

ROTORUA DISTRICT COUNCIL

BUILDING PERMIT

Owner: **G. Boyle**

Builder: **Lockwood Home s**

Type of Work: **Dwelling**

Valuation No.: **655/959/3**

Permit No.: **J035586**

Appn. No.: **116978**

INSPECTIONS

Date: **4/3/81**

DATE

4/3/81

Seting as per plan
footings as per plan

File excavation o. r.

1/10/81

Completed

✓



BC

J035586

5 Beryl Pl Street Lot **121** DPS **20544** Section _____ Block _____

BUILDING APPLICATION FORM

Received 20.2.81
Application No. 116978
Date 19

TO THE ENGINEER

I hereby apply for permission to erect, ~~repair, alter, extend, demolish, remove a building~~ at No. 5

Beryl Place for
(address)

Mr/Mrs Graham Boyle of C/- Lockwood Buildings P.O. Box 1349
(owner) (address) Rotorua

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND

Val. Roll No. <u>655/959/3</u>	Lot No. <u>121</u>	Area <u>79.2 m²</u>
Checked _____ clerk	D.P. No. <u>20544</u>	Frontage <u>18.01 m</u>
	Zoning _____	Depth <u>44.14</u>

PARTICULARS OF USE OF BUILDINGS

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose, i.e., shop, factory, dwelling, office, carport, etc.).

DWELLING

Area of ground floor <u>88.0 m²</u>	Estimated value
Gross floor area _____	Building work <u>\$23875-00</u>
Area of accessory buildings _____	Plumbing & Drainage <u>\$2000-00</u>
	Total <u>\$25875-00</u>

Owner _____ (Signature) Builder's name Lockwood Homes Ltd
(Please Print)
Signature B. L. Wallace
Address C/- Lockwood Buildings Ltd P.O. Box 1349 Address Fairy Springs Rd Rotorua
Phone No. 85184 Phone No. 85119

FOR OFFICE USE ONLY

Application checked and approved by:			Issue of Permit Approved		
Building Inspector <u>[Signature]</u>	Health Inspector <u>[Signature]</u>		<u>[Signature]</u> Engineer		
Date _____	Date <u>27/2/81</u>				
Town Planning Officer <u>DN</u>	Dangerous Goods Inspector _____		Date <u>2-3-81</u>		
Date <u>25/2/81</u>	Date _____				
Plumbing & Drainage Inspector <u>[Signature]</u>	Water Inspector _____		Comments _____		
Date <u>2/3/81</u>	Date _____				
Structural Engineer _____	Fire Prevention Officer _____				
Date _____	Date _____				
Geothermal Inspector <u>[Signature]</u>	General Inspector <u>KRD</u>				
Date <u>2-3-81</u>	Date <u>27/2/81</u>				

SUBJECT	APPLN. No.	PERMIT No.	DATE	VALUE	FEE
Building		<u>5035586</u>		<u>\$23875</u>	<u>\$99-00</u>
Plumbing & Drainage				<u>\$</u>	<u>\$70-00</u>
Water Connection				<u>\$</u>	<u>\$</u>
Damage Deposit <u>Refunded check 1679, 24/4/81 KRD</u>				<u>\$</u>	<u>\$100-00</u>
Vehicle Crossing				<u>\$</u>	<u>\$90-00</u>
Sewer Connection				<u>\$</u>	<u>\$</u>
Stormwater Discon.				<u>\$</u>	<u>\$</u>
Water Disconnection				<u>\$</u>	<u>\$</u>
Building Research Levy				<u>\$</u>	<u>\$26-00</u>

TOTAL: \$385-00

Development Contribution
(S.294 Local Government Act 1974)
(see scale of fees on back)

Receipt No. 2347
Date 3-3-81

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT
according to the Estimated Value of Work

