

URGENT

FOR OFFICE USE ONLY:

Permit No: J31126
Date of Permit: 25.3.91

DATE: 19-3-91

APPLICATION FOR BUILDING PERMIT

I hereby apply for permission to Build a new house
(Nature of work)

at Waikarehu Valley Rd RDS Tuakau

for D.E. & D.L. Warkley according to the locality and site plan and detailed plans, elevations, cross-sections and specification of building deposited herewith in DUPLICATE

I PARTICULARS OF LAND

Valuation No. 6321/086.05
Area 9.5 ha

Lot No. 10
D.P. No. 49687
Previous owner Hosking & Son

II PARTICULARS OF BUILDING

Area of extension
Total floor area 60 m²

III PURPOSE FOR WHICH BUILDING WILL BE USED

dwelling

IV ESTIMATED VALUE

Building \$ 62,000
Plumbing \$ 2,100
Drainage \$ 1,200
TOTAL \$ 65,300

V FEES

Building \$ 500 (~~205~~)
Plumbing \$ 101
Drainage \$ 101 } 202
Building Levy \$ 6.5
Sewer Connection \$
Water Connection \$
Standpipe \$
Development Cont \$
Vehicle Crossing \$ Existing
TOTAL \$ 767

INCLUDING G.S.T.

Plan review fee \$ ~~305~~
Receipt No.
Date

Balance of fees \$ 767
Receipt No. 724516
Date 19/3/91

NO G.S.T.

Street/Road Damage Deposit \$ Gravel road
Resite House Deposit/Bond \$
TOTAL \$
Receipt No.
Date

FOR OFFICE USE ONLY:

Building Jan 22/3/91
Health mae liquid 22/3/91
Engineering for lifting 22/3/91
Town Planning mg. whithead 19/3/91
Site Inspected OK
mae liquid 19/3/91

Endorse: Building to be sited minimum 5 metres from all boundaries

BUILDING PERMIT FEES (GST INCLUSIVE)

<u>Value of Work</u>	<u>Fee</u>
\$	\$
1,000 - 1,999	45.00
2,000 - 2,999	56.00
3,000 - 3,999	79.00
4,000 - 4,999	90.00
5,000 - 6,999	110.00
7,000 - 8,999	135.00
9,000 - 10,999	150.00
11,000 - 15,999	170.00
16,000 - 20,999	220.00
21,000 - 30,999	250.00
31,000 - 40,999	330.00
41,000 - 50,999	400.00
51,000 - 60,999	450.00
61,000 - 70,999	500.00
71,000 - 80,999	550.00
81,000 - 90,999	600.00
91,000 - 99,999	650.00
100,000	700.00
	plus \$45 for each \$20,000 in excess or part thereof
200,000 and over	925.00 plus \$35.00 for each \$20,000 in excess or part thereof.

A non-refundable lodgement fee of 75% of the applicable building permit fee is payable on each permit.



Permit No: 1272/13
Date of Permit: 25.3.91

APPLICATION FOR PERMIT TO DO SANITARY

PLUMBING AND DRAINAGE WORK

DATE: 19-3-91

TO: The Chief Executive Officer
Franklin District Council
Private Bag
PUKEKOHE

I, the undersigned, DE + DL WALKLEY
(Name in full)
of WAIKARETU VALLEY ROAD RDS TUAKAU.
(Address)

I hereby apply for permission for the work described herein and set out in the plans attached hereto to be carried out on the premises situated:

in Waikaretu Valley Rd RDS Tuakau.

PARTICULARS OF LAND

Valuation No. 6321/086.05 Lot No. 10
Area 9.5 ha D.P. No. H.9687

NAME OF OWNER: DAVID EDWARD + DEBRA LYNETTE WALKLEY
Address WAIKARETU VALLEY RD RDS TUAKAU

PLUMBER: B. Boucke DRAINLAYER: B. Boucke
Address Box 286 Address Box 286

Hurtly

Description of work Plumbing + Drainage incl Septic Tank
for new house

Estimated Value of: Plumbing \$ 1,100 Fees \$ 10!
Drainage \$ 1,200 Fees \$ 10!
Total \$ 2,300 Fees \$ 202

NB: Table of relevant fees on reverse side.

FOR OFFICE USE ONLY: Receipt No: 724516
Date: 19.3.91

Permit Authorised By:

PLUMBING AND DRAINAGE FEES (GST inclusive)

If details as to cost of materials not given the following value will be given:-

40% total cost Plumbing
60% total cost Drainage

Estimated Value of Work
(excluding materials)

Fee

\$

\$

0 - 200.00
201 - 400.00
401 - 500.00
501 - 600.00
601 - 800.00
801 - 1,000.00
1,001 - 1,200.00
1,201 - 1,400.00
1,401 - 1,600.00
1,601 - 1,800.00
1,801 - 2,000.00
2,001 - 2,200.00
2,201 - 2,400.00
2,401 - 2,600.00
2,601 - 2,800.00
2,801 - 3,000.00
Over 3,000.00

34.00
45.00
56.00
56.00
68.00
90.00
101.00
113.00
135.00
146.00
169.00
180.00
191.00
214.00
225.00
248.00

Fees of \$248.00 plus \$3.00
for each \$100 - value or
part thereof



**PERMIT TO CARRY OUT SANITARY PLUMBING
OR DRAINAGE WORK**

1273

25.3 1991

Mr B Boucke of Box 286

Huttly

is hereby authorised to carry out the work described herein, and set forth in the plans deposited with me on premises at

Waikarehu Valley Rd Waikarehu

owned by D & D Walkley Lot 10 D.P. 49687

Val. No. 6321/86/5
(description of property)

Description of work Septic tank drainage for new dwelling

Estimated value of work including materials. Plumbing \$ _____ Fees \$ _____

Receipt No. of permit fee 724516 Drainage \$ 1200 Fees \$ 101

Total \$ 1200 \$ 101

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1978, and shall be completed on or before the 25 day of September 1991

[Signature]
Environmental Health Officer



**PERMIT TO CARRY OUT SANITARY PLUMBING
OR DRAINAGE WORK**

1272

25.3 19 91

Mr B. Bourke of Box 286

Huntly

_____ is hereby authorised to carry out the work described
herein, and set forth in the plans deposited with me on premises at _____

Waikaretu Valley Rd Waikaretu

owned by D & D Walkley Lot 10 D.P. 49687

Val. No. 6321/86/8

(description of property)

Description of work Sanitary plumbing for new dwelling

Estimated value of work including materials. Plumbing \$ 1100 Fees \$ 101

Receipt No. of permit fee 724516 Drainage \$ _____ Fees \$ _____

Total \$ 1100 \$ 101

The work is to be carried out in strict accordance with the Drainage and Plumbing Regulations, 1978, and shall be completed on or before the 25 day of September 19 91

Environmental Health Officer

FRANKLIN DISTRICT COUNCIL

MEMO TO : Building Inspectors
FROM : John Liefiting
Design Engineer
SUBJECT : PERMIT APPLICATION FOR

WALKLEY DWELLING.

The following ticked items have had engineering checks :

- ~~— Foundations~~
- ~~— Bearers~~
- ~~— Joists~~
- ~~— Lintels~~
- ✓ Beams
- ~~— Blockwork~~
- ~~— Bracing~~
- ~~— Rafters~~
- ~~— Whole structure (structural-components only)~~
- ~~— Other~~

J. Liefiting

John Liefiting
22-3-91

Inspector: M _____ File No. _____

Receipt No. **124516**

Date Permit Issued **25 / 3 / 91**

OWNER

Name D & D Wakley

Mailing Address Whikaretu Valley Rd
R05
Tuakau

BUILDER

Name Quaker

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERRECTED/DEMOLISHED

SITE

Street No. _____

Street Name Whikaretu Valley Rd

Town/District Whikaretu

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 6321/86/5

Lot 10 DP 49687

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwellings

FLOOR AREA Whole Sq. Metres 60

DWELLING UNITS Number Erected 1

ESTIMATED VALUES	Building Plumbing Drainage	Building Plumbing Drainage
\$		
	62000	1100
		1300
TOTAL	64500	

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

DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 500	Water Connection	\$
Street Damage Deposit	\$		\$
Building Research Levy	\$ 65		\$
Plumbing	\$ 101		\$
Drainage	\$ 101		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy	\$		\$
M.S. Plumbing	\$		\$
TOTAL:	\$ 767	G.S.T. TOTAL:	\$

Special Conditions: _____

Receipt No. 724516

Date of Payment 19 / 3 / 91

Authorised Officer [Signature]

Building to be sited minimum of 5 metres from all boundaries.

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

02-04-91 FOOTINGS:- FRIDAY EVENING 29/3/91; ALL OK. Mac Lynch 1

29/3/91

[Signature]

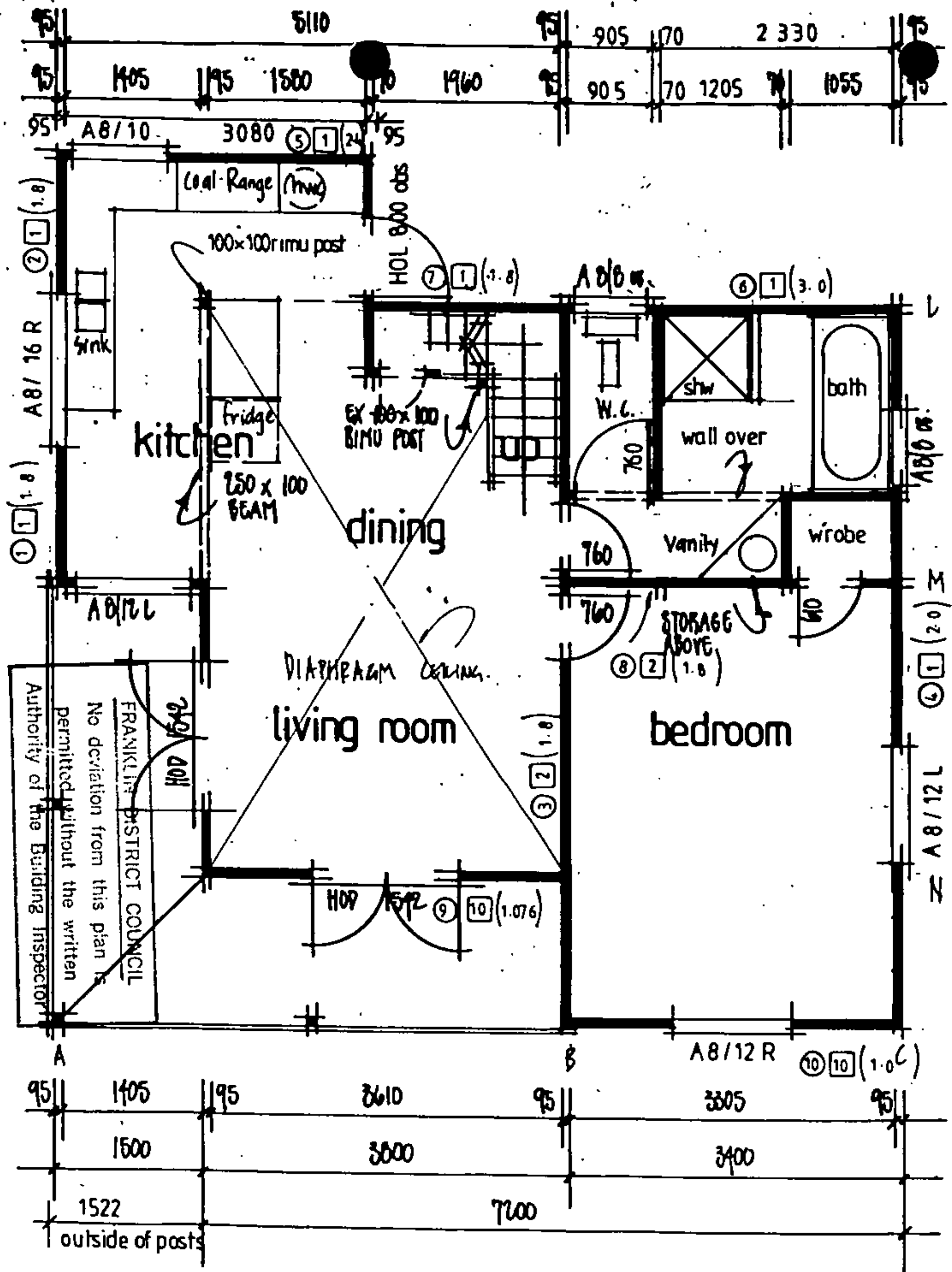
Date Inspected :

16-04-91 BUILDING:- THE BEARES HAVE BEEN INSTALLED & SOME JOI
STS IN PLACE. Mac Lynch 2

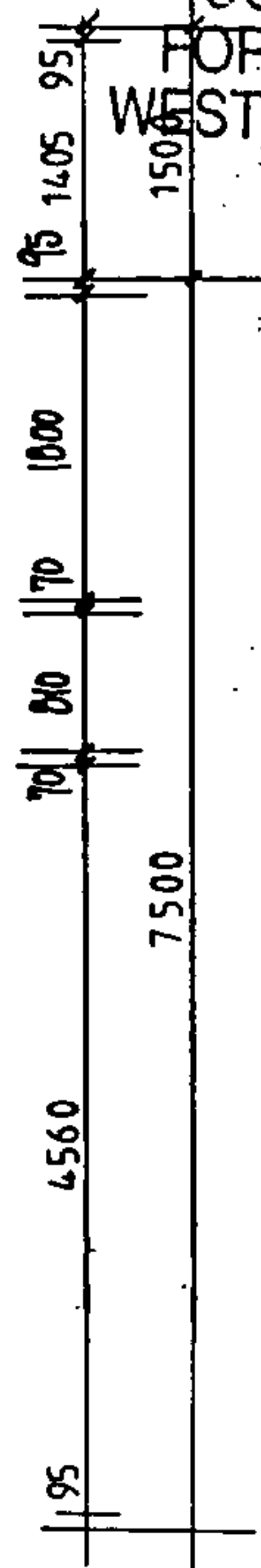
07-11-91 :- FRAMING OK. INSULATION IS NOT YET INSTALLED. SE
PTIC TANK EFFLUENT FIELD NEEDS CORRECTIVE WORK WHERE IT
MEANDERS DOWN THE HILL. Mac Lynch 2

COMPLETED (Signature) _____ Date ____/____/____

FRANKLIN DISTRICT COUNCIL
 Building Inspector
 J. Knight
 Approved subject to all work being carried out in accordance with the Local Govt Act and the District By-Laws



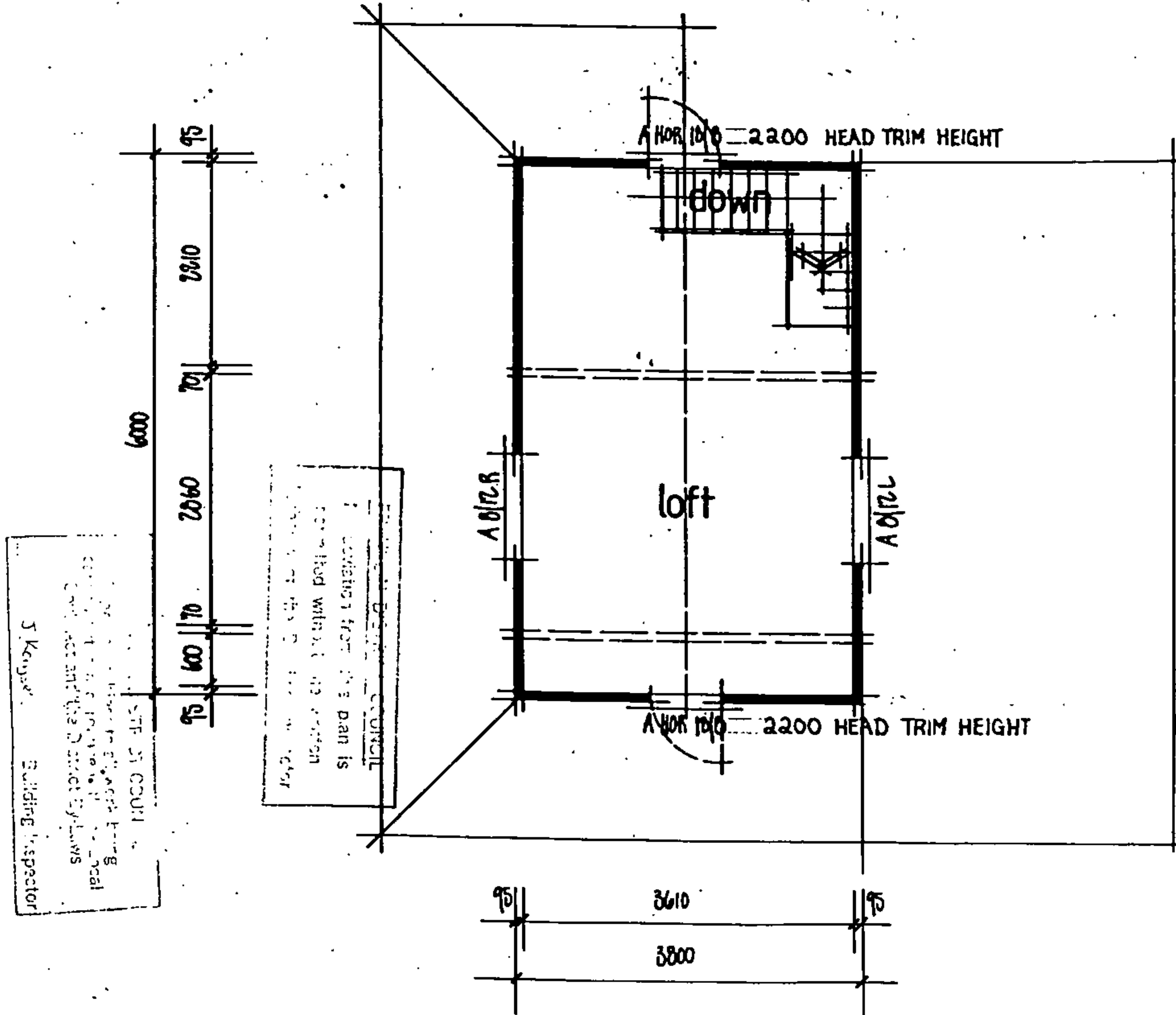
MATERIALS TO THE SHELL COMPLETE STAGE ARE CONTRACTED FOR SUPPLY BY WESTWOOD HOMES



