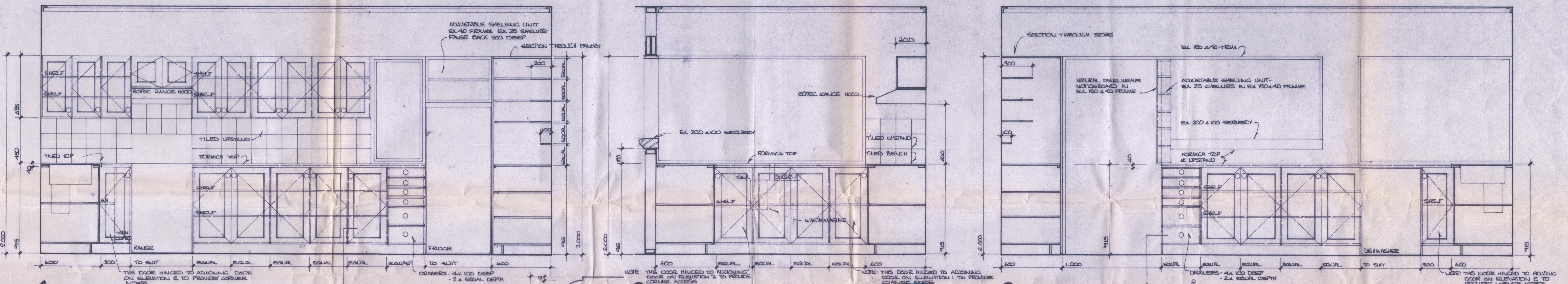


Require truss design code number before installation.

Ref. Engineers Detail



South Elevations
SCALE 1:100

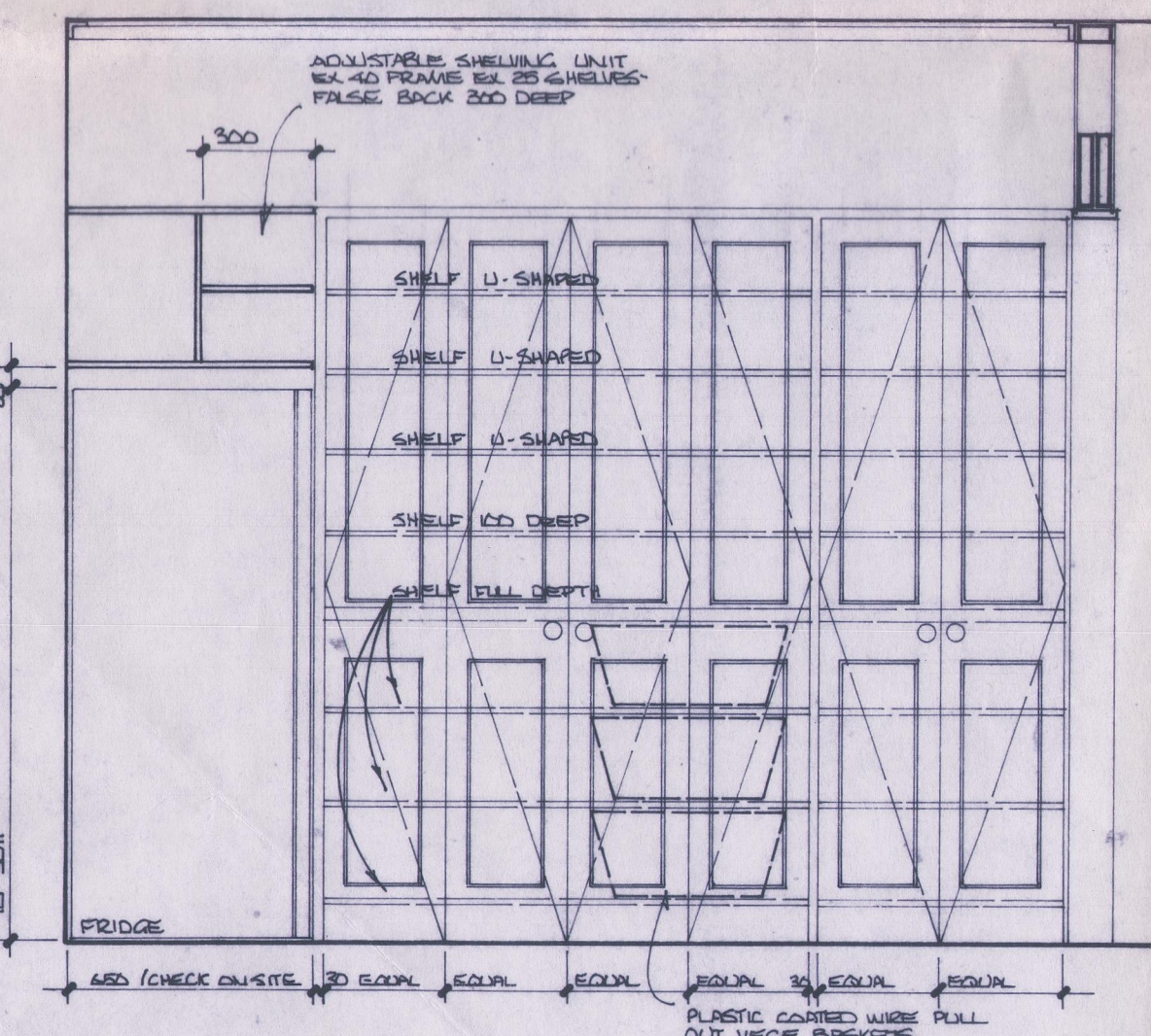


The provisions of the Southland County Dylaws override anything that is inconsistent in this Specification, and must be complied with.