Estimated Value of Work	Fees	Estimated Value of Work	Fees
	\$		\$
Not exceeding \$200	6.00	Over \$18,000 and not exceeding \$20,000	83.00
Over \$200 and not exceeding \$1,000	11.00	Over \$20,000 and not exceeding \$25,000	99.00
Over \$1,000 and not exceeding \$1,200	14.00	Over \$25,000 and not exceeding \$30,000	116.00
Over \$1,200 and not exceeding \$1,400	16.00	Over \$30,000 and not exceeding \$35,000	132.00
Over \$1,400 and not exceeding \$1,600	18.00	Over \$35,000 and not exceeding \$40,000	149.00
Over \$1,600 and not exceeding \$1,800	20.00	Over \$40,000 and not exceeding \$50,000	171.00
Over \$1,800 and not exceeding \$2,000	22.00	Over \$50,000 and not exceeding \$60,000	193.00
Over \$2,000 and not exceeding \$2,500	25.00	Over \$60,000 and not exceeding \$70,000	215.00
Over \$2,500 and not exceeding \$3,000	27.00	Over \$70,000 and not exceeding \$80,000	237.00
Over \$3,000 and not exceeding \$3,500	29.00	Over \$80,000 and not exceeding \$90,000	259.00
Over \$3,500 and not exceeding \$4,000	31.00	Over \$90,000 and not exceeding \$100,000	281.00
Over \$4,000 and not exceeding \$5,000	35.00	Over \$100,000 and not exceeding \$120,000	303.00
Over \$5,000 and not exceeding \$6,000	38.00	Over \$120,000 and not exceeding \$140,000	325.00
Over \$6,000 and not exceeding \$7,000	41.00	Over \$140,000 and not exceeding \$160,000	347.00
Over \$7,000 and not exceeding \$8,000	44.00	Over \$160,000 and not exceeding \$180,000	369.00
Over \$8,000 and not exceeding \$9,000	48.00	Over \$180,000 and not exceeding \$200,000	391.00
Over \$9,000 and not exceeding \$10,000	51.00	Over \$200,000 and not exceeding \$240,000	435.00
Over \$10,000 and not exceeding \$12,000	57.00	Over \$240,000 and not exceeding \$280,000	479.00
Over \$12,000 and not exceeding \$14,000	63.00	For every \$40,000 or part thereof in excess	
Over \$14,000 and not exceeding \$16,000	70.00	of \$280,000 an additional fee of	22.00
Over \$16,000 and not exceeding \$18,000	76.00		

BUILDING RESEARCH LEVY

A building research levy based upon \$1 per \$1,000 or part thereof of total permit value requires to be paid.

Permits of a lesser value than \$3,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building By-laws wherein the requirements regarding drawings are stipulated.
Any applications not complying will not be accepted.
It is an offence to start building work before a permit is issued.
All plans must be drawn to scale.

DAMAGE DEPOSIT

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor, or applicant, as the case may be.

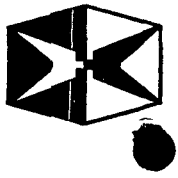
The amount is to be regarded purely as a deposit and will be refunded or adjusted upon application, at the completion of the work.

SITING OF BUILDINGS

It shall be the responsibility of the Owner of the land and the Builder to ensure that siting of all buildings, conforms with the requirements of the District Planning Scheme and the Building By-laws.

SEWER CONNECTIONS

Builders are reminded of their responsibility to have due regard to the levels of Council's sewer (and stormwater drainage if applicable) before construction of a building commences. In the event of a building being constructed too low for proper falls to be obtained expensive alterations to plumbing, or even recourse to pumping, may be required. Sewer levels can be obtained from the District Engineers Office, Depot Street.