floor plan 47.7m²
 + 10.0m² = 57m²

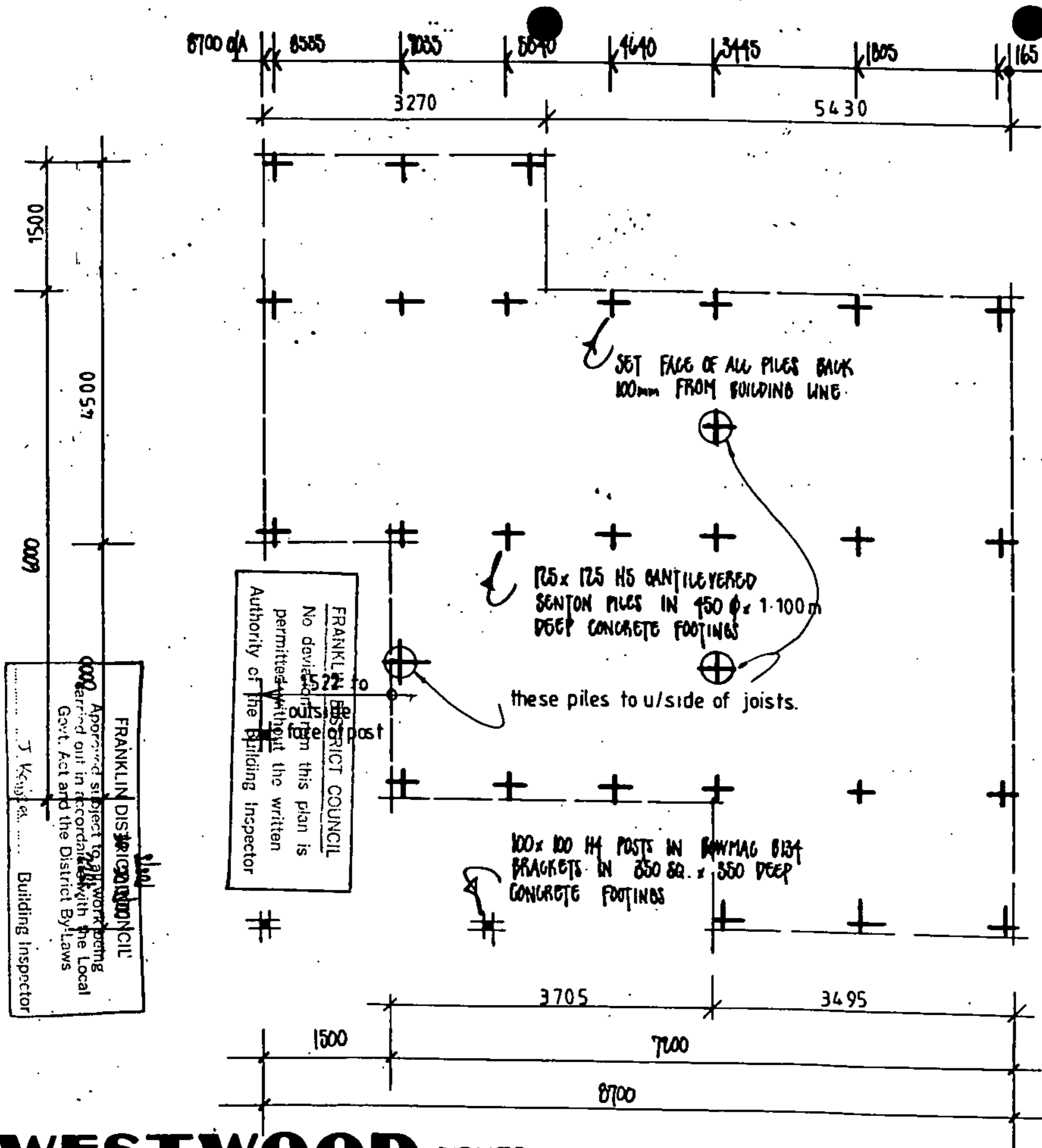
PLAN	kaihikatea	JOB NO.	2 / 10	CLIENT	DE & DL WALKLEY WAIKORETU VALLEY ROAD, RDS TUAKAU
		DATE	11 / 3 / 91	SCALE	1 : 50
				DRAWN	R. M.T.

MATERIALS TO THE SHELL COMPLETE STAGE ARE CONTRACTED FOR SUPPLY BY WESTWOOD HOMES



loft plan

PLAN	kahikatea	JOB NO.	2 / 10	CLIENT	DE & D.L. WALKLEY WAIKORETU VALLEY ROAD, R.D.5 TUAKAU	DATE	11-3-11
						SCALE	1:50
						DRAWN	R.M.T.



SET FACE OF ALL PILES BACK 100mm FROM BUILDING LINE.

125x125 HS CANTILEVERED SENTON PILES IN 450 Ø x 1.100m DEEP CONCRETE FOOTINGS

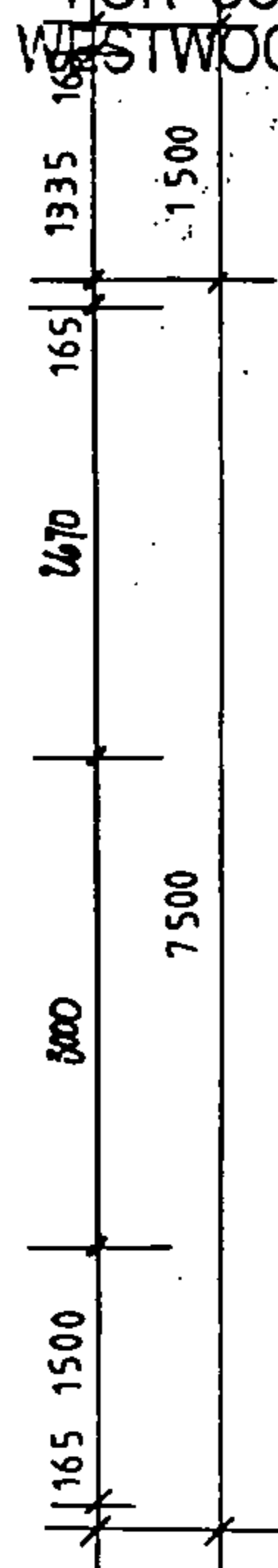
these piles to u/side of joists.

100x100 H4 POSTS IN BAYMAG 0134 BRACKETS IN 350 SQ. x 350 DEEP CONCRETE FOOTINGS

FRANKLIN DISTRICT COUNCIL
No deviation from this plan is permitted without the written Authority of the Building Inspector

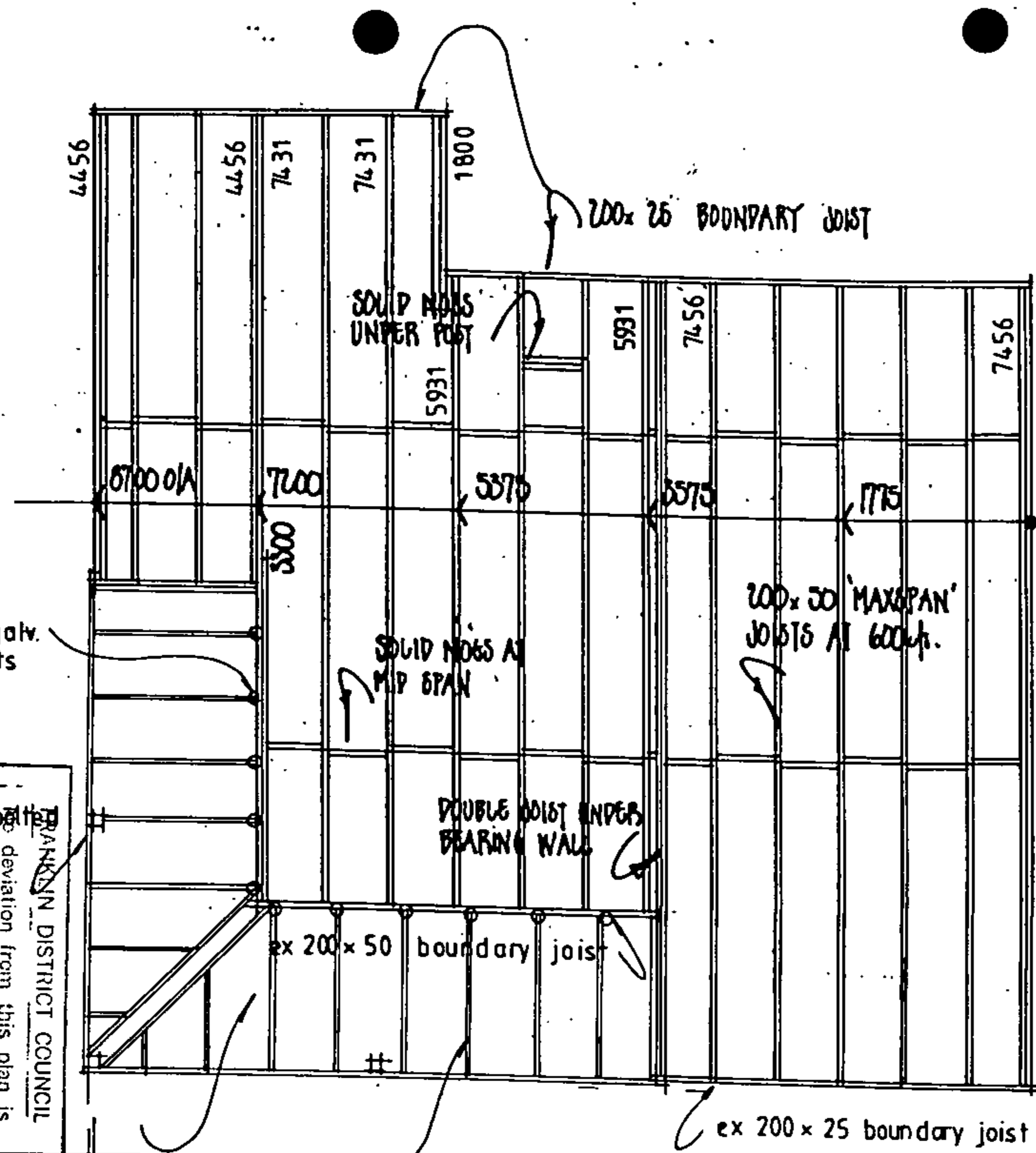
FRANKLIN DISTRICT COUNCIL
Approved subject to all work being carried out in accordance with the Local Govt. Act and the District By-Laws
J. Kenyon Building Inspector

MATERIALS TO THE SHELL COMPLETE STAGE ARE CONTRACTED FOR SUPPLY BY WESTWOOD HOMES



PLAN	kahikatea	JOB NO.	2 / 10	CLIENT	DE & DL WALKLEY WAIKORETU VALLEY ROAD, RDS TUAKAU	DATE	11 / 3 / 91
						SCALE	1 : 50
						DRAWN	R.M.T.

foundation plan



MATERIALS TO THE SHELL COMPLETE STAGE ARE CONTRACTED FOR SUPPLY BY WESTWOOD HOMES

POSITION OF JOISTS FOR JOINS IN PARTICLE BOARD

double dip galv. joist brackets

ex 200x50 H3 header beam to post

ex 200x50 boundary joist

ex 200x25 boundary joist

ex 100x50 H3 gauged joists at 600cts max.

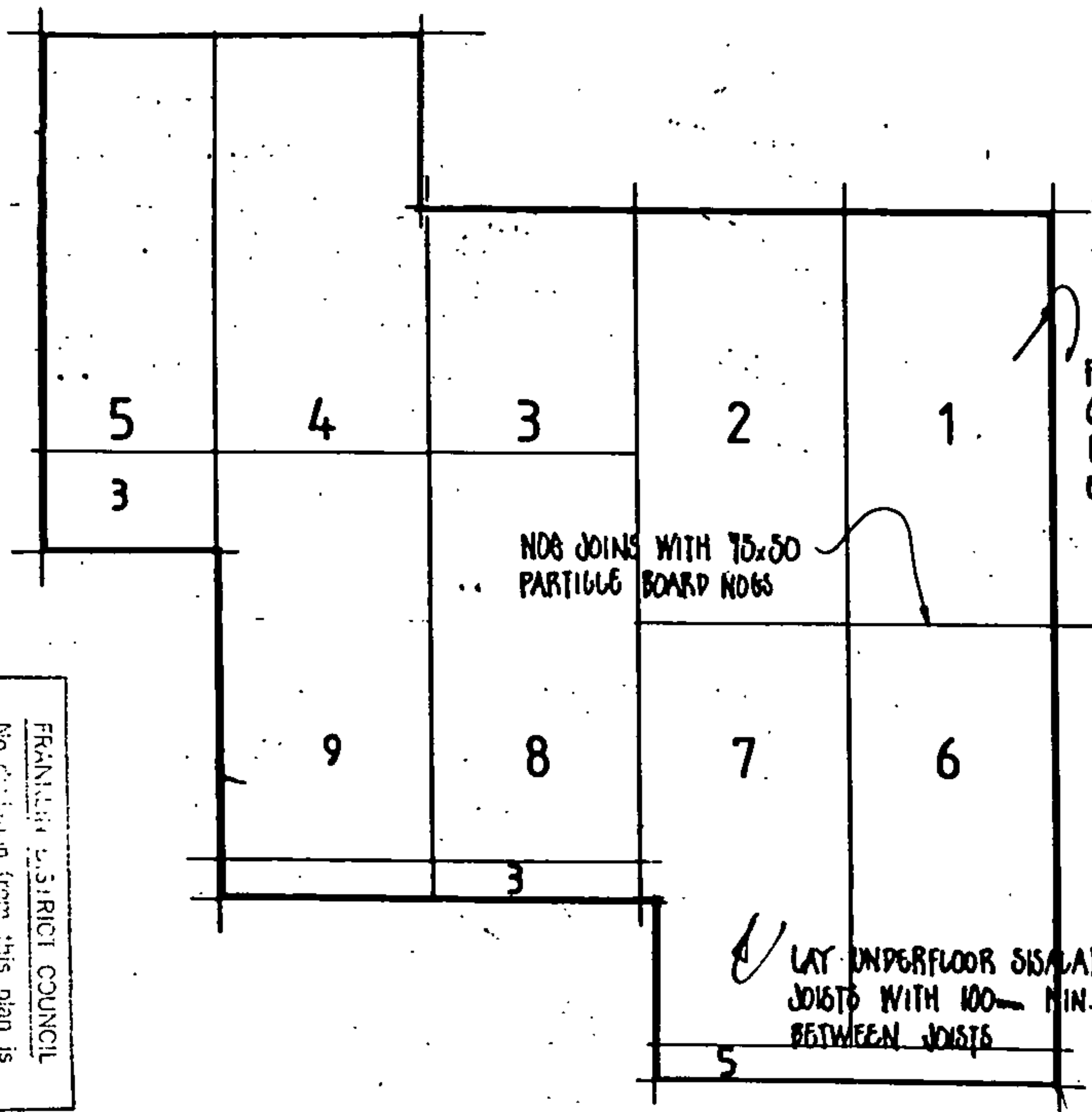
FRANKLIN DISTRICT COUNCIL
Approved subject to all work being carried out in accordance with the Local Govt. Act and the District By-Laws
S. Keiser Building Inspector

FRANKLIN DISTRICT COUNCIL
No deviation from this plan is permitted without the written authority of the Building Inspector

NOTE: FUTURE DECK SUPPLIED BY OWNER

ground floor joist layout

PLAN	kahikatea		
	JOB NO.	2 / 10	
CLIENT	D.E & D.L. WALKLEY WAIKORETU VALLEY ROAD, R.D.5. TUAKAU		
DATE	11/3/91	SCALE	1:50
		DRAWN	R.M.T.



MATERIALS TO THE SHELL COMPLETE STAGE ARE CONTRACTED FOR SUPPLY BY WESTWOOD HOMES

FIX PARTICLE BOARD WITH 60x2.8 GALV. JOINT HEAD NAILS AT 150mm AT SHEET EDGES AND AT 300mm ELSEWHERE

NOB JOINS WITH 75x50 PARTICLE BOARD NOBS

LAY UNDERFLOOR SISALATION OVER JOISTS WITH 100mm MIN. SAG BETWEEN JOISTS

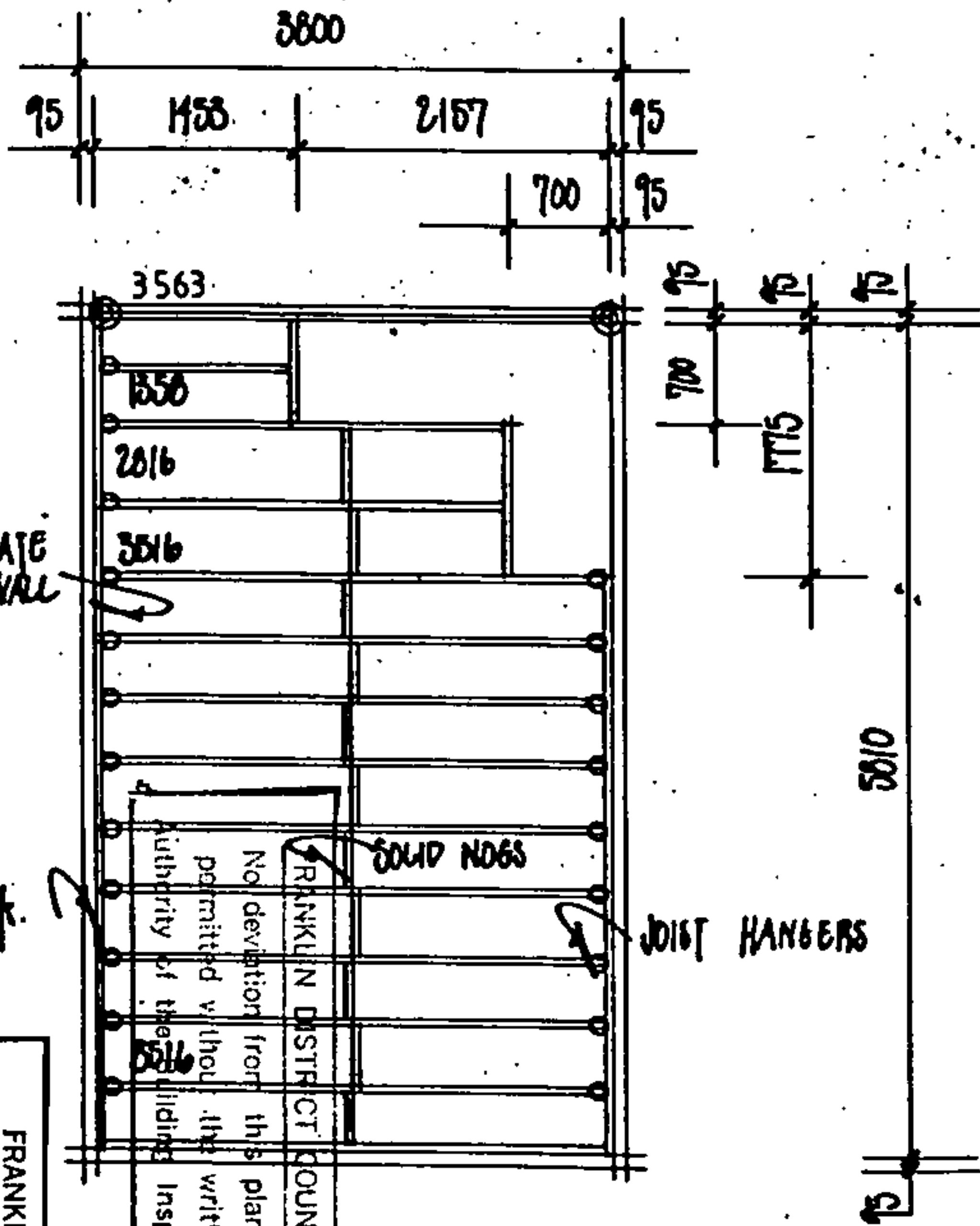
FRANKLIN DISTRICT COUNCIL
 No objection from this plan is permitted without the written authority of the Building Inspector