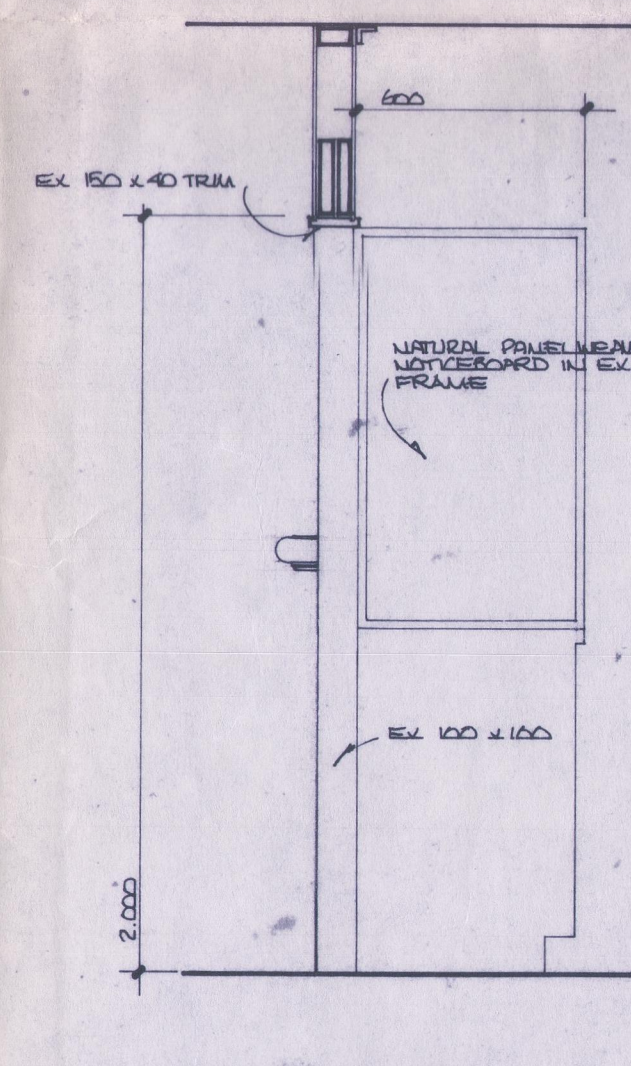
1 Kitchen Interior Elevations
SCALE 1:100

2 Kitchen

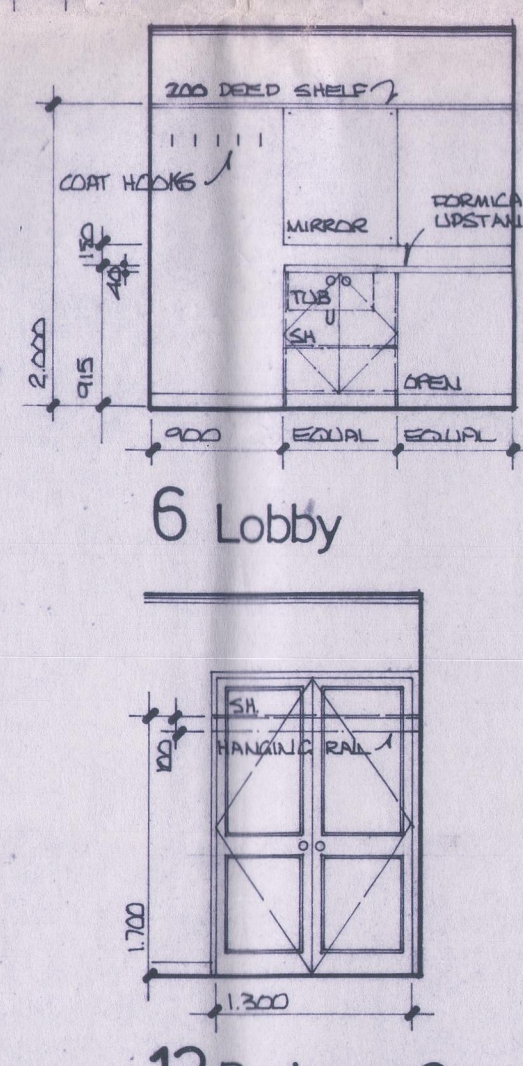
3 Kitchen



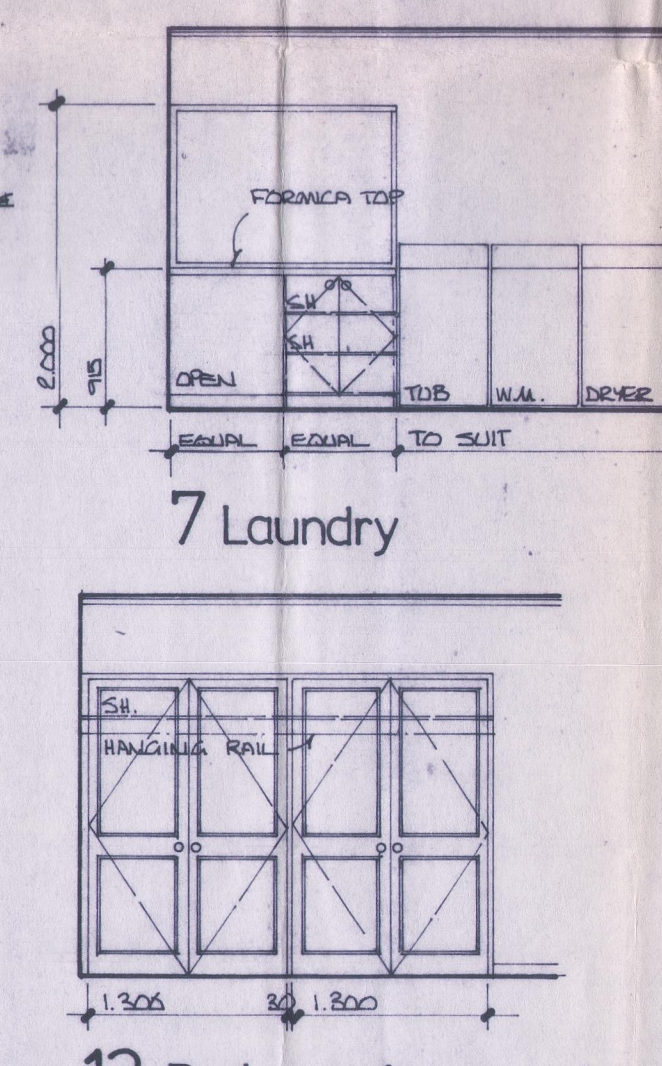
4 Kitchen



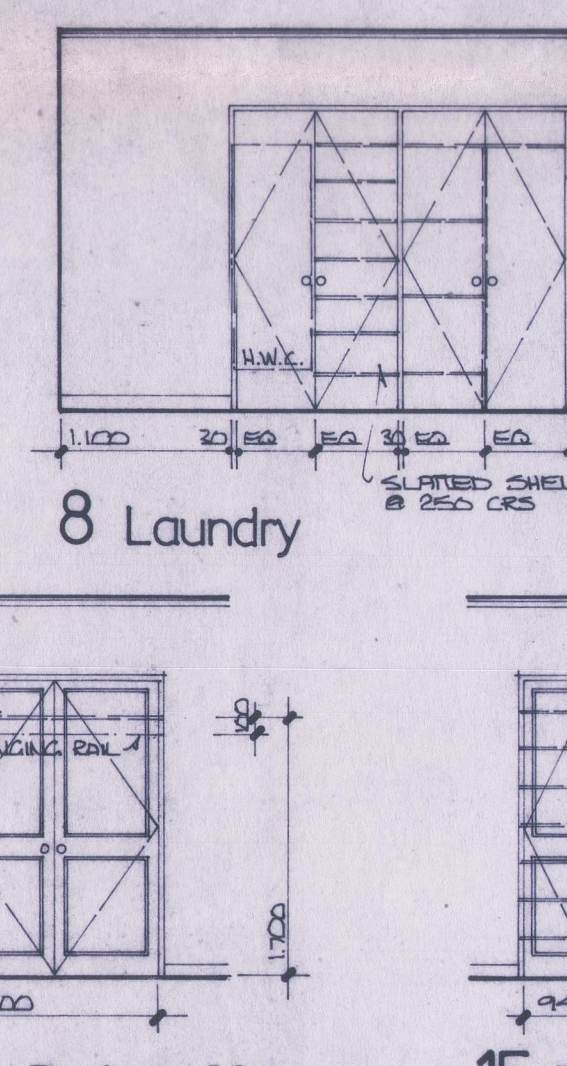
5 Kitchen