FRANKLIN DISTRICT COUNCIL
 Approved subject to all work being carried out in accordance with the Local Council Act and the District By-Laws
 J. Kaysner Building Inspector

ground floor particle board

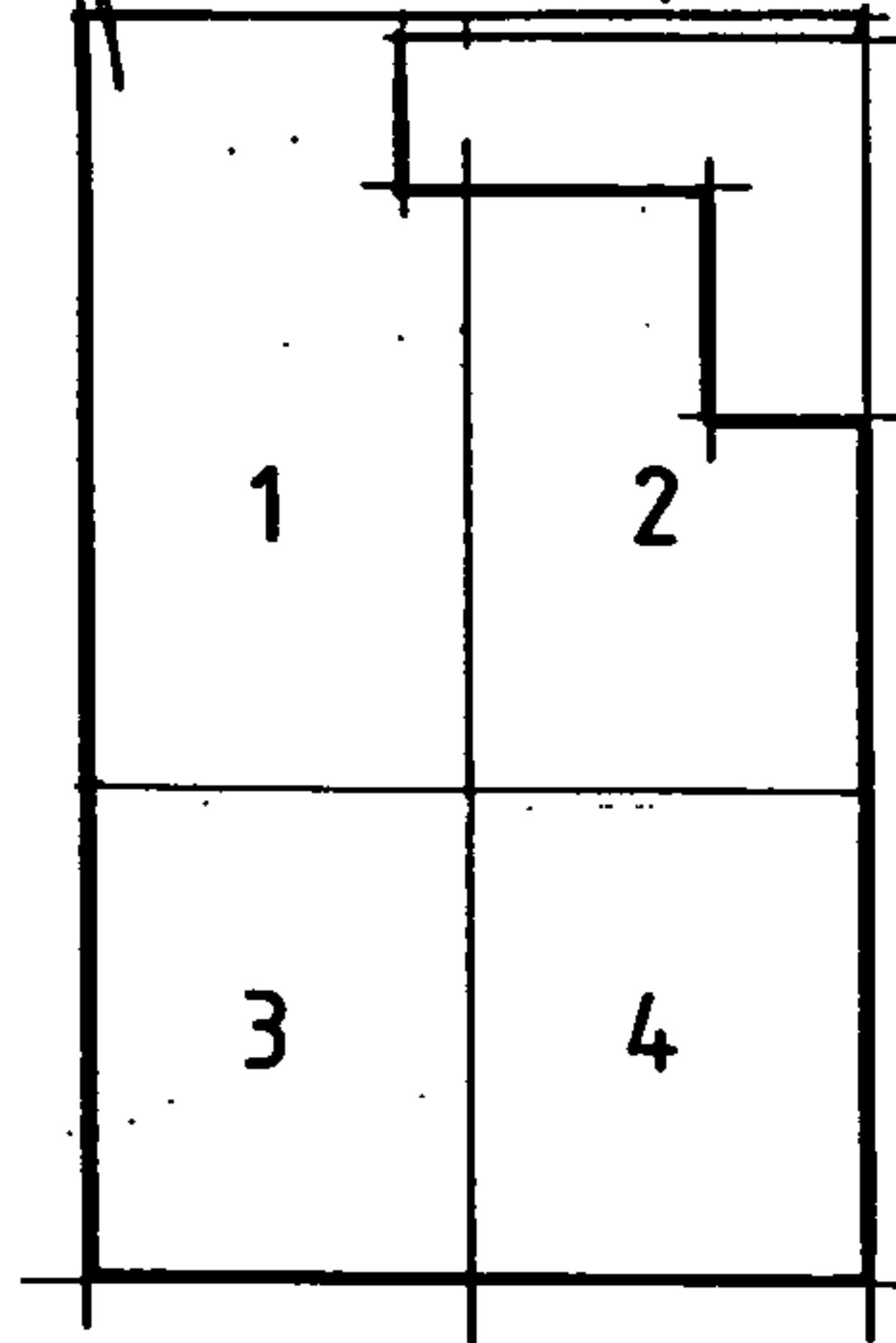
DATE	11/3/91
	SCALE 1:50
CLIENT	D.E. & D.V. WALKLEY WAIKORETU VAWHEY ROAD, R.D.5 TUAKAU
JOB NO.	2/10
PLAN	kahikatea
DRAWN	R.M.T.

MATERIALS TO THE SHELL COMPLETE STAGE ARE CONTRACTED FOR SUPPLY BY WESTWOOD HOMES



loft floor joists

FIX PARTICLE BOARD WITH 60x20 GALV. JOIST HEAD NAILS AT 150mm AT SHEET EDGES & AT 300mm ELSEWHERE



loft particle board

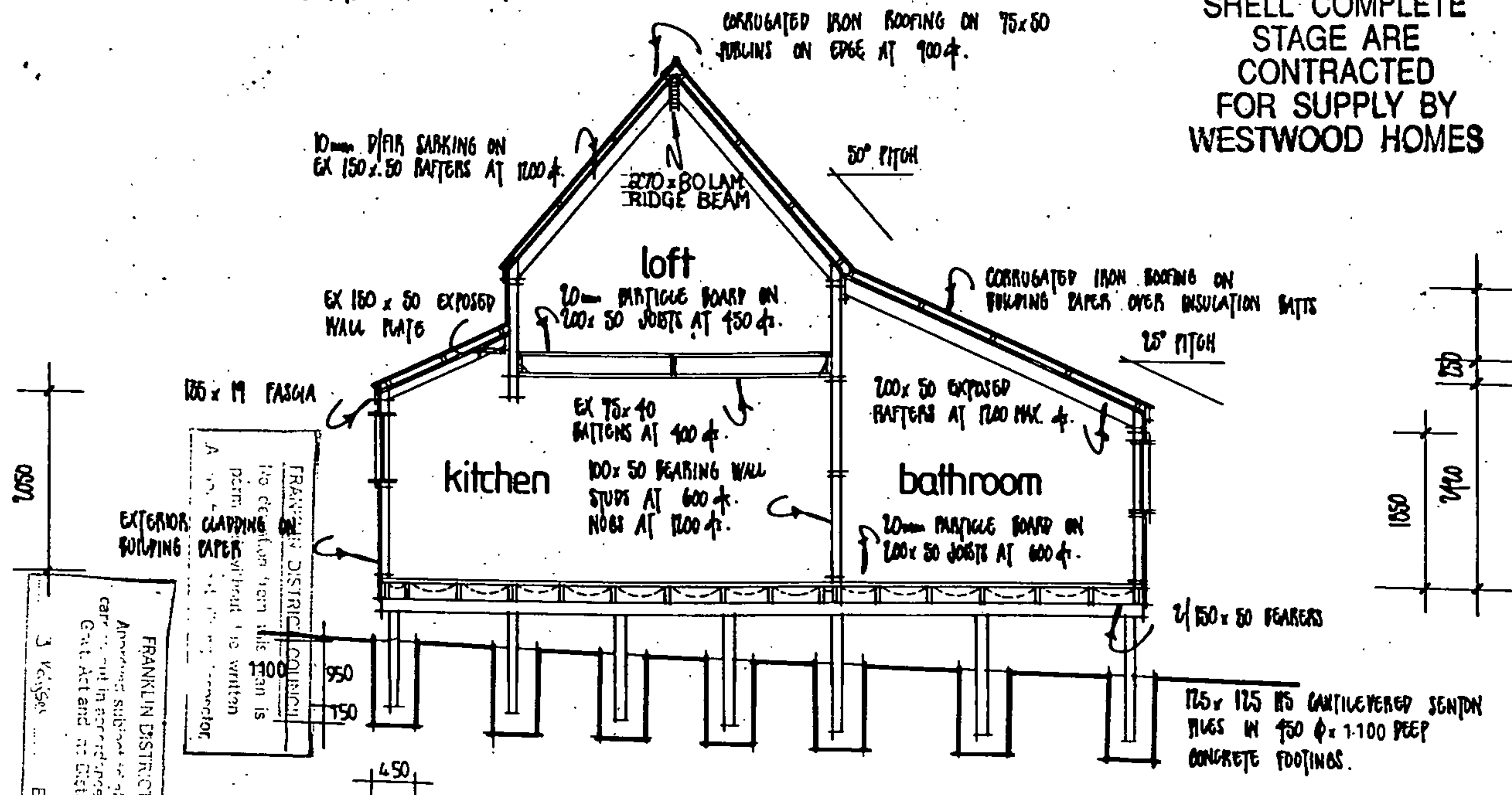
DATE	11-3-91
SCALE	1:50
DRAWN	R.M.T.
CLIENT	DE & DL WALKLEY WAIKORETU VALLEY ROAD, RD5, TUAKAU
JOB NO.	2 / 10
PLAN	kahikatea

FRANKLIN DISTRICT COUNCIL
Approved subject to all work being carried out in accordance with the Local Govt. Act and the District By-Laws
J. K... Building Inspector

insulation requirements

- FLOOR: FIBRE SEALANT
- WALLS: R1.6 WALL BATS (BY OWNER)
- CEILING: R1.6 CEILING MATS

MATERIALS TO THE SHELL COMPLETE STAGE ARE CONTRACTED FOR SUPPLY BY WESTWOOD HOMES

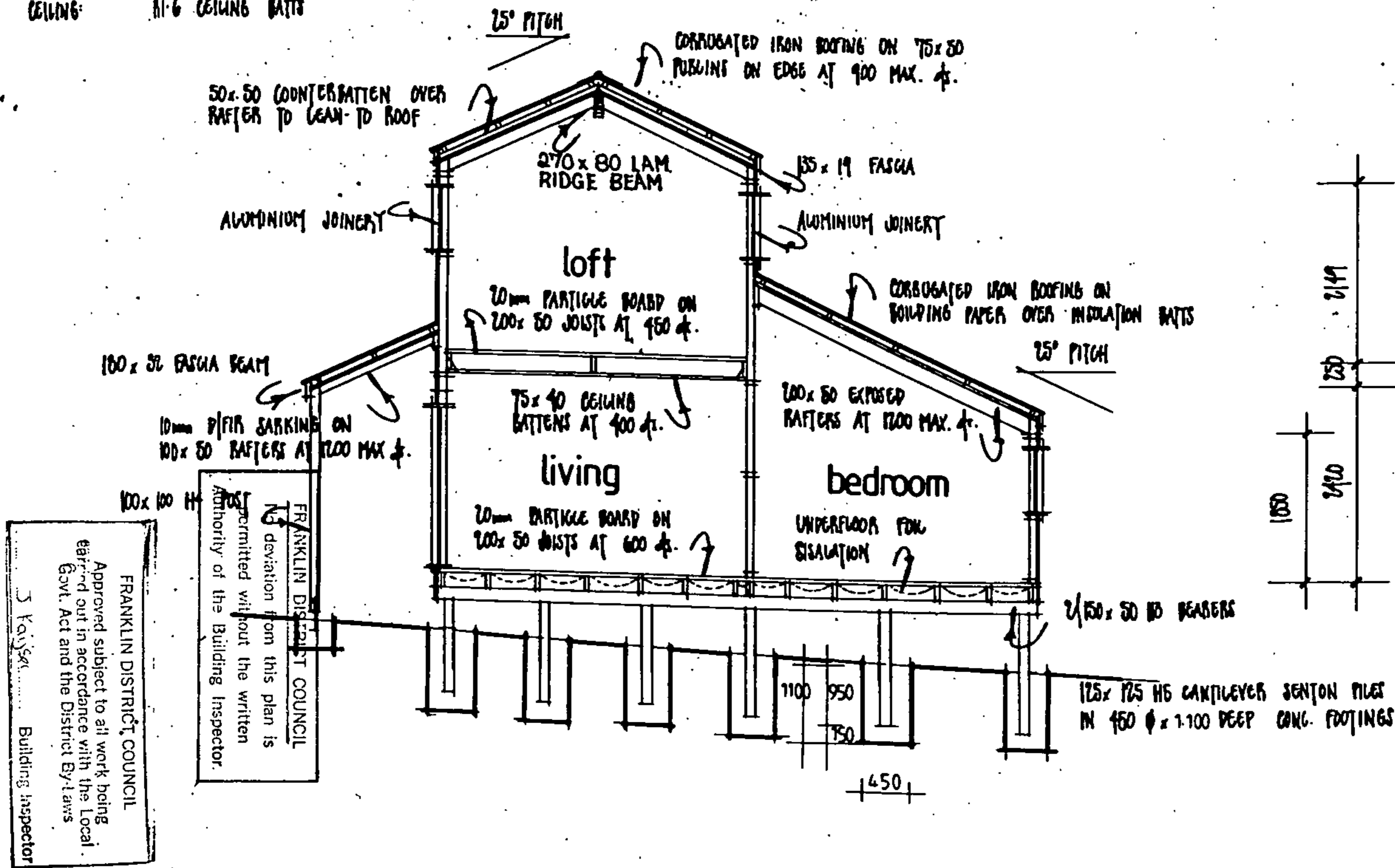


cross section

DATE	11-3-91
	SCALE 1:50
DRAWN	R.M.T.
CLIENT	P.E & P.L. WALKLEY WAIKARETU VALLEY ROAD, R.D.5 TUAKAU.
JOB NO.	2 / 10
PLAN	kahikatea

insulation requirements

- FLOOR: FOIL INSULATION
- WALLS: R1-6 WALL BATTS (OPTIONAL SUPPLY)
- CEILING: R1-6 CEILING BATTS

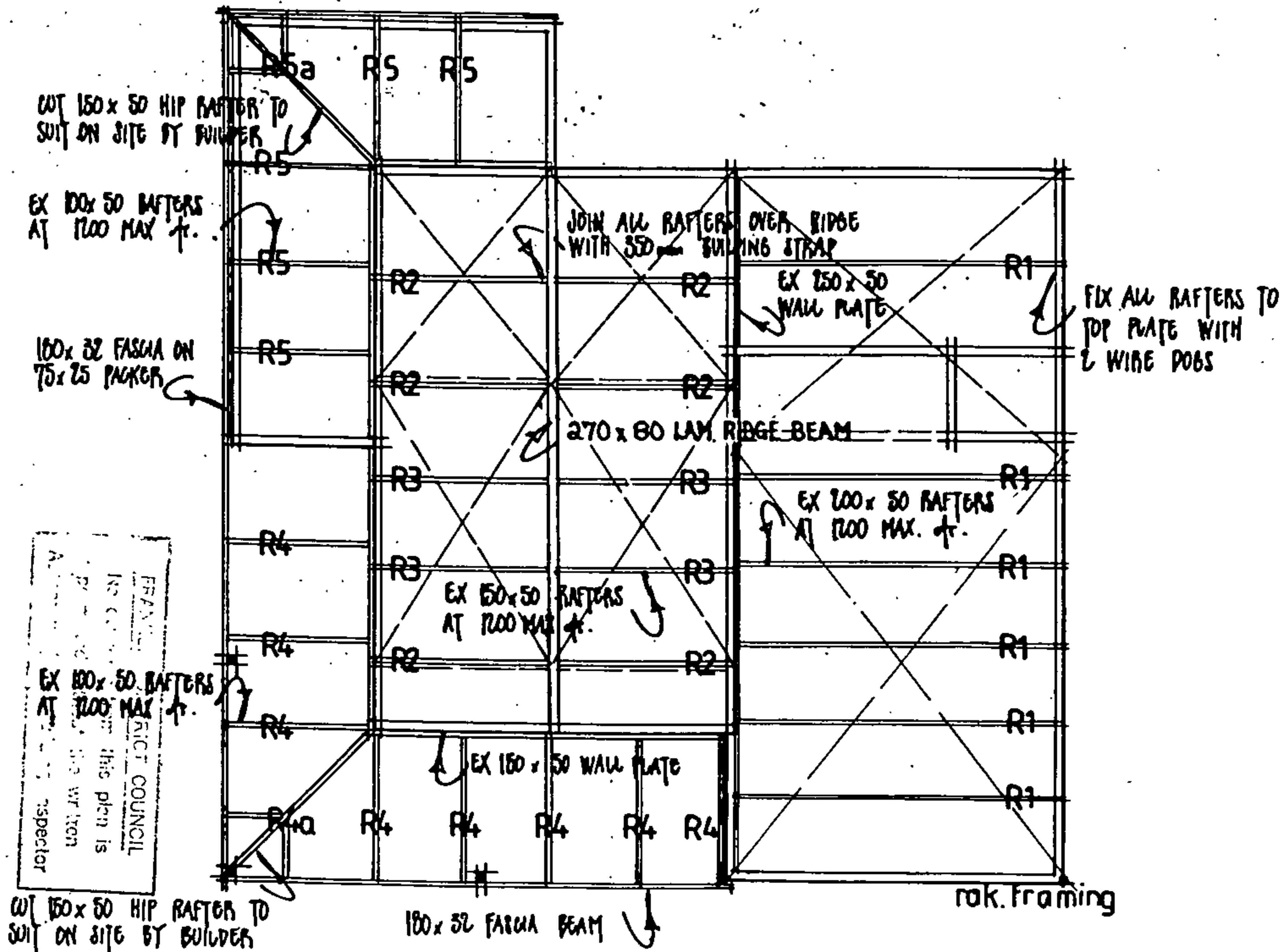
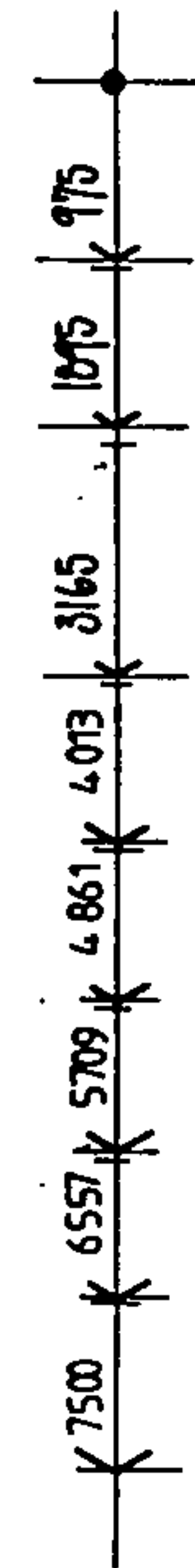
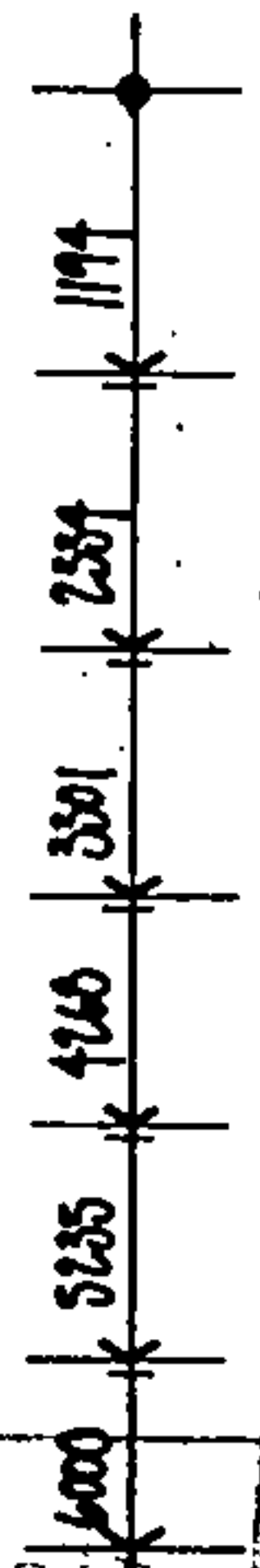
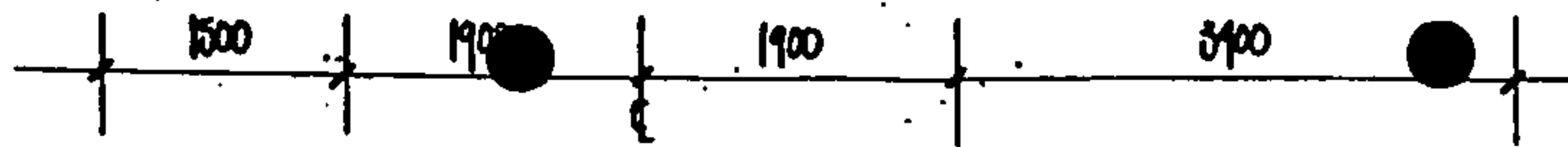