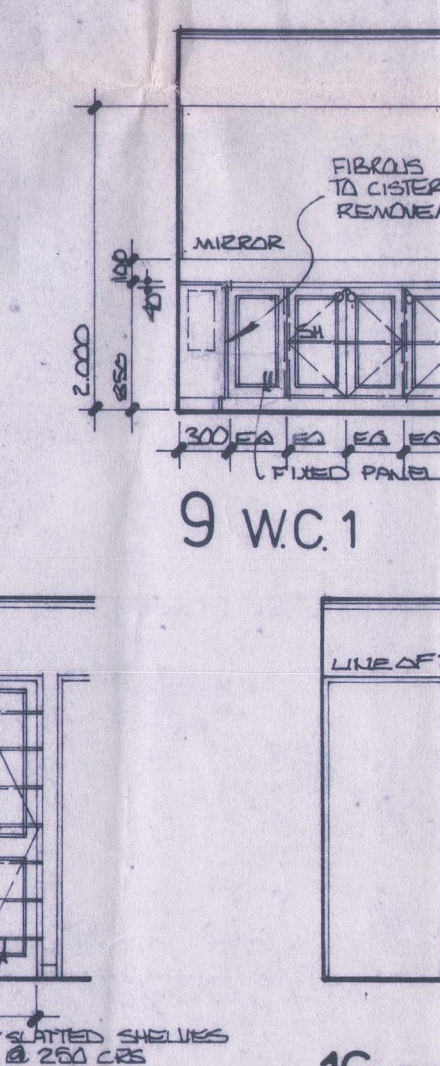
6 Lobby



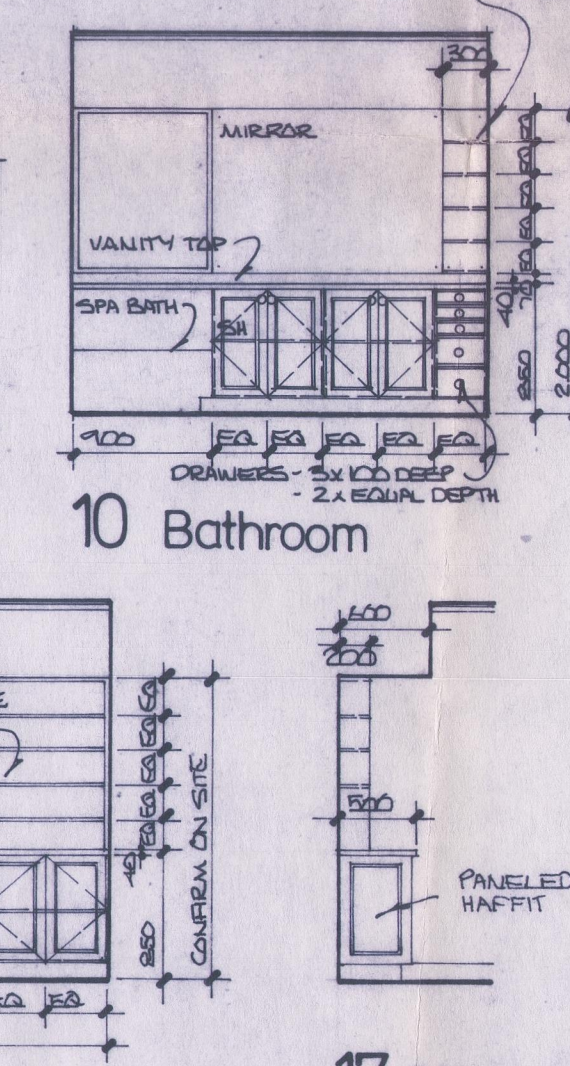
7 Laundry



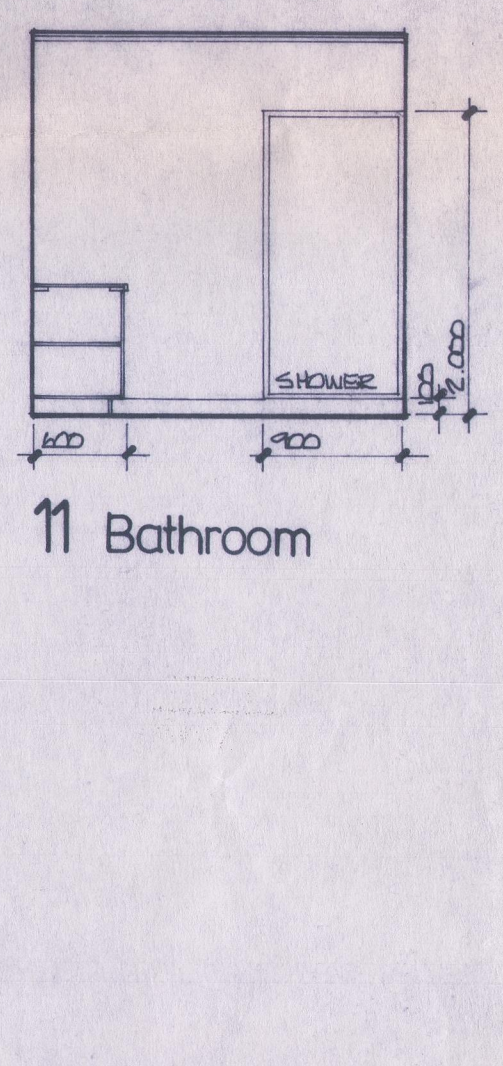
8 Laundry



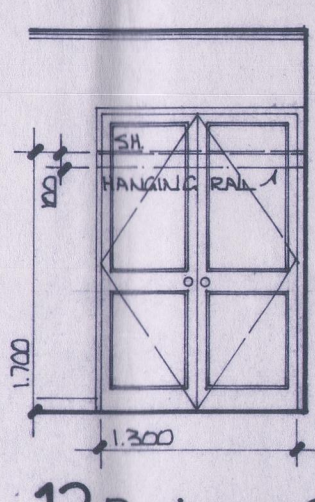