cross section

FRANKLIN DISTRICT COUNCIL
 Approved subject to all work being carried out in accordance with the Local Govt. Act and the District By-laws
 J. Kaiser Building Inspector

FRANKLIN DISTRICT COUNCIL
 No deviation from this plan is permitted without the written Authority of the Building Inspector.

DATE	12/3/11
SCALE	1:50
DRAWN	R.M.T.
CLIENT	DE. & D.L. WALKLEY WAIKARETU VALLEY ROAD, R.D.S. TUAKAU
JOB NO.	2 / 10
PLAN	kahikatea



FRANKLIN DISTRICT COUNCIL
 No. 1000 of 1977
 This plan is
 submitted to the
 Council for their
 consideration
 and approval
 as a condition
 of the issue of
 a Resource
 Consent
 Inspector

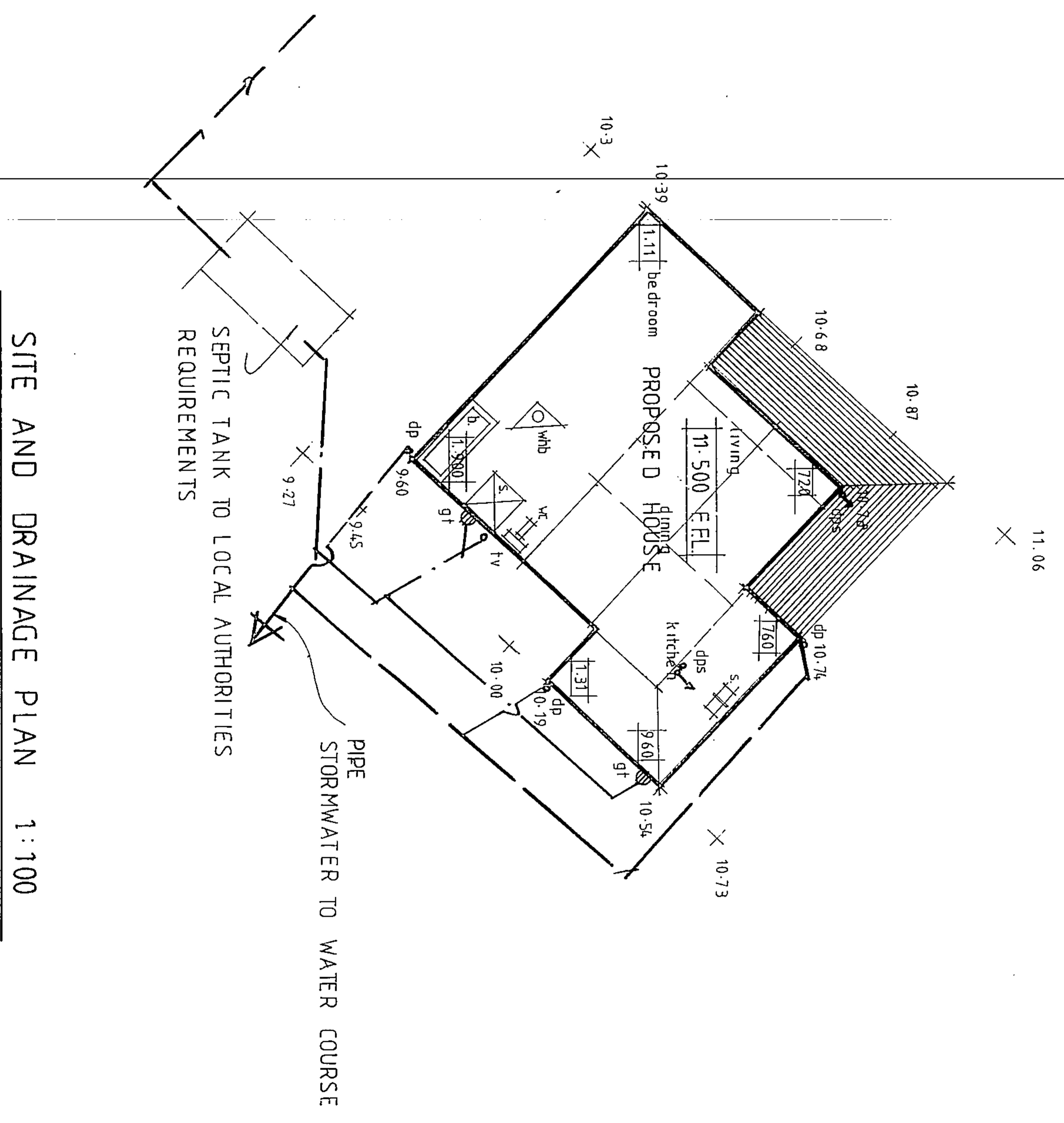
FRANKLIN DISTRICT COUNCIL
 Building Inspector
 I have inspected the above plan and find it to be in accordance with the Local Government Act and the Building By-Laws

roof plan

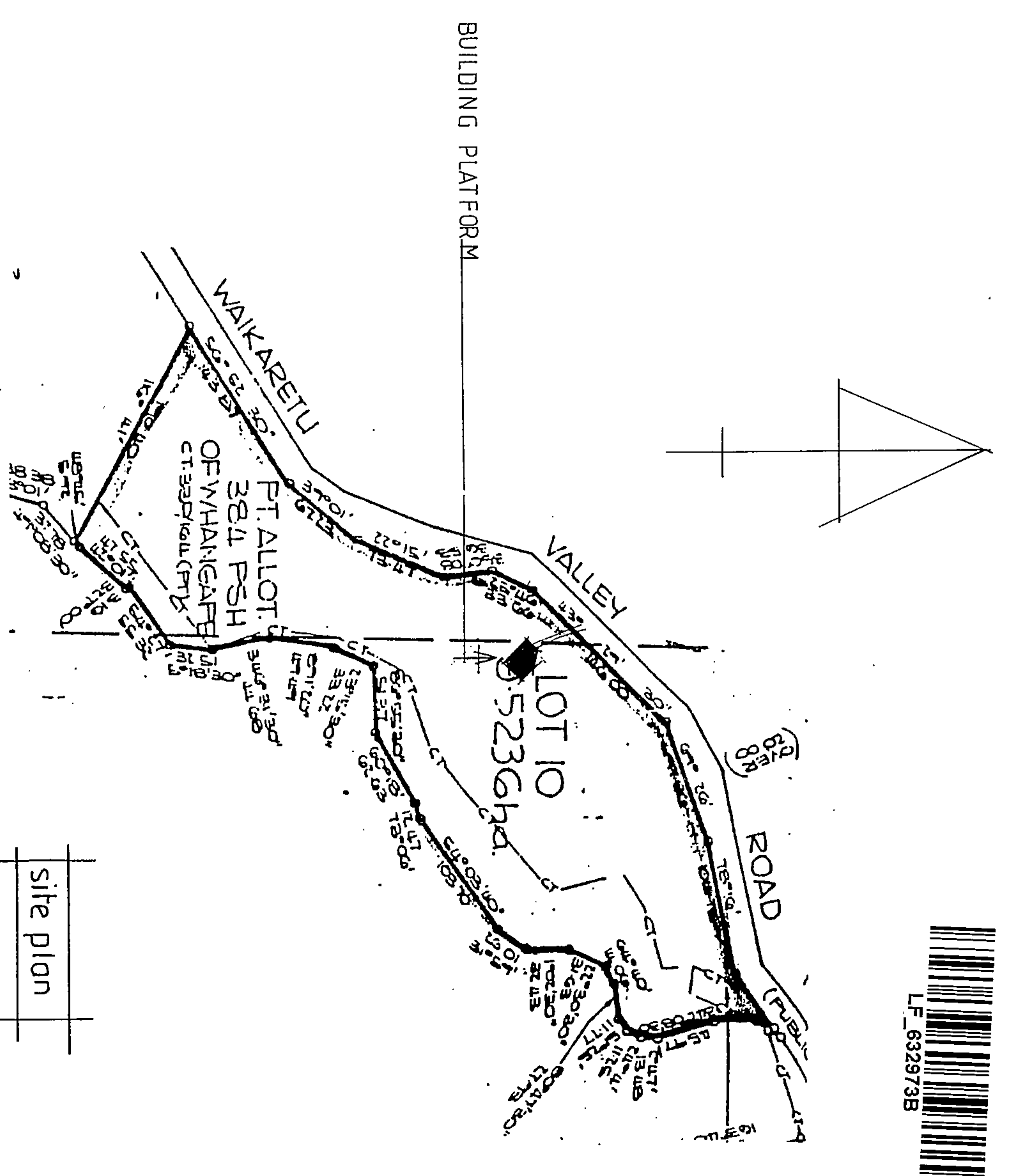
PLAN	kahikatea	DATE	11 / 13 / 91
		SCALE	1 : 50
JOB NO.	2 / 10	CLIENT	D.E. & D.L. WALKLEY WAIKORETU VALLEY ROAD, R.D.5 TUAKAU
		DRAWN	R. M.T.

MATERIALS TO THE SHELL COMPLETE STAGE ARE CONTRACTED FOR SUPPLY BY WESTWOOD HOMES

LEGAL DESCRIPTION: LOT NO: 10
 D.P. NO:
 AREA: 9.5236 ha
 LOCAL AUTHORITY: FRANKLIN COUNTY COUNCIL



SITE AND DRAINAGE PLAN 1:100

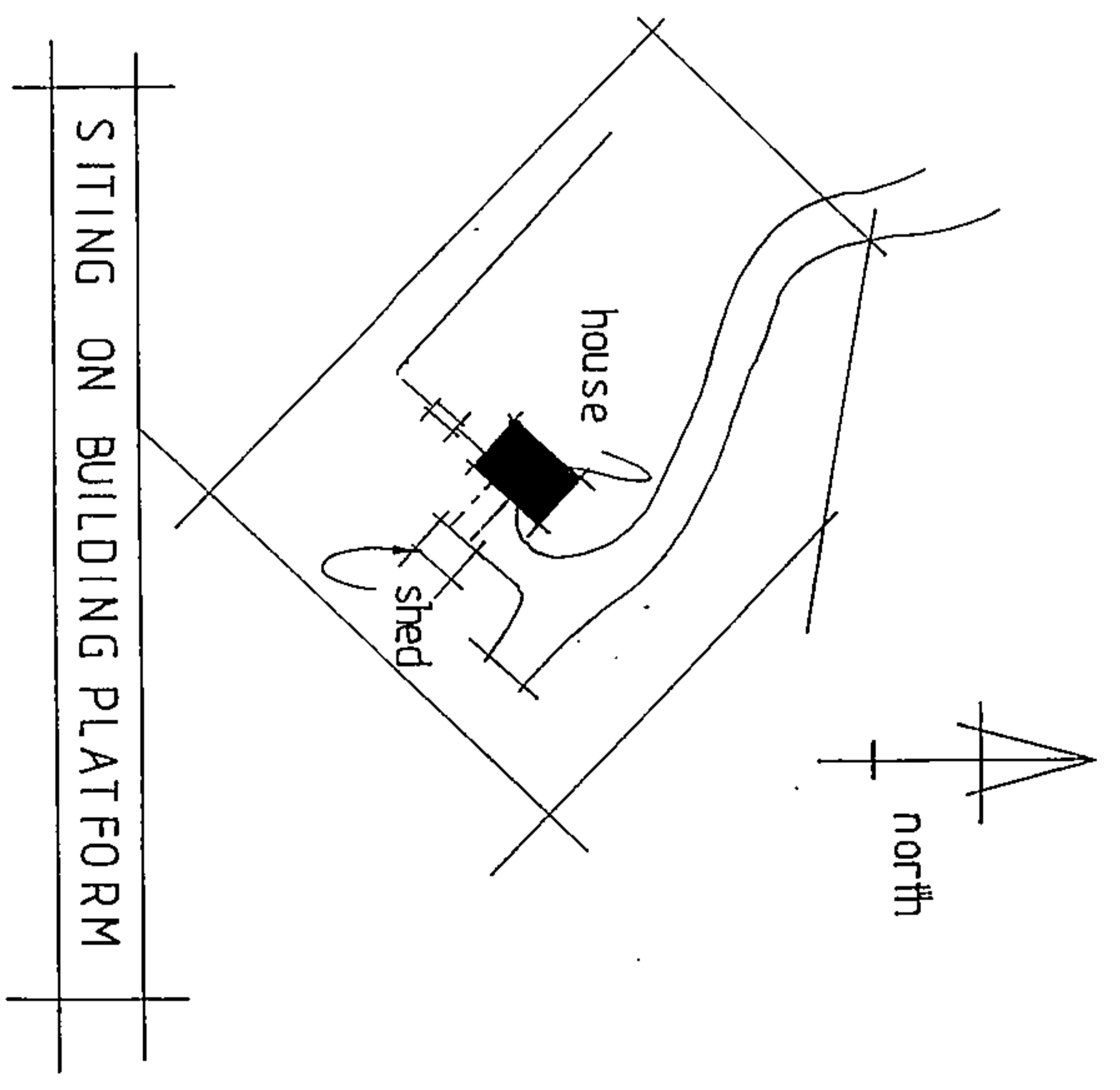


site plan

BYLAW REQUIREMENTS
 THIS PLAN AND SPECIFICATION MUST BE KEPT ON THE SITE OF THE WORKS DURING CONSTRUCTION
 FRANKLIN DISTRICT COUNCIL require INSPECTIONS (with a minimum of 24 hours notice) FOR:
 1. Foundation trenches & pile holes prior to placing concrete.
 2. Reinforcement for: footings, concrete floors, bondbeams, piers and columns
 3. Framing - prior to fitting

FRANKLIN DISTRICT COUNCIL
 No deviation from this plan is permitted without the written Authority of the Building Inspector

FRANKLIN DISTRICT COUNCIL
 Approved subject to all work being carried out in accordance with the Local Govt. Act and the District By-Laws
 J. Kayser Building Inspector



SITING ON BUILDING PLATFORM

PLAN	JOB NO.	CLIENT	DATE
KAHIKATEA	2/10	D. E. & D.L. WALKLEY WAIKARETU VALLEY ROAD, R. D. 5, TUAKAU	11 / 3 / 91
			SCALE
			1:100
			DRAWN
			R. M. T.



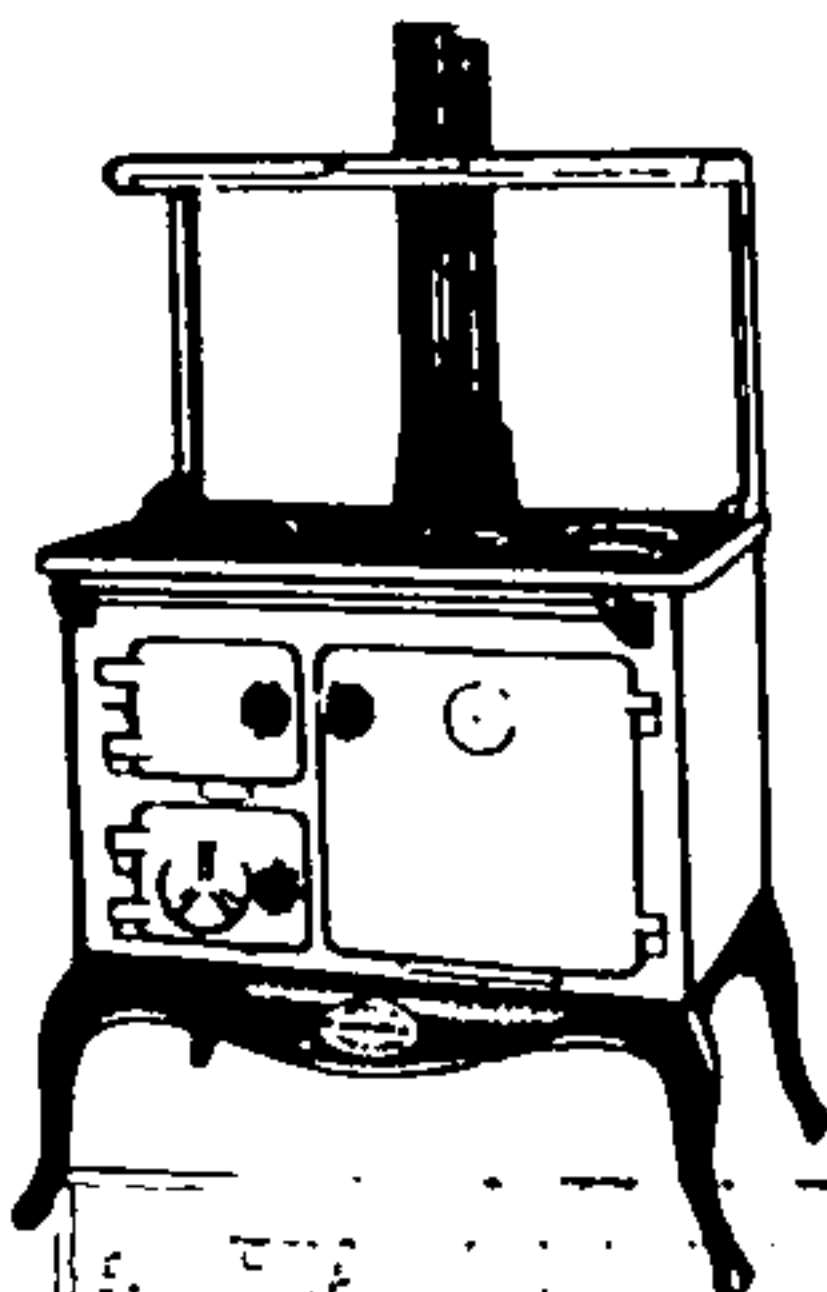
WOODBURNING COOKERS

Now you can use wood to save on your power bills — hot water and cooking make up around 2/3 of your power bill.

- Even heat for superb cooking and baking — ask anyone who owns one!
- Slow combustion for low fuel usage, and overnight burning.
- Ample hot water — even during power cuts!

Modern woodburning cookers now available in a range of styles and all features, the following benefits:

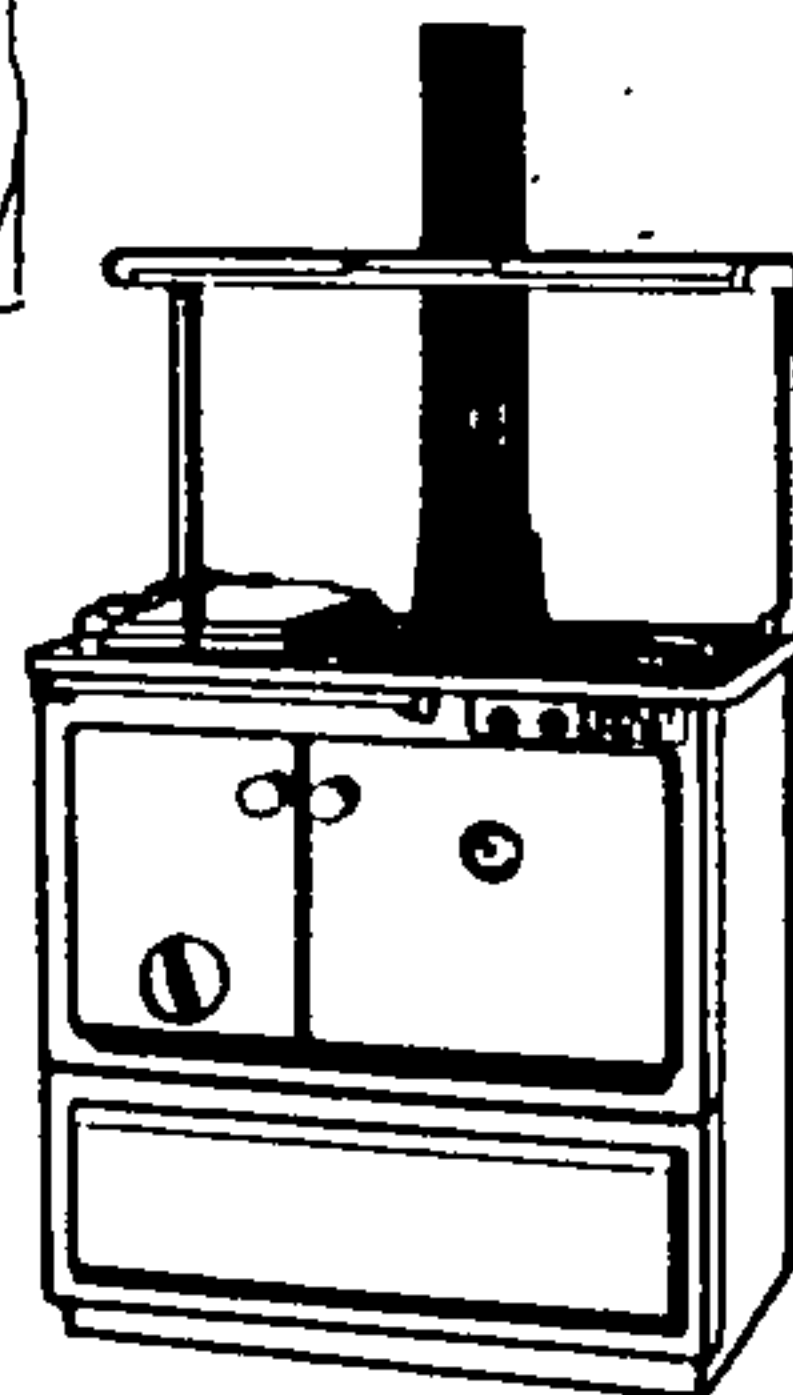
- No brickwork required (for use within a minimum of 24 inches (600mm) from any combustible material (see Building Regulations Part J).
- For colder areas (hot air rises & pile holes available) with special heating options — a real luxury, all from wood fuel!
- 2. Reinforcement to:
 - footings
 - concrete floors
 - bondbeams
 - piers and columns



THE STANLEY TRADITIONAL The 'TRAD' is of full cast iron construction with a black and brown enamelled finish, or in black heat resistant paint. The range is insulated and comes with a towel rail, plate rack, splashback and legs. The extra large airtight firebox takes up to 16" logs or other solid fuel for overnight burning. A vitreous lined wetback is standard for direct coupling to hot water systems, or a boiler model is available for running central heating radiators.

STANLEY SUPER

This airtight, insulated cooker is of cast iron construction in brown, white or in shaded 'Mink' vitreous enamel. An insulated hot plate cover, splashback, plate rack, towel rail and warming drawer are standard features. The firebox can take coal or wood and has a vitreous lined wetback. If required, a boiler model is available for running central heating radiators. Both versions are designed for continuous operation.



STANLEY SUPER STAR

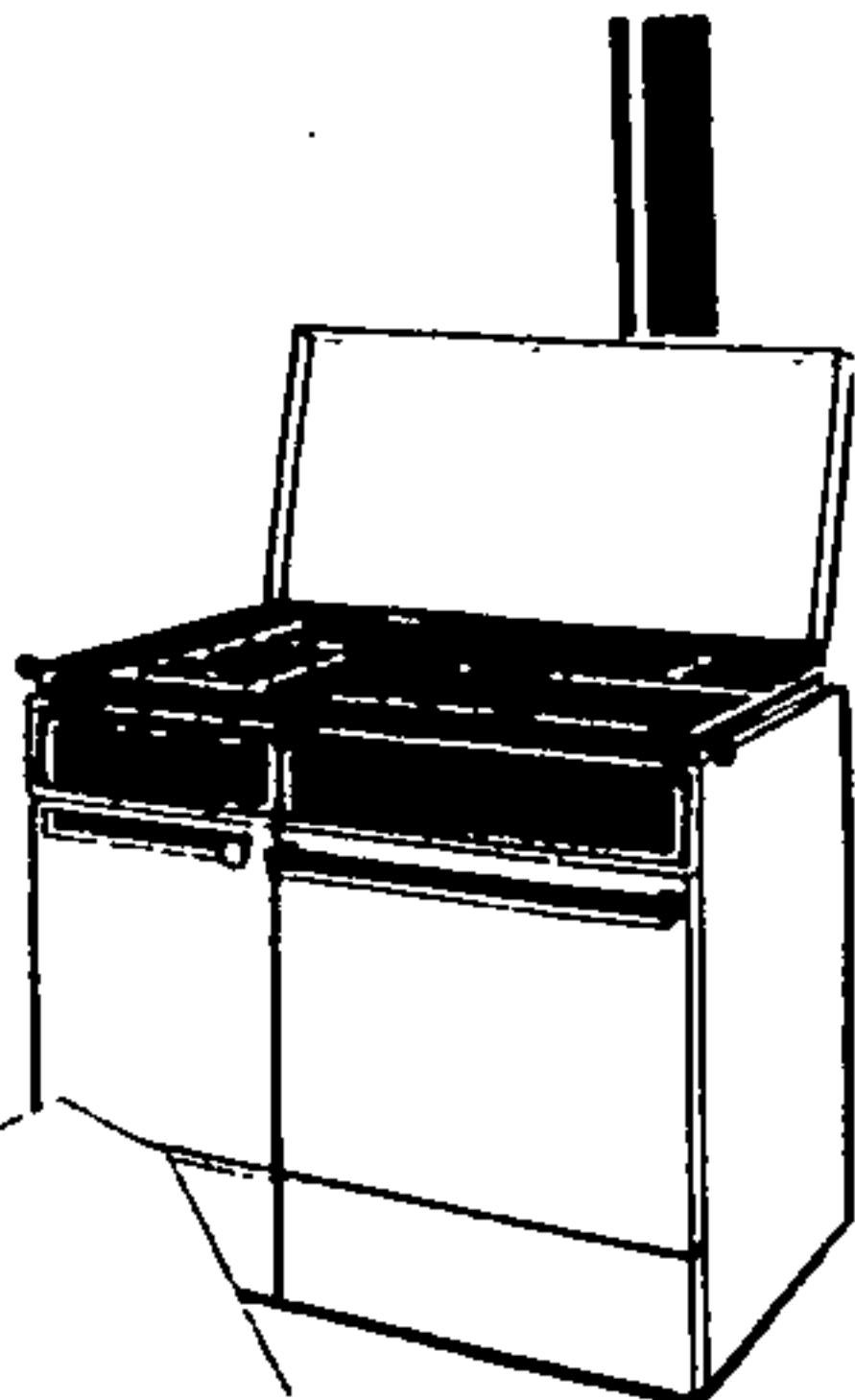
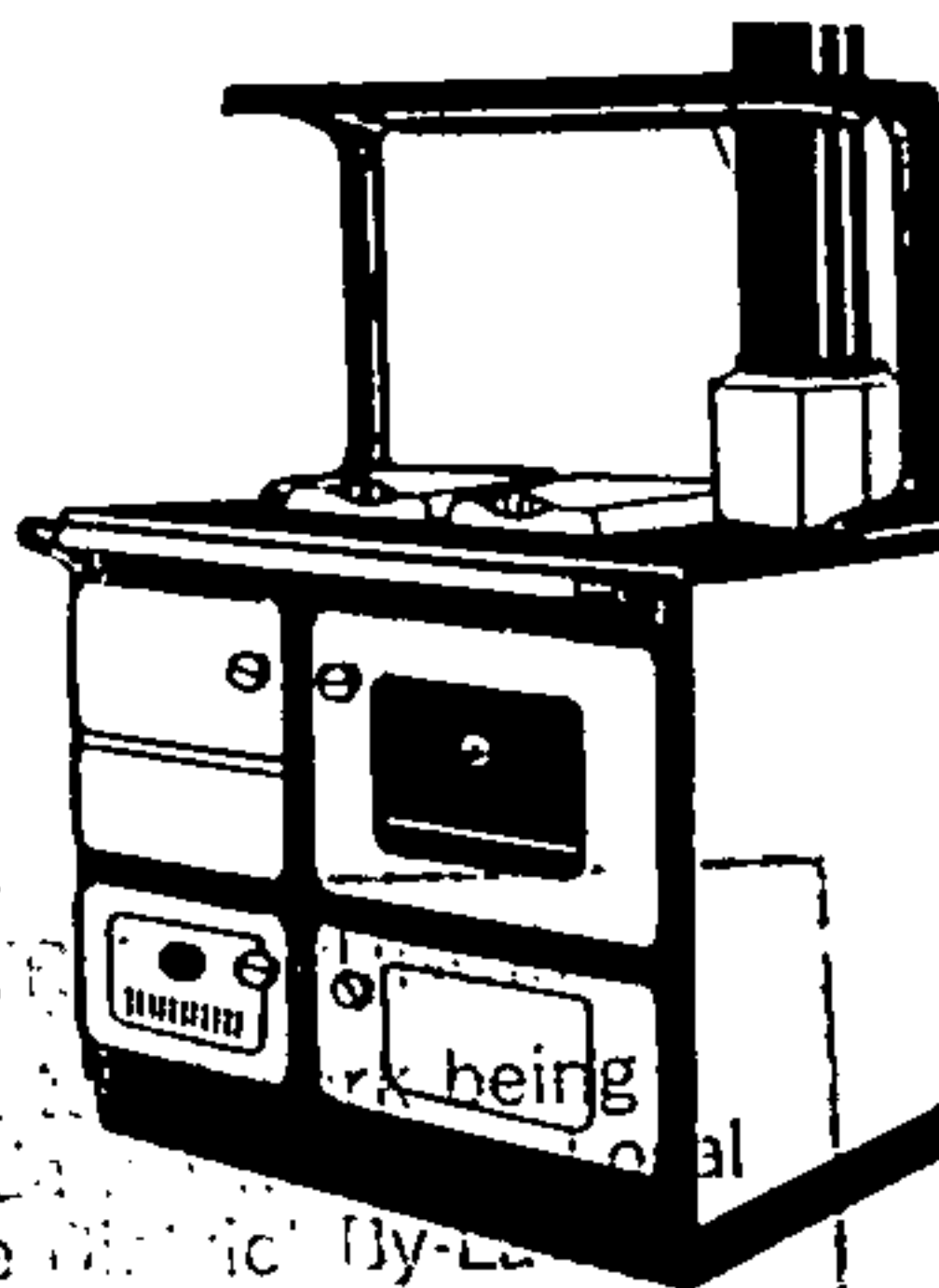
This superb Cast iron cooker made by Waterford Ironfounders has two ovens; one for roasting/baking, the other for simmering.

The spacious hot plate is machine ground for maximum heating efficiency. Towel rail, hot plate covers, plate rack and splash back are standard.

Finished in shaded 'Mink' vitreous enamel. The firebox takes 15" logs, or coal; burns overnight and has two wetback versions:

DHW: is a vitreous lined wetback for direct coupling to a hot water cylinder

HOB: is a 17.5 k.w boiler for servicing a hot water heating system of up to 12 radiators (approx).



DE DIETRICH

These wood or coal burning cookers have machined cast iron cook tops. All flueways are either of cast iron or enamelled steel.

Storage drawers and hot plate covers are standard.

Available in White or Sahara Brown shading.

Domestic hot water heating or for the larger cooker, a central heating boiler is available.

Call into our showroom next time you are in town OR if you can't wait post this coupon today.

Please send me more information on the following woodburning cookers.