9 W.C.1



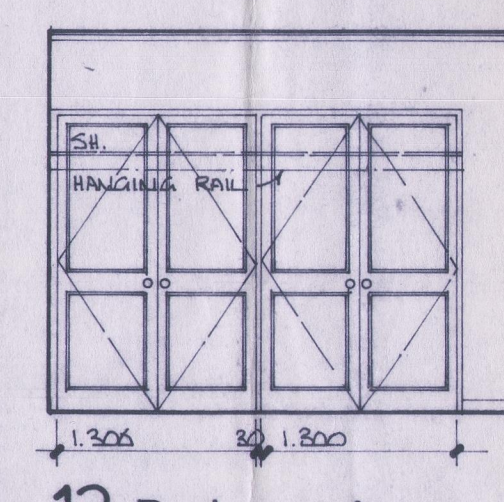
10 Bathroom



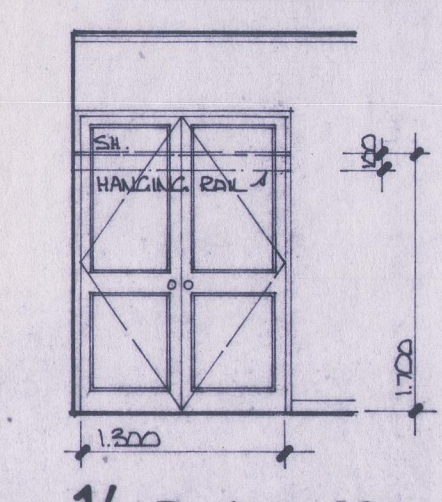
11 Bathroom



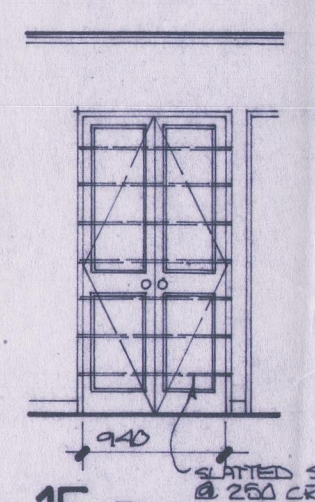
12 Bedroom 3



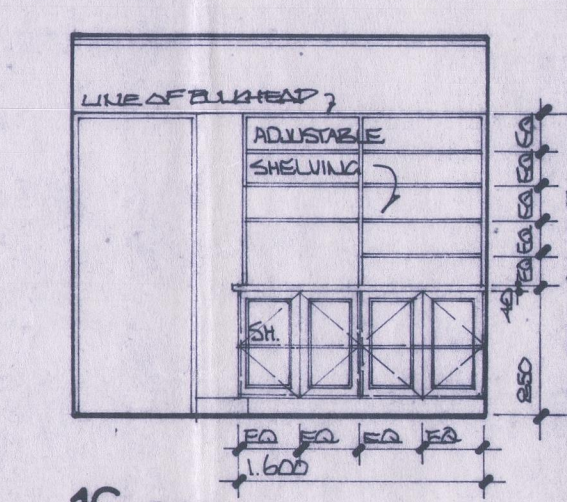
13 Bedroom 1



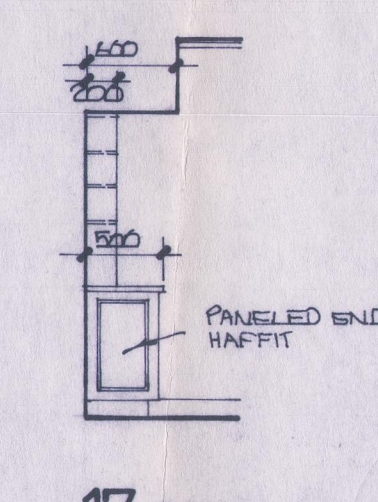
14 Bedroom 2



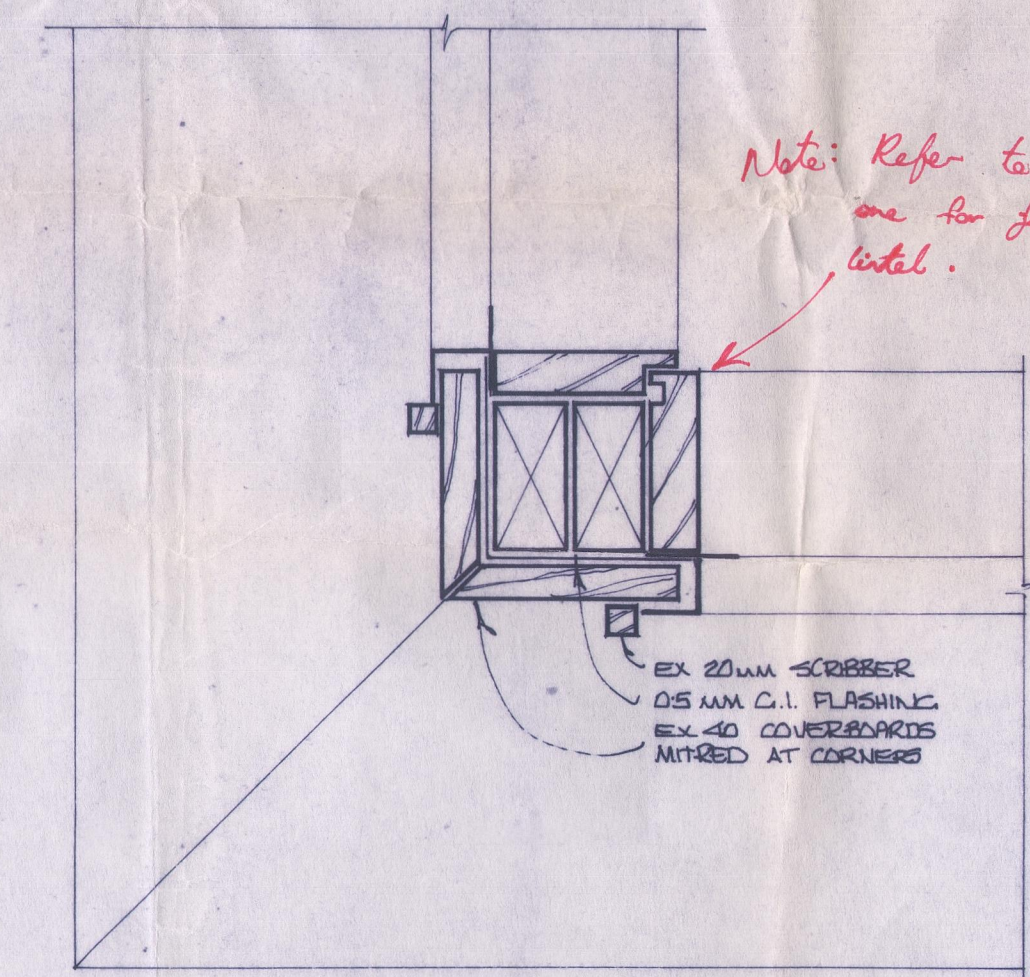