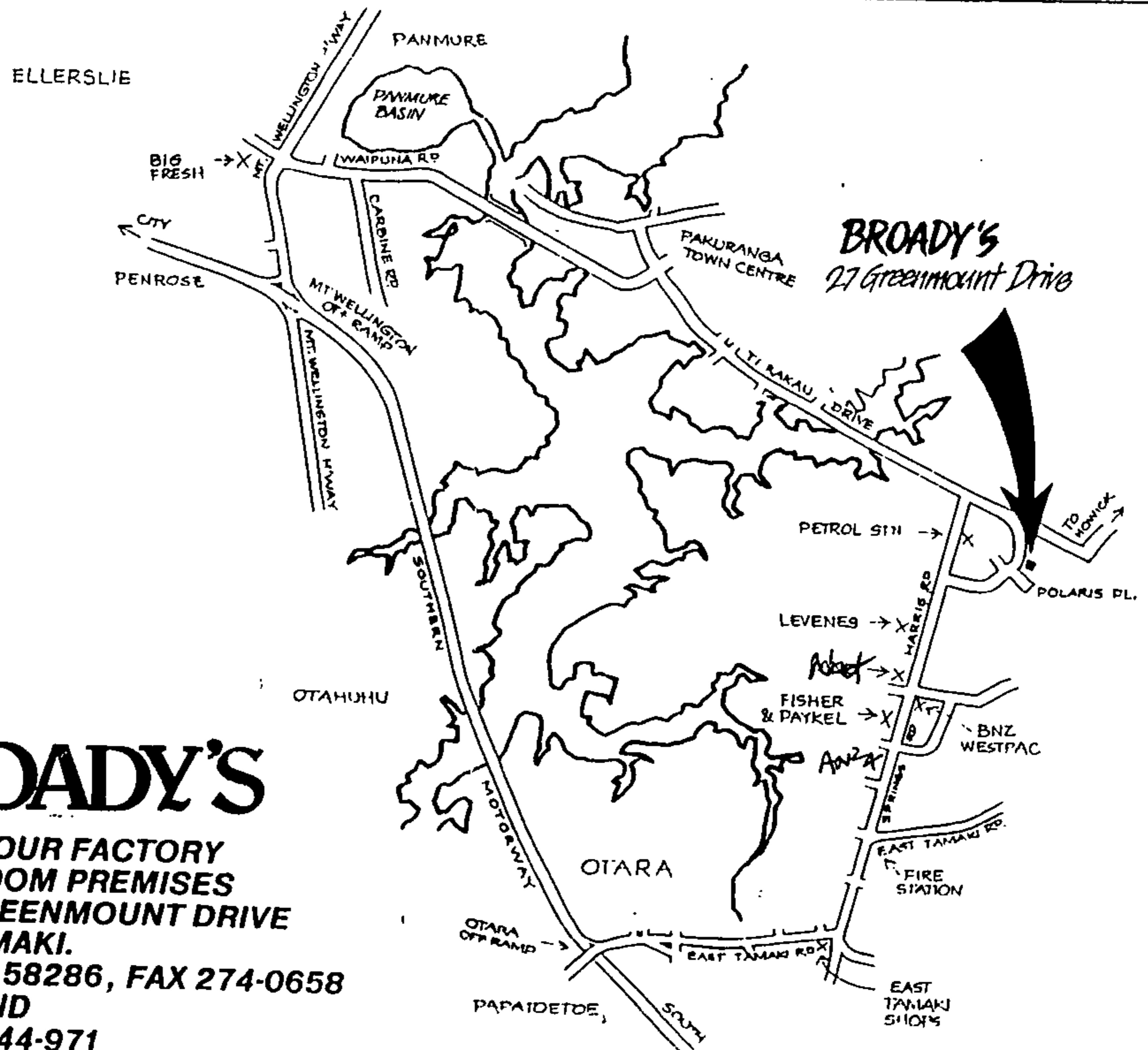
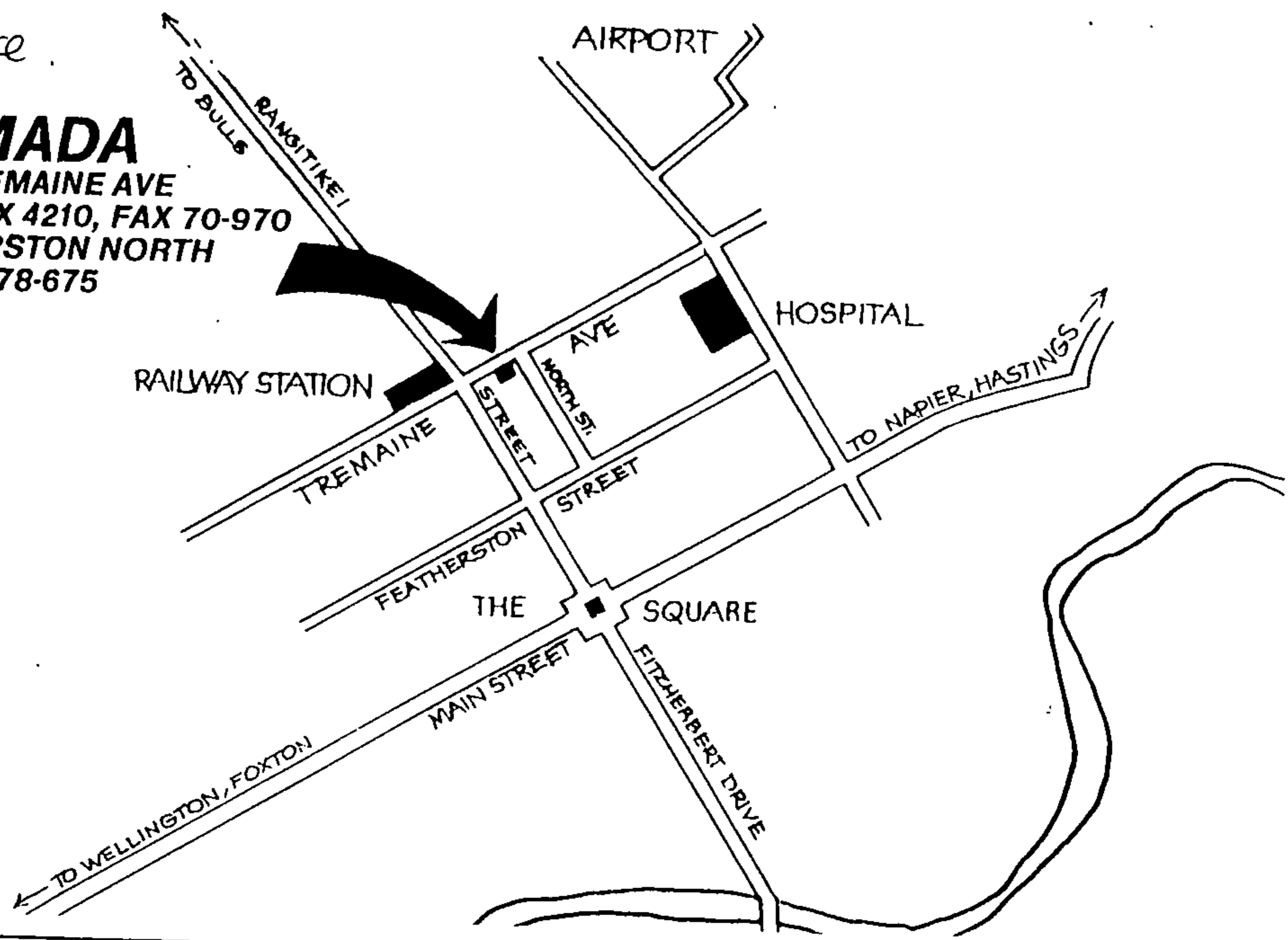
Ms, Mr Mrs
Address

Phone

Pierre

RAMADA

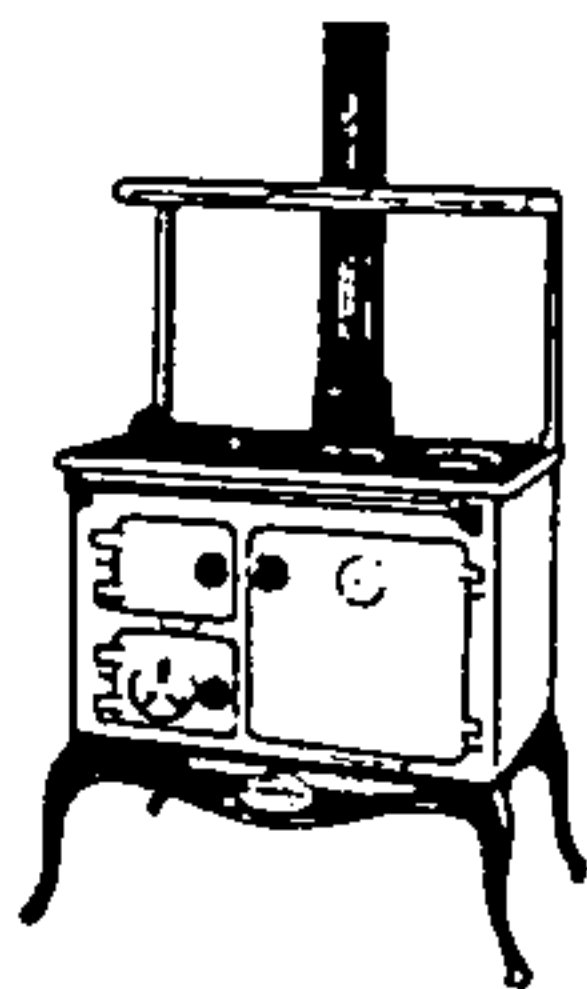
620 TREMAINE AVE
P.O. BOX 4210, FAX 70-970
PALMERSTON NORTH
PHONE 78-675



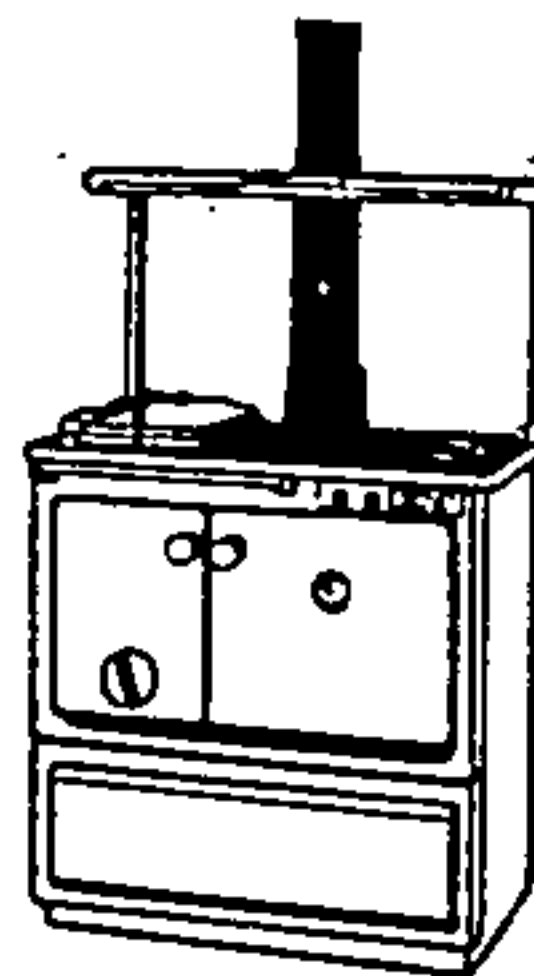
BROADY'S

NOW AT OUR FACTORY
SHOWROOM PREMISES
AT 27 GREENMOUNT DRIVE
EAST TAMAKI.
P.O. BOX 58286, FAX 274-0658
AUCKLAND
PHONE 544-971

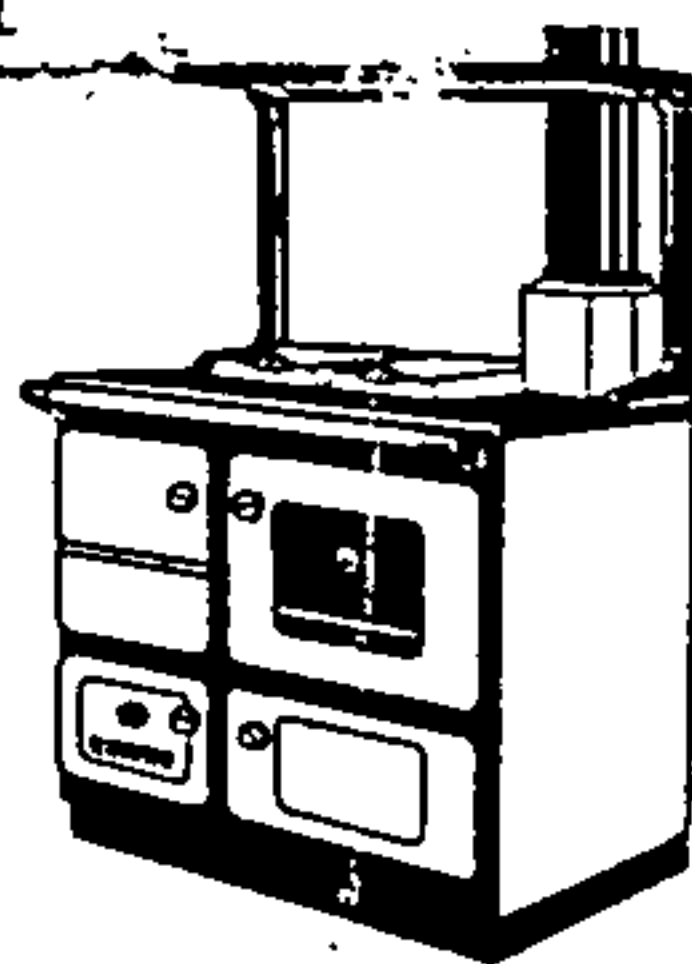
STANLEY COOKERS
FREESTANDING
INSTALLATION INSTRUCTIONS
FOR COMPLIANCE WITH NZS 7421/1985



Traditional



Super 90



Super Star

These instructions are in addition to those supplied by the manufacturer, with particular reference to New Zealand.

Before commencing installation check with your local building authority as a permit is normally required.

A: GENERAL:

As well as ensuring that the minimum clearances are met, position the cooker so that: 1) sufficient room is left behind for plumbing to the wetback, 2) the flue and outer casing miss all ceiling joists and roof trusses, 3) sufficient room is left on one or both sides of the cooker to store oven trays and tools.

Often with a little thought (and some juggling) the necessity for screening walls is able to be avoided, for example by placing a small bench unit/cupboard between the cooker and side wall.

B: CLEARANCES:

The following clearances apply only to installations of the Stanley cookers when the splashbacks are fitted.

The Super Star cookers if used with the top flue outlet require a small piece of sheetmetal to cover the splashback holder.

To comply with NZS 7421/1985 your Stanley must be installed with the following minimum clearances from combustible walls and/or bench units.

Screen Type	R/W	S/W	LHB	RHB
No screen	300	550	50	50
Sheetmetal 0.5mm thick, spaced 25mm*	60	110	30	30
Sheetmetal 0.5mm thick, spaced 12mm*	90	165	25	25
Sheetmetal 2 layers, 0.5mm thick, spaced 12mm + 12mm*	36	66	25	25
Brick-spaced 25mm*		cooker may touch brickwork		
Mineral board/sheetmetal spread 12+12mm *#	36	66	25	25
Rocboard spaced 25mm	105	193	45	45
Flue only screened using 1/2 round reflector	100	550	50	50

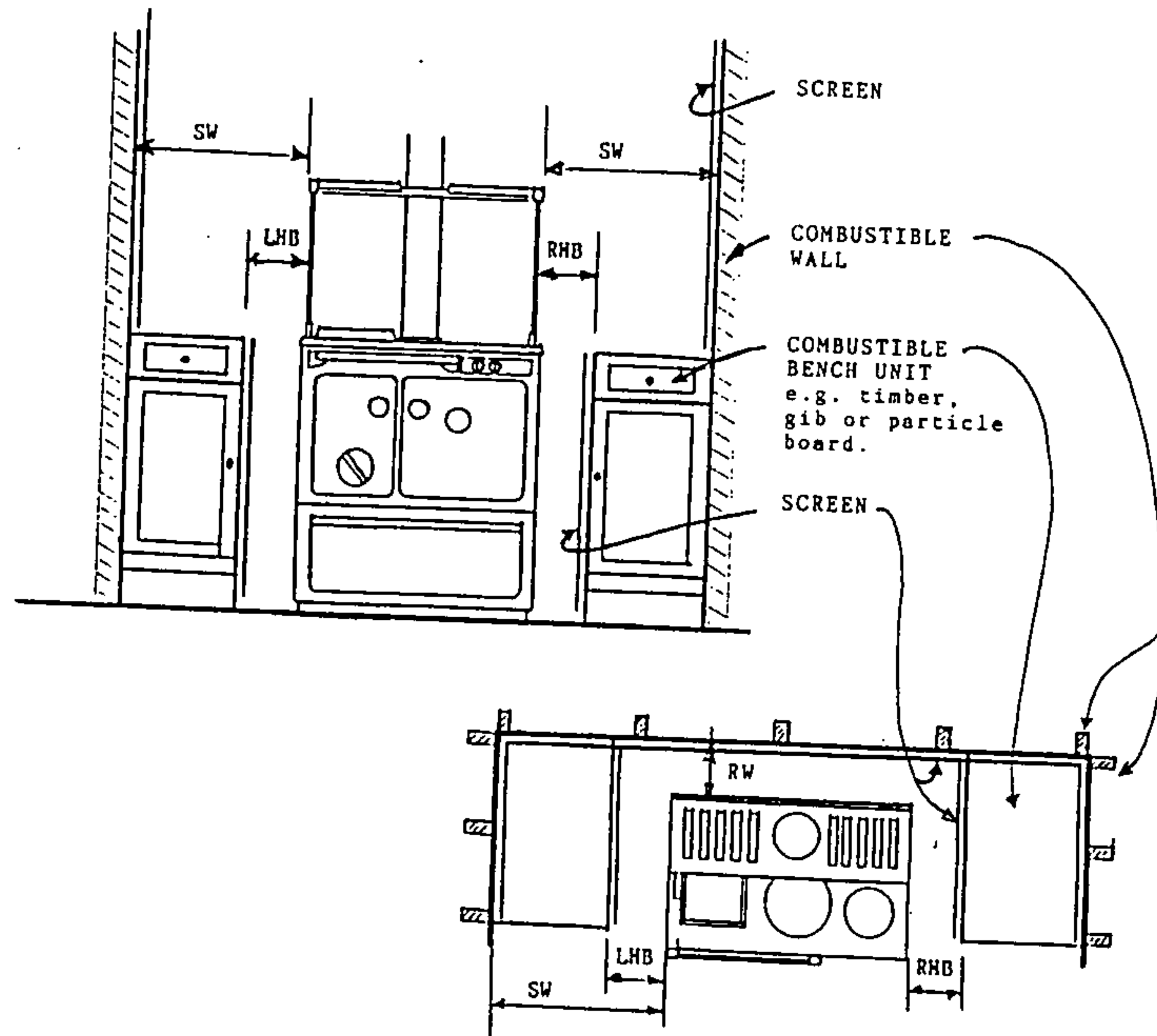
* Screens must allow air movement for their full height. Under no circumstances should timber be used to space the screens.

Screens must extend 1.8 metres above floor level. However if a top exit flue is used, the flue must be screened to ceiling height.

Clip on type flue screens must be at least 1/2 round, of 200mm diameter, spaced 25mm from the flue.

Mineral board containing no organic filler e.g. Superlux, with sheetmetal panel in behind.

* Rocboard is manufactured by Fletcher Building Products.



C: HEARTH

1) Combustible Floors.

Traditional and SuperStar HOB models do not require insulating hearths, only ash hearths.

Stanley Super 90 and Super Star DHW require either:

- (a) the use of a spacer kit (available from your dealer) which provides a 15mm air space under the base of the range, and an ash hearth.
- or (b) an insulating hearth of at least 50mm thick masonry, brick or equivalent.

Ash hearths can be of 6mm thick ceramic tiles, or sheetmetal. Whichever type of hearth is used, it must extend 200mm in front of the cooker.

For new wooden floors it is advisable to "check" in the hearth so that its surface is level with your flooring material.