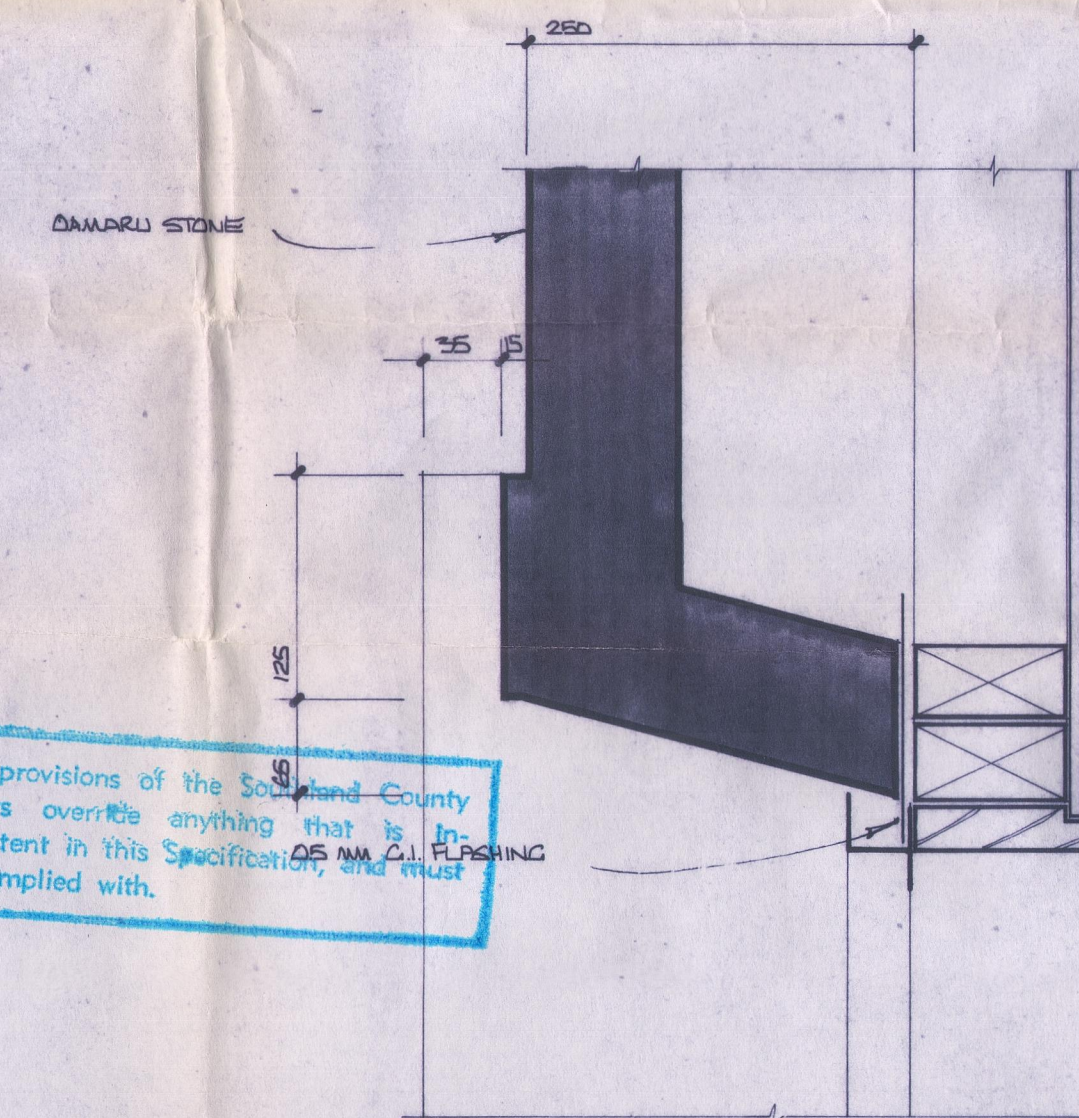
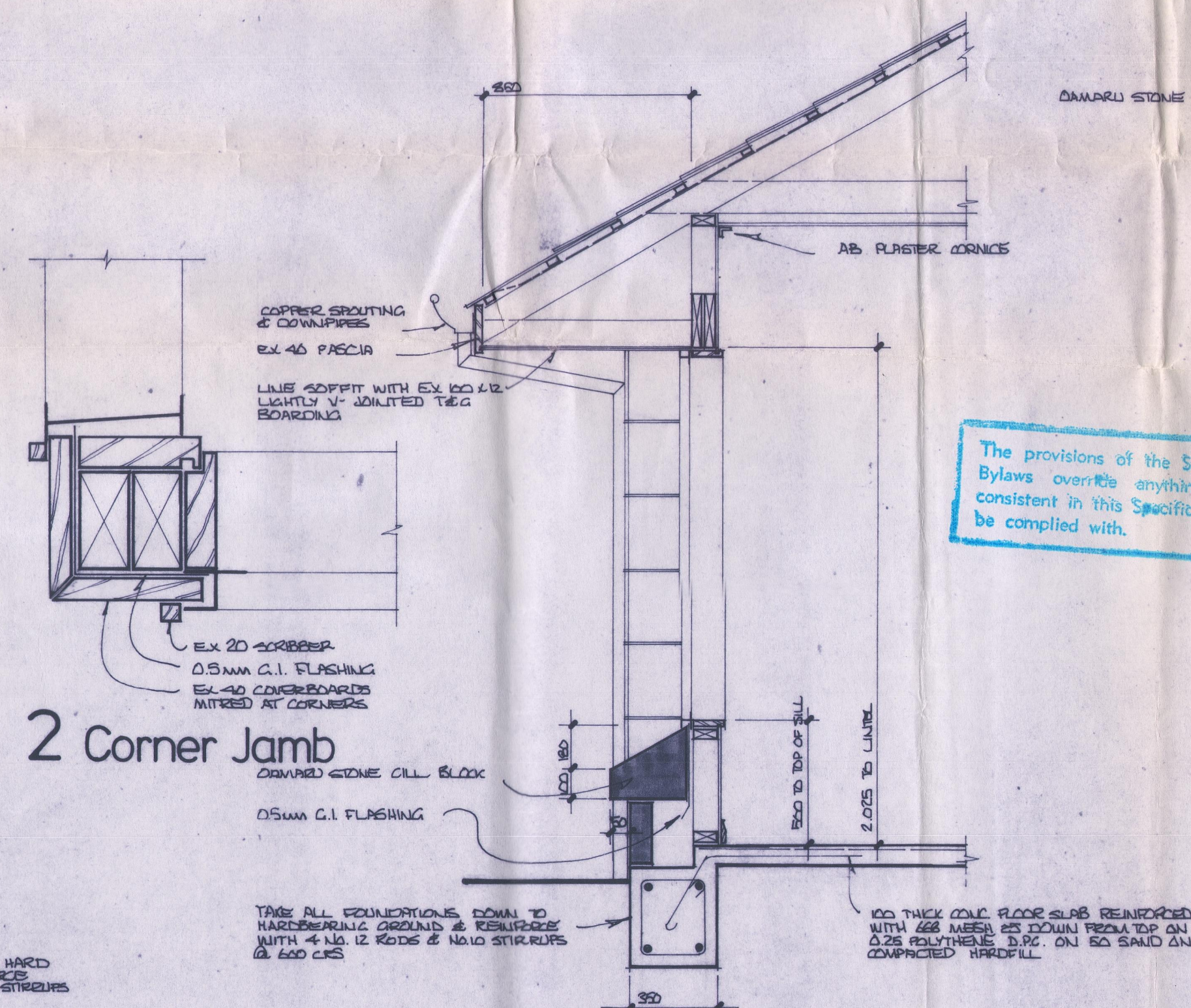
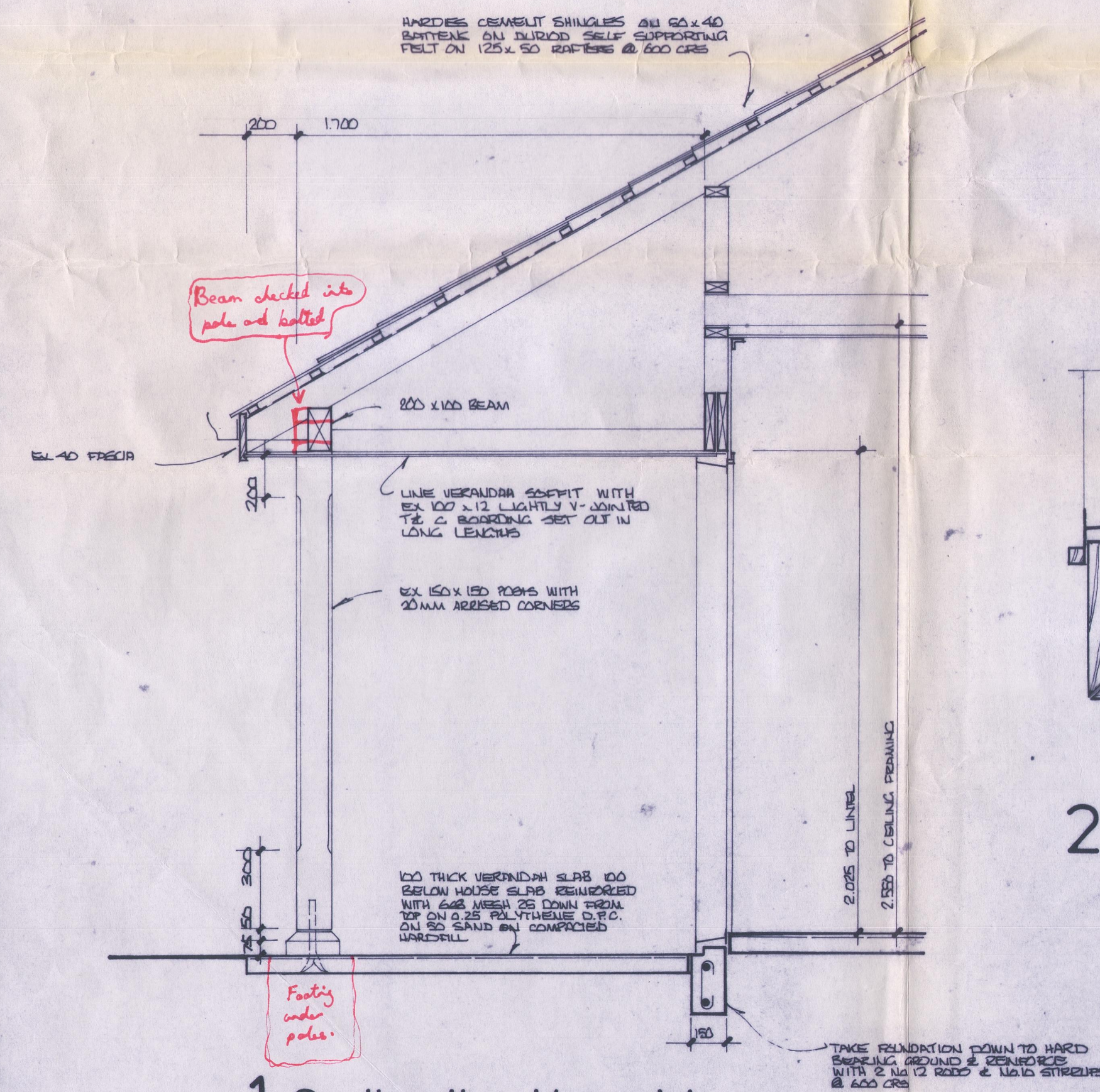
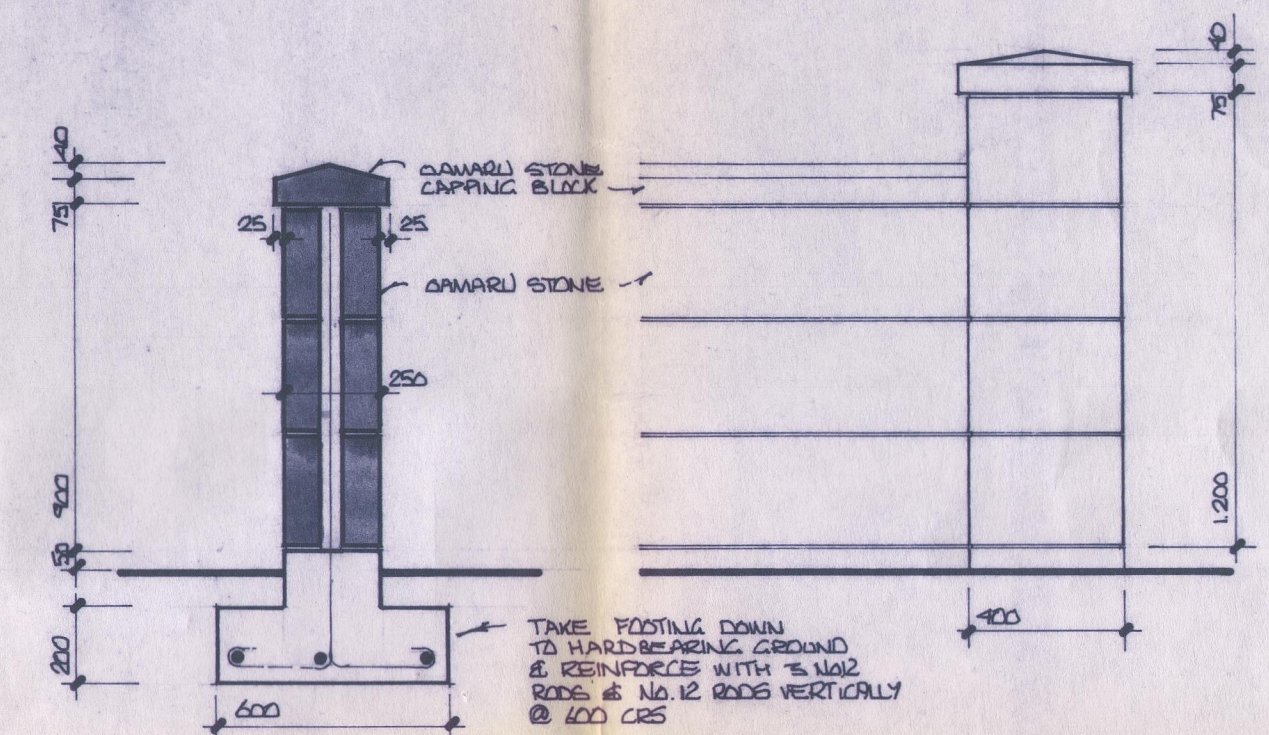
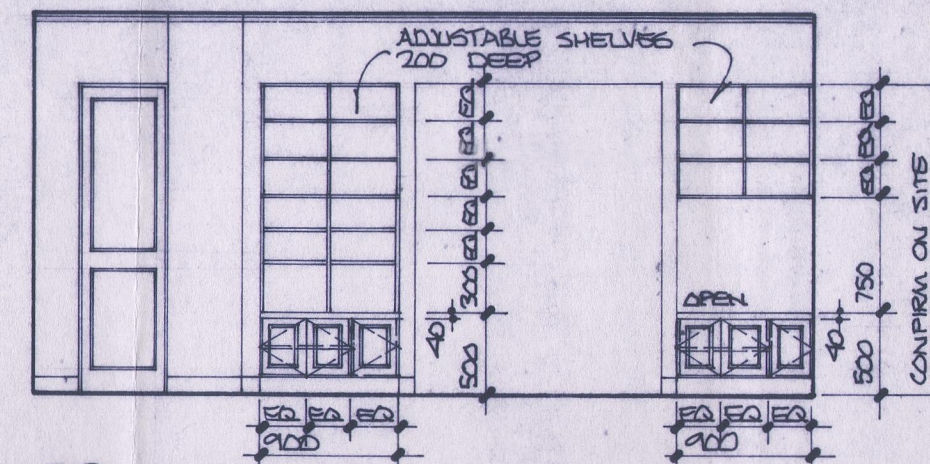