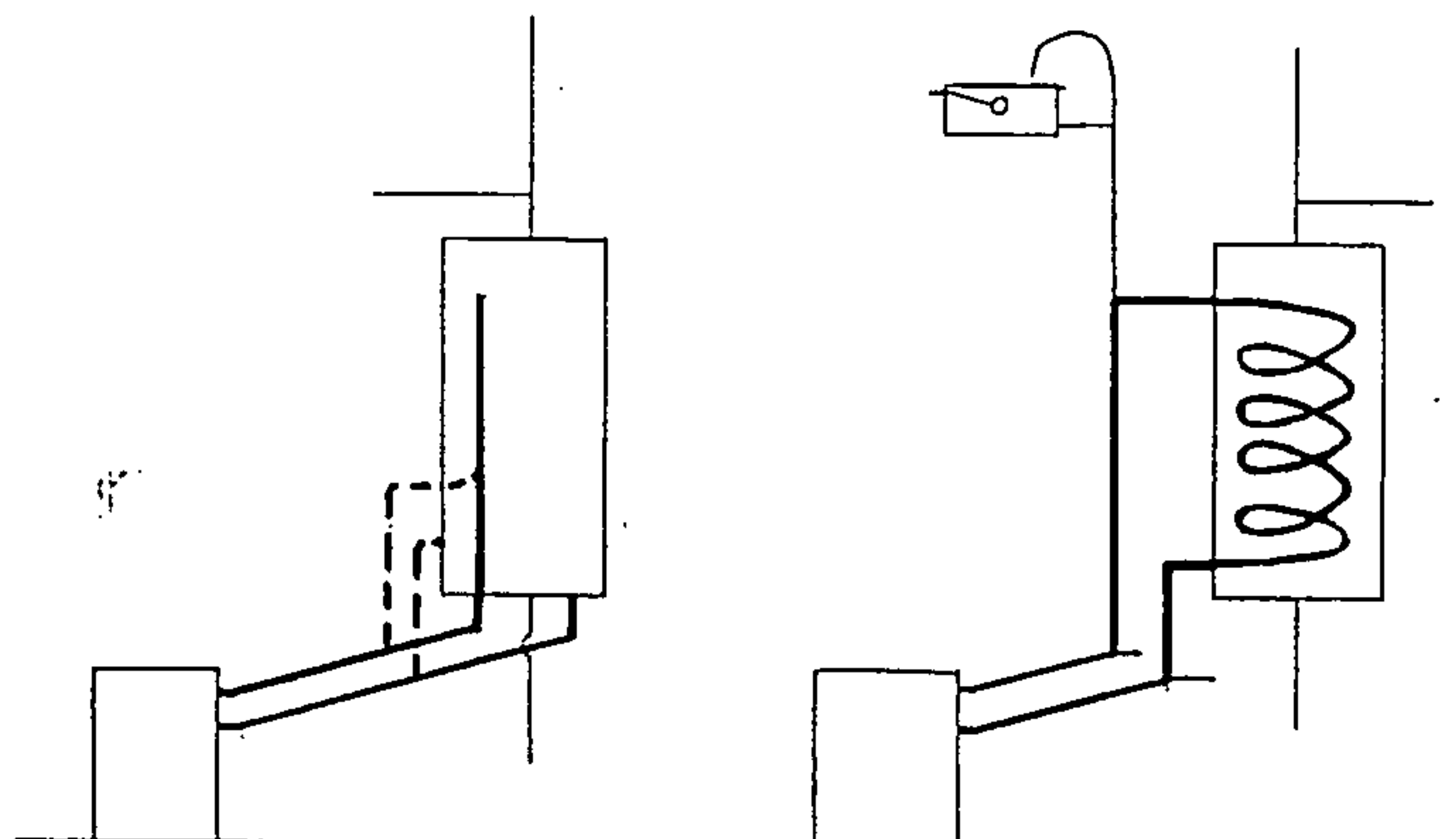
2) Concrete Floors. Trim any combustible floor covers to at least 200mm front of cooker.

D: WETBACKS/BOILERS

Domestic Hot Water Models have vitreous enamelled water jackets, and hence may be coupled directly to a hot water cylinder. Central heating models have boilers of steel plate construction and must be connected using an indirect cylinder.

To achieve noise free and full wetback efficiency ensure that flow and return pipes rise 1 in 6 to the cylinder. If bends are used, these must be gentle and extra rise allowed for compensation.

Local plumbing codes of practice must be followed when installing either a wetback or boiler system.



MODELS WITH DHW WETBACKS
CONNECTED TO CYLINDER
WITH RISER PIPE.

MODELS WITH HOB BOILERS
CONNECTED TO INDIRECT
CYLINDER WITH EXPANSION
TANK OVERHEAD

E: FLUE

If the flue below ceiling level is to be closer than 300mm from combustible walls, screen the walls as laid out under clearances.

To comply with NZS 7421/85 your Stanley must be installed with a flue kit, in accordance with the following instructions.

Remember that your flue should extend at least 900mm above your roof or at least 600mm higher than any obstacle or ridge within 3 metres of the chimney. Total minimum chimney height of 4.2m is normally required for adequate draft. (.04 to .06" WG)

FLUE INSTALLATION - TOP EXIT

1. Extend a plumb line from the centre of the flue spigot to the ceiling. Mark position on ceiling and roof.

2. Cut a hole in ceiling 260mm square. Trim hole with noggings as required to secure outer casing and ceiling plate to. Alternatively a 300mm diameter round hole may be cut in the ceiling. Non combustible spacers 25mm thick must then be used to space the outer casing from all timber framing.

3. Cut 260mm diameter hole in roofing material if non combustible, (e.g. iron tiles) or 300mm if combustible (e.g. shingles or plywood). Position the outer casing through the roof until it is flush with the ceiling and fix it securely. Slide baffle inside outer casing until it rests 12mm above ceiling level.

Fix an appropriate flashing around the outer casing to seal onto the roofing material.

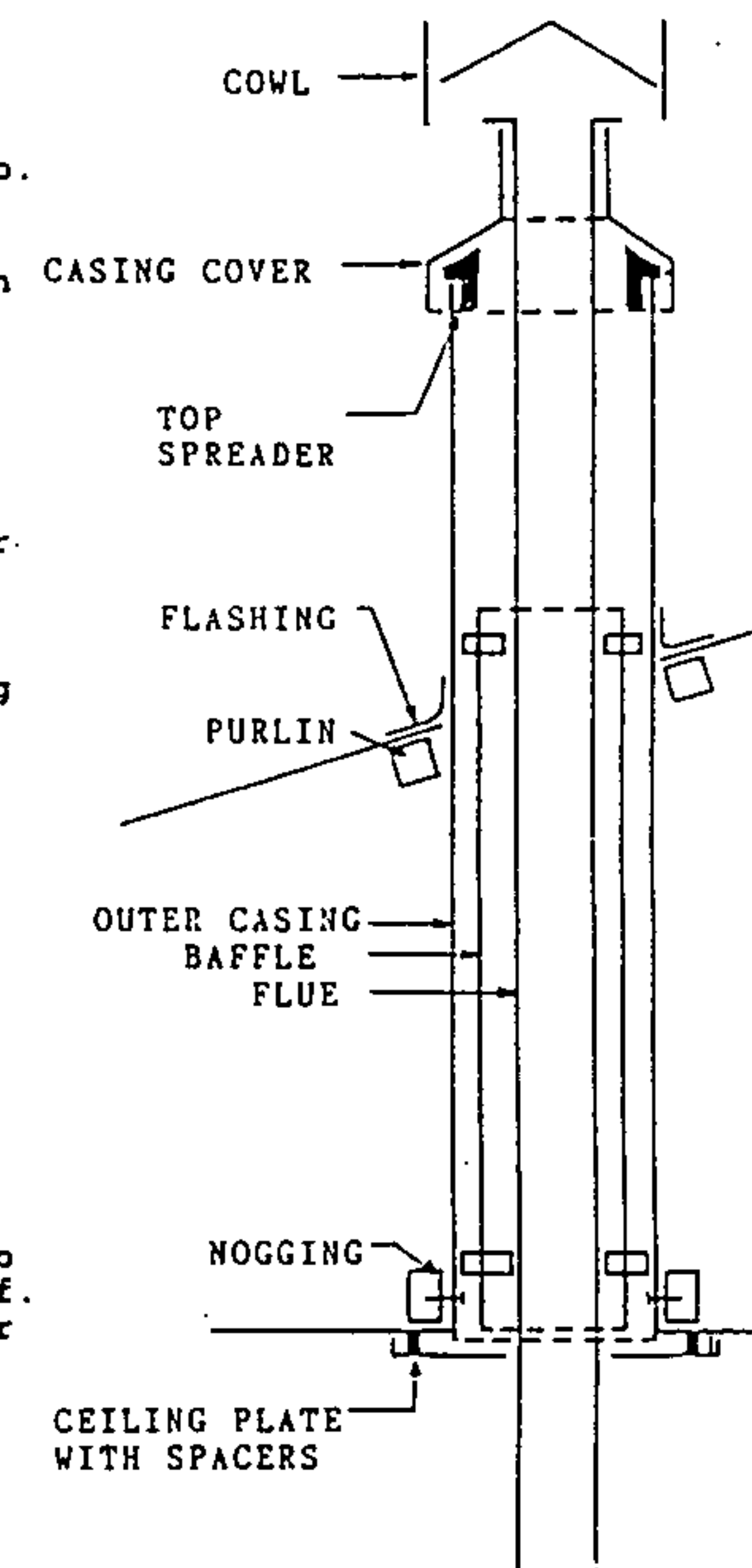
4. Assemble the flue sections together ensuring all seams are in line and the assembly is straight. Fix each joint with 3 stainless steel pop rivets or self tapping screws. Place the ceiling plate, coated side down on the plate rack. Slide flue with crimped end down into position.

5. Adjust casing by sliding extension to achieve the minimum clearances from roof. Before fixing the extension of the outer casing, ensure the flue pipe extends above the outer casing by 200mm. Place the top spreader in place and tighten, slide casing cover over flue until it rests on the top spreader, and fix. Fit cowl but do not fix as it will have to be periodically removed for flue cleaning.

6. Fit flue reflector to flue if necessary.

7. Remove protective plastic from ceiling plate and flue reflector (if stainless steel finish). Fix ceiling plate to ceiling structure with screws through the spacer provided, centrally with an even gap all around.

8. Wipe flue and stove clean. If the flue is unpainted stainless steel, household metal polish will give a good finish and prevent permanent marking during initial firing.



FLUE INSTALLATION - REAR EXIT

For use where flue is to pass through a timber framed wall.

1. Mark centre line of flue on screen or wall.
2. Cut a hole 450mm diameter about the centre line.
3. Make flashing plate for outside wall, with 250mm diameter hole in it.
4. Position inner and outer T pieces through the flashing so that the outer casing will be spaced at least 25mm from any combustible wall cladding.
5. From the inside wall fill the space between outer casing and framing with high temperature fibreglass batts, then cover with wall plate.
6. Position the cooker and attach the flue to flue spigot using steel screws or rivetts.

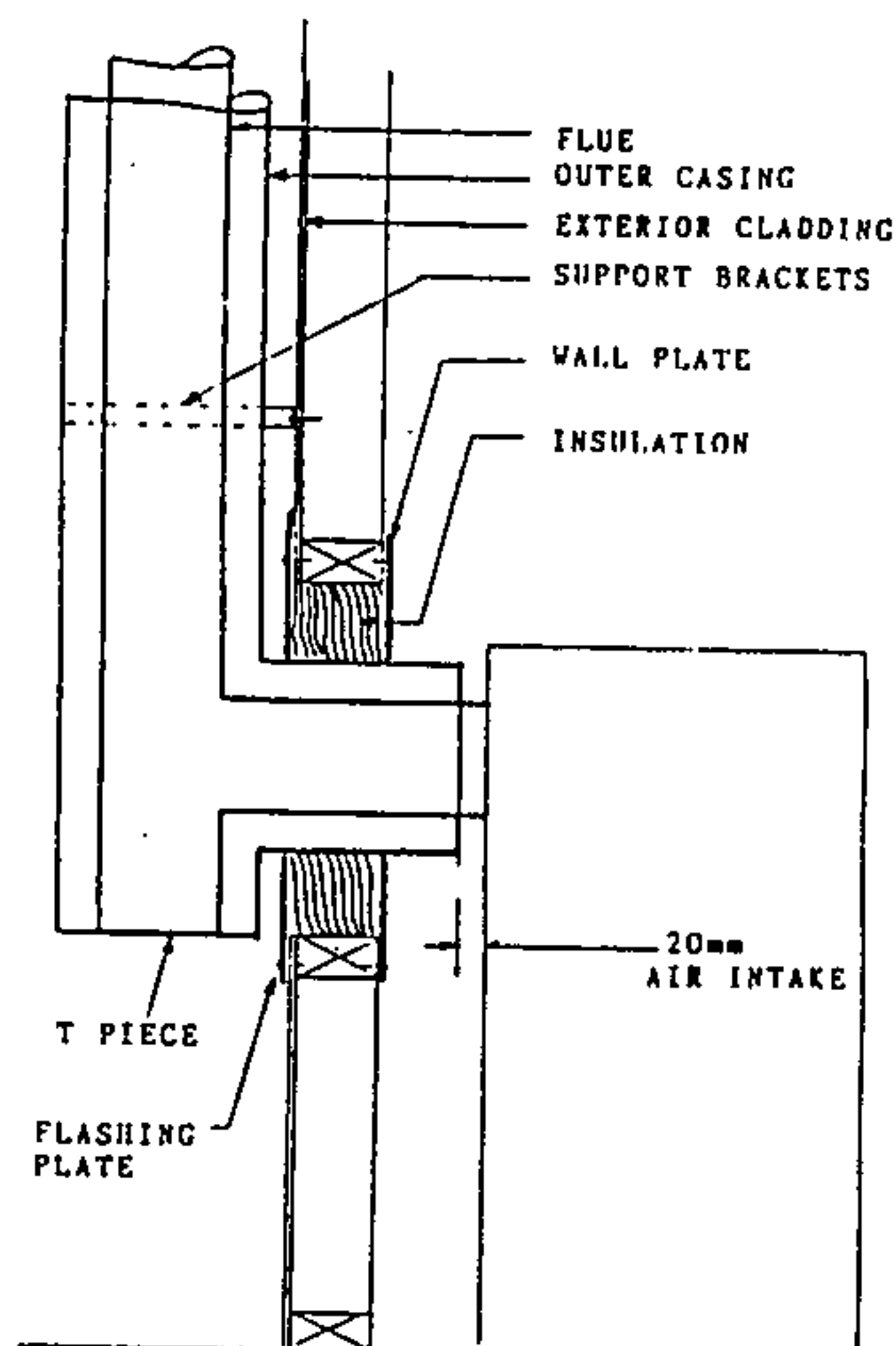
NOTE: a 20-30mm air intake to the flue/casing cavity must be provided or the casing may overheat during use of the cooker.

7. Use galvanised hoop iron to make support brackets to secure flue to outside wall. Fix T piece in place using one bracket. (T piece cap must be able to be removed for cleaning later.)

8. Build flue and outer casing level up, securing each joint with at least three pop rivets or self tapping screws. (flue goes crimped end down, outer casing goes vice versa) Use spreaders to hold the flue central in the outer casing and use sufficient hoop iron brackets to ensure stability of the flue and casing.

9. If the flue has to pass through an eave, a 25mm space between the outer casing and any timber must be maintained.

10. At flue top, trim the casing or flue so that the flue extends 200mm above the outer casing. Place the top spreader in place and tighten. Slide casing cover over flue until it rests on the top spreader and fix. Fit cowl but do not fix it as it will have to be periodically removed for cleaning.



HINTS ON FAULT FINDING AND SUGGESTED REMEDIAL ACTION

PROBLEM	CAUSE	REMEDY
Poor chimney draught	1.Obstruction in chimney 2.Chimney too low 3.Cracks in chimney 4.Chimney shared with another unit	1.Clear obstruction 2.Raise height above ridge 3.Repair by repointing 4.Each appliance must have its own chimney
Down Draught	High ground, trees or buildings near chimney outlet	Raise height of chimney to clear obstructions or fit H type cowl
Poor oven heat	1.Poor chimney draught. 2.Faulty installation 3.Oven side flue or oven back flue choked with soot 4.Bypass damper not closing 5.Oven side brick displaced	1. See chimney draught 2.Check installation inst's. 3.Clean fluways 4.Check damper is not obstructed in any way 5.Check and reseal with fire cement
Cooker smoking when bypass damper closed	1.Oven side flue choked 2.Oven back flue choked 3.Down draught 4.Obstruction in chimney	1.Clean fluway 2. " " 3.See chimney draught 4.Clean chimney
Poor hot plate heat	1.Creosote or soot build up under hot plate 2.Utensils not flat	1.Remove hot plates clean 2.Use flat based or machined based utensils
Intermittent performance	1.Cooker starved of primary air 2.Extraction fan in kitchen 3.Cooker subject to wind change	1.This may be checked with open window 2.Check with fan on and off 3.Check chimney
Poor heat in hot water cylinder	1.Cylinder too large 2.No riser pipe in cylinder 3.Flow and return pipes crossed 4.Inadequate rise in flow and return pipes 5.Cylinder too far away	1.Size should be 180L 2.Fit riser pipe 3.Reconnect correctly 4. " " 5.Should not be more than 5 metres
Domestic hot water rusty (with central heating boiler model)	1.Incorrect cylinder fitted 2.Coil leaking	1.Check with installer 2.Replace coil or cylinder

specification

proposed development for:

D.E & D.L. WALKLEY

WAIKARETU VALLEY ROAD

R.D.5. TVAKAU.

BY-LAW REQUIREMENTS
 THIS PLAN AND SPECIFICATION MUST BE KEPT ON THE SITE OF THE WORKS DURING CONSTRUCTION

FRANKLIN DISTRICT COUNCIL require INSPECTIONS (within a minimum of 24 hours notice) FOR:

1. Foundation trenches & pile holes prior to placing concrete.
2. Reinforcement to:
 - footings
 - concrete floors
 - bondbeams
 - piers and columns
3. Framing - prior to lining

FRANKLIN DISTRICT COUNCIL
 No deviation from this plan is permitted without the written Authority of the Building Inspector.

1. specification
2. wall bracing calculations
3. engineer calculations

FRANKLIN DISTRICT COUNCIL
 Approved subject to all work being carried out in accordance with the Local Govt. Act and the District By-Laws

J Kaijsol Building Inspector

WESTWOOD HOMES

WESTWOOD HOMES

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

JOB:.....2 / 10.....

The materials to be supplied to

.....P. E. & D. L. WALKLEY.....

atWAIKARETU VALLEY ROAD,.....R. D. 5. TUAKAU......

prepared by Westwood Homes (a division of Fletcher Residential Limited)
87 Portage Road, New Lynn, Private Bag, New Lynn. Phone: 871 - 084

This is a standard specification that supplements the plans that are specifically drawn for this project. The plans accompanying this specification stand as the primary source of information and in the event of contradiction of the two sets of documents (i.e. the plans and the specifications) the plans are to be taken as correct.

GENERAL

This specification has been prepared directly in accordance with the relevant New Zealand Standards. The essence of this specification is to provide guidelines to enable the purchaser to ensure that the house is constructed to the satisfaction of the local authority within the bounds of the Local Authority's Building Bylaws.

The plans generally conform with all the New Zealand Standards but on occasions where they differ or fall outside their perimeters these areas will be highlighted and a Registered Engineer's Design Certificate and/or calculations will accompany the permit plans.

DEFINITIONS

For the purpose of this specification the following terms shall be defined as follows:

- The Supplier - Westwood Homes.
- The Purchaser - The legal owner of the property mentioned on this document or his authorised agent.
- Shall - A requirement that is to be adopted in order to comply with the Standards.
- Should - A recommended practice

- 2 -

DRAWINGS AND SPECIFICATIONS

The work shall be carried out to the true intent and meaning of the drawings and specifications.