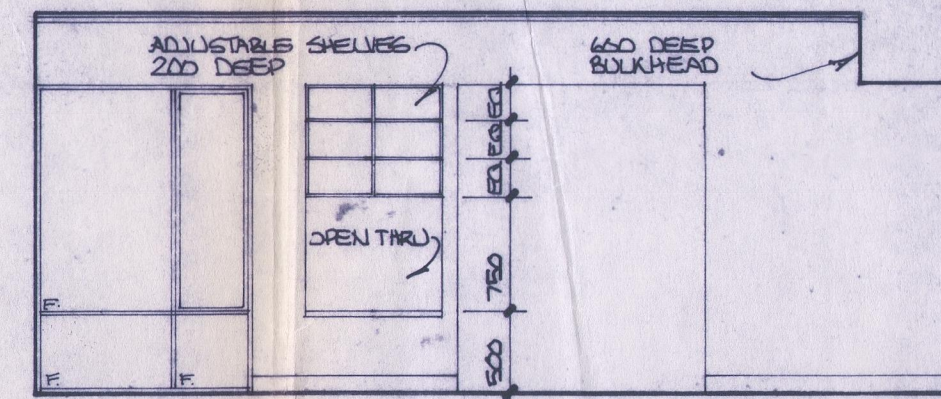
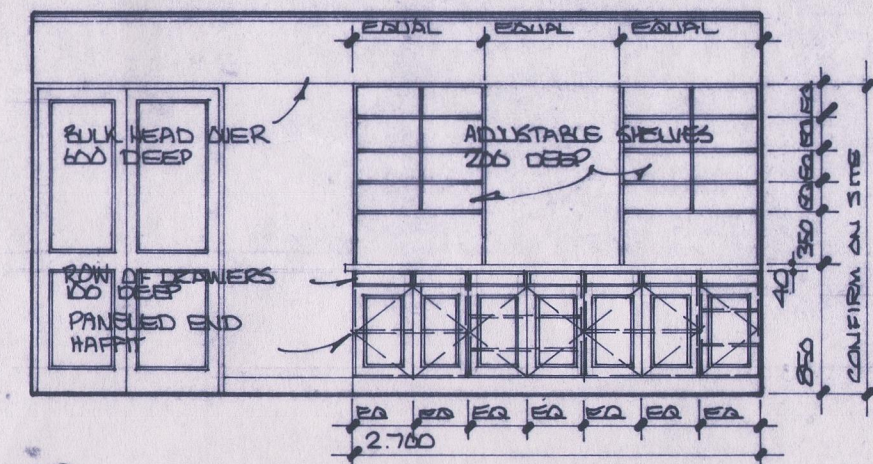
15 Passage



16 Office



17 Office



3 Typical Wall Section

Construction Details