Materials shown but not specified must be of a kind most commonly used for the service they are intended to perform.

Only items shown on the appropriate plan bearing its Job Number shall apply whether or not they are included in the specifications.

Figured dimensions must always be taken in preference to scaled dimensions. Large scale drawings shall take precedence over small scale drawings.

Additional work to that shown on the drawings or specification required by either the local authority or lending institution shall be done by the purchaser and the extra cost (if any) of such additional work will be borne directly by the purchaser.

Bracing to all wall framing has been allowed to satisfy the appropriate requirements as defined in NZs 3604. For wind loadings as per Fig 4, Table II and for Earthquake loadings as per Fig 4. Consideration has not been given to local conditions that may experience excessive wind accelerations.

Footings as shown on the plans have been designed assuming a soil bearing pressure 100 KPa or more. It is the responsibility of the purchaser to ensure that the footings are dug into soil having at least that capacity. (See NZs 3604, Section 3).

The site plan provided with these documents has been prepared by the supplier under instructions and information provided by the purchaser. Inaccuracies, errors and/or omissions resulting in delays or further expense are the responsibility of the purchaser.

The minimum foundation height measured between clear ground level and the bottom of the floor joist shall be 450mm.

Snow loads to a maximum of 0.5 KPa. Floor loads to a maximum of 1.5 KPa and terrace loads to a maximum of 2 KPa have been allowed for unless otherwise stipulated.

WORKMANSHIP

It is the purchasers responsibility to ensure the following:

Plumbing, electrical and drainage work is to be carried out by a registered tradesman only in accordance with the best trade practices and in conformity with the requirements of all associated regulations and by - laws.

SPECIFICALLYPlumbing, Drainage

- Shall conform with Draining and Plumbing Regulations and to the satisfaction of the Health Inspectors.

Electrical

- Wiring and circuit work shall conform with the Electrical Wiring Regulations and amendments and the Fire Underwriter's Association Regulations to the satisfaction of the local Electric Power Board.

- 3 -

All timber work shall be framed, trussed, braced and assembled in a workman - like manner and in accordance with normal trade practice. All materials are to be laid to their various levels and constructed in a tradesman - like manner to make the whole works a sound construction.

Work generally shall be in accordance with the best trade practice, and this shall be deemed to include those methods, practices and processes contained in current syllabuses for the New Zealand Trade Certificates in Carpentry, Joinery and Timber Machining.

All work shall be carried out to the satisfaction of the Local Authority Inspectors and/or the Lending Institution.

MATERIALS

The species, grade, sizes and finish, preservative treatment, moisture content, types and methods of manufacture and other relevant characteristics of timber and wood based products shall be approved as suitable for their end use. Other building materials shall be those normally used in residential construction and manufactured to meet the relevant standard applicable.

Subject to the provisions and amendments on NZS 3604, framing timber, its usage, specie and grade shall comply with NZS 3631. Other timbers and wood based products should generally comply with NZS 3602.

Timber and wood based products differing from those specified in the New Zealand Standards mentioned herein may be substituted with suitable alternatives that have been tested and approved by the Building Research Association of New Zealand, the Forest Research Association or similar organisation, but only with the approval of the Local Authority.

SUBFLOOR FRAMING

Senton Piles	Tan H5	125 x 125
Bearers	Rad No.1 H3 MG	150 x 50
Floor Joists	Rad No.1 H1 MG	200 x 50
Boundary Joists	Rad No.1 H MG	200 x 50, 200 x 25
Solid Nogs	Rad H1 MG	200 x 50
Particle Board Nogs	Rad H1 MG	69 x 47
Particle Board Flooring		3600 x 1800 x 20
Concrete Footings		17.5 MPa

INSULATION

Roof:	R 1.6 ceiling batts
Walls:	R 1.6 wall batts
Floor:	Double sided perforated reflective insulation

- 4 -

GENERAL FRAMING

Rad No. 1 BT MG

Load bearing walls
100 x 50 studs at 600 cr

Non load bearing walls
75 x 50 studs at 600 cr

Roof cladding - GALV. CORRUGATED IRON ROOFING.

Exterior Wall Cladding - ~~BOARD & BATTEN~~ CEDAR PLYLAP. - Not included in Westwood Supply

Rainwater Disposal System - Underground pipe to ~~drain~~
natural water course.

WESTWOOD BRACING CALCULATIONS

ROOF TYPE: ~~Light/Heavy~~
 ROOF PITCH: ~~4:12~~ ~~5:12~~ ~~6:12~~ ~~60°~~
 STOREY: ~~Single or Uppermost~~ ~~Lower of two or Middle of three~~ ~~Lower of three~~ **With Attic**

WIND AREA: ~~High/Medium/Low~~ **LOW**
 EARTHQUAKE ZONE: ~~A/B/C~~
~~ROOF OR BUILDING LENGTH~~
~~ROOF OR BUILDING WIDTH~~
~~GROSS ROOF OR BUILDING PLAN AREA~~
 EARTHQUAKE: B.U.'s ALONG AND ACROSS
 WIND: B.U.'s ALONG
 WIND: B.U.'s ACROSS

ROOF :		
	Height (m.)	slope
ALONG	2.6	50°
ACROSS	5.2	50°

11 + 26
11 + 52

W = 37/63 B.U.'s/m
 E = 2 B.U.'s/m
 BL = 9.0 m
 BW = 8.7 m
 GPA = 57.7 m²
 E x GPA = 2 x 57.7 = 115.4 B.U.'s
 W x BW = 37 x 8.7 = 321.9 B.U.'s *
 W x BL = 63 x 9.0 = 567 B.U.'s *

ADDRESS: WAIKARETU VALLEY ROAD
 R.D.5. TUAKAU.

JOB NO.:
 PLAN NO.: KAHIKATEA.
 STOREY: GROUND FLOOR (WITH ATTIC)
 ROOF: PITCH: 50°
 STYLE: GABLE
 COVER: IRON.

1 Total BU's Required	2 Wall Line		3 Wall Bracing Elements Provided				8 BU's Provided		
	Label	Minimum BU's Required	Label no	Type	Rating BU's/m	Length (m)			
ALONG	A	75	1	1	42	1.8	75.6		
			2	1	42	1.8	75.6		
	SUB-TOTAL						151.2		
	B	70	3	2	62	1.8	111.6		
			SUB-TOTAL						111.6
	C	75	4	1	42	2.0	84		
			SUB-TOTAL						84
	D		SUB-TOTAL						
			SUB-TOTAL						
	E		SUB-TOTAL						
SUB-TOTAL									
321.9 TOTAL		220	TOTAL				346.8		

1 Total BU's Required	2 Wall Line		3 Wall Bracing Elements Provided				8 BU's Provided	
	Label	Minimum BU's Required	Label no	Type	Rating BU's/m	Length (m)		
ACROSS	L	87	5	1	42	2.4	100.8	
			6	1	42	3.0	126	
			7	1	42	1.8	75.6	
	SUB-TOTAL						302.4	
	M	70	8	2	62	1.8	111.6	
			SUB-TOTAL					
	N	72	9	10	83	1.076	89.30	
			10	10	83	1.00	83	
	SUB-TOTAL						172.3	
	O		SUB-TOTAL					
SUB-TOTAL								
P		SUB-TOTAL						
		SUB-TOTAL						
567 TOTAL			TOTAL				586.3	

N. S. CHANDLER

Consulting Engineer & Property Consultant

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Greenlane
Auckland, NZ.
Phone (09) 520-6809

CALCULATION SHEET

JOB: Westwood 127W

PAGE No.

CALCS FOR:

DATE: 10/12/90

DESIGNED: *mu*

Kahi Kaha Standard Plan

Roofing

Roof

$$\begin{aligned} LL &= 0.25 \text{ kPa} \\ DL &= 0.40 \\ \hline &= 0.65 \text{ kPa} \end{aligned}$$

Walls

$$\begin{aligned} LL &= 1.5 \text{ kPa} \\ DL &= 0.5 \\ \hline &= 2.0 \text{ kPa} \end{aligned}$$

Walls
Ext

$$DL = 0.8 \text{ kN/m}$$

Wind loads

Wind

$$V = 33 \text{ m/s}$$

$$S = 1$$

$$C_e = 0.74$$

$$V_e = 1 \times 0.74 \times 33 = 24.42 \text{ m/s}$$

$$F = 0.613 \times 24.42^2 \times 1.5 \times A$$

$$\begin{aligned} \text{Area above base} &= 8.6 \times 2.4 + \frac{1}{2} \times 7.5 \times 1.6 + 3.8 \times 1.5 \\ &\quad + 4 \times 2 \\ &= 37.12 \end{aligned}$$

$$\begin{aligned} \text{Base } M = 0.67, \quad A &= 37.12 + 8.6 \times 7 = 47.14 \text{ m}^2 \\ \text{" } = 1.2, \quad A &= 37.12 + 8.6 \times 15 = 50.02 \\ \text{" } = 1.8, \quad A &= 37.12 + 8.6 \times 2.1 = 55.18 \text{ m}^2 \end{aligned}$$

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CALCULATION SHEET

JOB: *Wetwood 127W*

PAGE No.

2

CALCS FOR:

DATE:

DESIGNED:

$$\begin{aligned}
 h = .67 & \quad F = 23.66 \text{ KN} \\
 = 1.2 & \quad = 27.43 \text{ KN} \\
 = 1.8 & \quad = 30.26 \text{ KN}
 \end{aligned}$$

Semi

u

$$\begin{aligned}
 \text{Roof} & : 0.40 \times 8.5 \times 6 \times \frac{1}{85} = 24.28 \text{ KN} \\
 \text{Wall} & : 0.5 \times (47.7 + 8.5 \times 3.8) = 35.06 \text{ KN} \\
 \text{Walls} & : \frac{0.8 \times 2 \times (8.7 + 5)}{0.8 \times 2 \times (3.8 + 5)} = 39.20 \text{ KN} \\
 & \quad \quad \quad \underline{98.54 \text{ KN}}
 \end{aligned}$$

$$\begin{aligned}
 C_d & = .1 \times 1 \times 2 \\
 & \Rightarrow .2
 \end{aligned}$$

$$\begin{aligned}
 V & = 2 \times 98.54 \\
 & = 197.08 \text{ KN} \quad \text{Wind or kinetic}
 \end{aligned}$$

<i>Base ht</i>	<i>Wind</i>	<i>Load/ft</i>	<i>Redledge</i>	<i>Design Depth</i>
0.67	23.66	1.18 KN	0.37	0.85 m
1.20	27.43	1.37 KN	0.52	1.00 m
1.80	30.26	1.51	0.65	1.10 m

The fixing of the piles to the bearers as shown on the attached plans is in accordance with cl 4.5.7.1(b) of NZS 3604:1984 with an implied capacity of 6kN. The foundations have been specifically designed with a design horizontal load per pile less than this figure. All lateral support at foundation level is provided by the cantilevered action of the piles and no subfloor bracing is required.

W. M. M. M.

Registered Engineer

WESTWOOD cantilever piles HOMES

This foundation system has been designed as a cantilever pile system as per the enclosed engineer calculations.

The system uses pile embedment of all the piles to provide the required horizontal subfloor support to the building.

Therefore no subfloor bracing is required.

NZS:3604. 84

#4.5.7.1b

- CANTILEVERED PILES. THE FIXING OF A BEARER TO A CANTILEVERED PILE SHALL BE AS SHOWN IN FIG. 13 OR AN ALTERNATIVE FIXING OF 6 KN SHEAR CAPACITY.

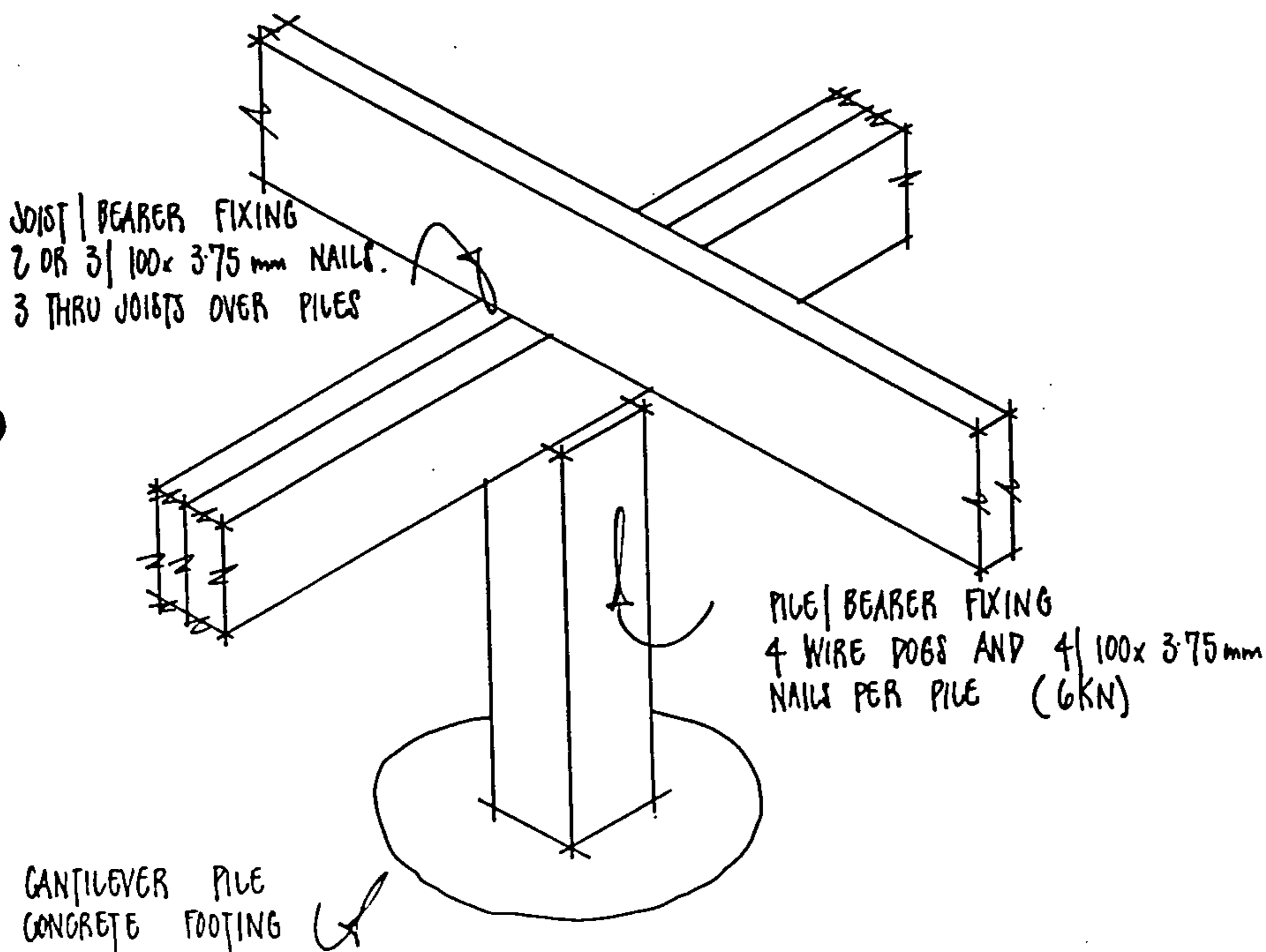


Fig. 13

N. S. CHANDLER

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Auckland, NZ.
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CALCULATION SHEET

JOB:

CALCS FOR:

DATE:

PAGE No.

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DESIGNED:

② Joints supporting load bearing walls & left framing
Load to joist

Roof: $0.65 \times \frac{1}{2} (2.1 + 3.9) = 1.95 \text{ KN/m}$

Walls: $2 \times 0.8 = 1.6$

Flour: $2 \times 0.6 = 1.20$

Flour: $2 \times \frac{1}{2} \times 3.7 = 3.70$

8.45 KN/m

$span = 2.875'$

dia $b = 294$

$d_1 = 274$

$d_2 = 242$

1mg 4 / 200 x 50 joist

$d_1 = 185$

$d_2 = 187$

Use 4 / 200 x 50 joist
to support load bearing
wall

OR INTERMEDIATE PILES SUPPLIED
INSTEAD. ✓

N. S. CHANDLER Consulting Engineer & Property Consultant P.O. Box 17-006 Greenlane Auckland, NZ. Phone (09) 520-6809	JOB: <u>Westwood 127W</u>	PAGE No. <u>4</u>
	CALCS FOR:	DESIGNED:
CALCULATION SHEET	DATE:	DESIGNED:

③ Kidder beam

UDL

Roof: $0.65 \times \frac{1}{2} \times (3.2 + 1.75) = 1.61 \text{ kN/m}$

Wall: $\frac{1}{2} \times 0.8 = 1.60$

Flux: $2 \times \frac{1}{2} = 3.7 = 3.70$

6.91 kN/m

span = 2.810

For $b = 97$

$d_1 = 232$

$d_2 = 215$

Use 250 x 100 ✓

④ Ridge Beam

UDL = $0.65 \times 3 = 1.95 \text{ kN/m}$

span = 5.810

For $b = 47$ d_1 (strength) = 360

d_2 (defn) = 368

Try $b = 94$

$d_1 = 255$

$d_2 = 292$

Use 250 x 100

N. S. CHANDLER

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Greentane
Auckland, NZ.
Phone (09) 520-6809

CALCULATION SHEET

JOB:

PAGE No.

CALCS FOR:

5

DATE:

DESIGNED:

OK

gls br

$$b = 80$$

$$d_1 = 108$$

$$d_2 = 109$$

Use 270 x 80 gls br
purlin beam ✓



Please address all correspondence to
the Chief Executive.

Our Ref: 6321/086/05

Your Ref: -

Enquiries To: Mr M Lynch

8 March 1991

The Branch Manager
National Bank of NZ
George Street
TUAKAU

COPY TO: Mr and Mrs D Walkley
Waikaretu Valley Road
R D 5
TUAKAU

original by hand Mac

D E and D L Walkley - Waikaretu Valley Road

I have examined the enclosed layout plans for a house to be built for Mr and Mrs Walkley Waikaretu Valley Road from a kitset supplied by Westwood Homes.

Provided the construction proceeds in accordance with N.Z.S.S 3604: 1984 I consider that this would provide satisfactory accommodation for Debby and her family.

The urgent relief of her plight in her present unsatisfactory accommodation is stressed as it in no way complies with the Housing Improvement Regulations 1947 nor our Building Bylaws.

Yours faithfully
M. Szabo
CHIEF EXECUTIVE

A handwritten signature in cursive script, appearing to read "Mac Lynch".

Per ... Mac Lynch
BUILDING INSPECTOR
ML:TMA

i/b/6321/086.05