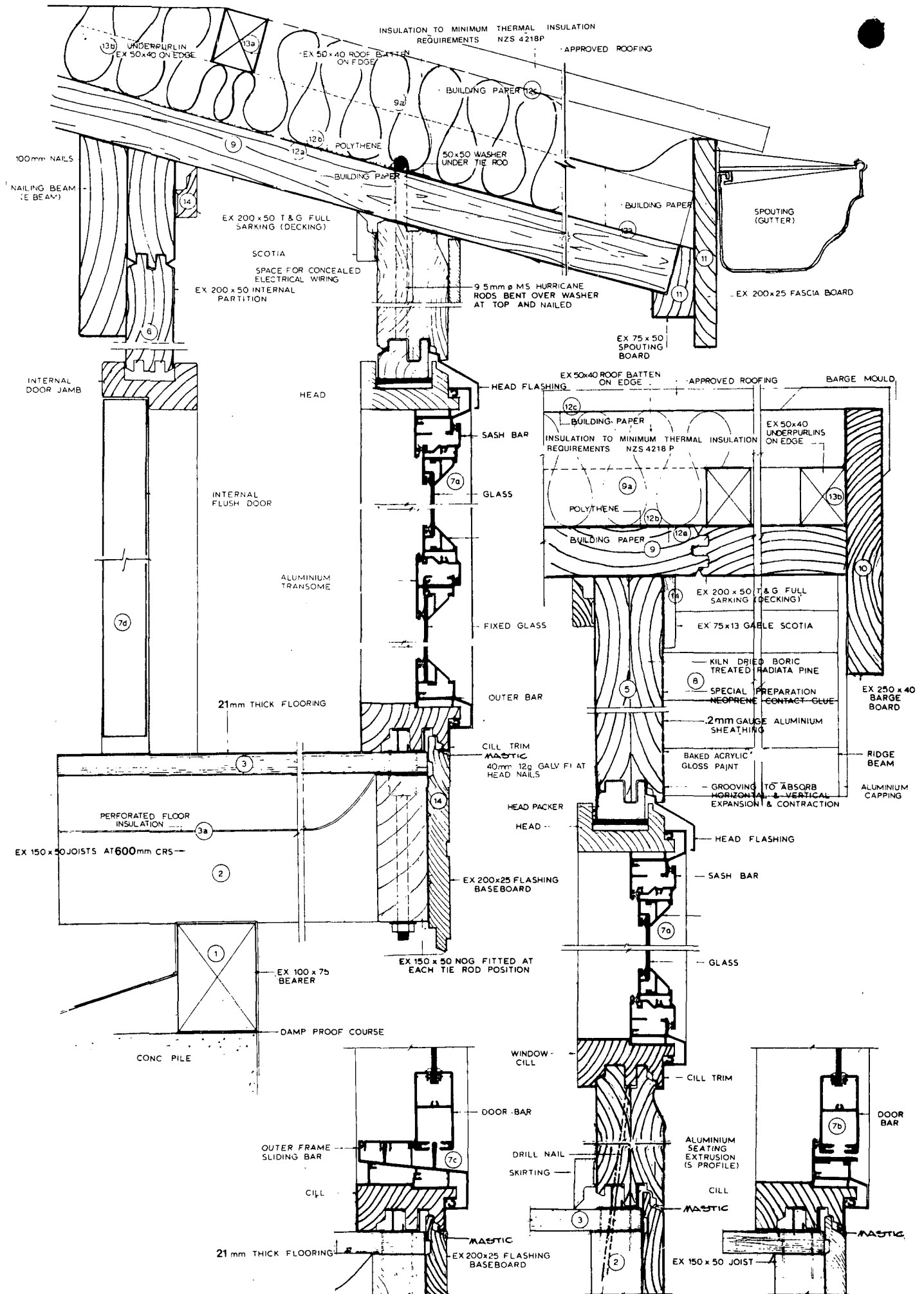


LOCKWOOD STANDARD SPECIFICATION

For Lockwood Components 1 - 16

1. BEARERS: Ex 100mm x 75mm BORIC treated Radiata Pine (No. 1 framing grade)
2. FLOOR-JOISTS: Gauged ex 150 x 50mm BORIC treated Radiata Pine (No. 1 framing grade)
3. FLOORING: 21mm thick, high density particle board, treated for weather resistance. If particle board is unavailable, other suitable materials shall be supplied as a substitute.
4. ALUMINIUM ALLOY INTERLOCKING EXTRUSIONS (refer to diagram), incorporating P.V.C. "Thermo-joint" and finished with "White thermo-setting" polyester resin coating, electrostatically applied.
5. EXTERIOR WALL PLANKS:
 - (a) SUPERLAMINA ALUMINIUM SHEATHED 62mm thick constructed from two 200mm x 38mm or one 200mm x 50mm and one 200mm x 25mm Lockwood grade, BORIC treated, kiln dried, Radiata Pine Boards finger jointed where necessary to eliminate major timber defects, laminated with UREA-FORMALDEHYDE, water resistant adhesive or Crosslinked P.V.A. waterproof adhesive then sheathed with aluminium with a white baked Acrylic gloss finish, consistency of colour subject to manufacturing processes, guaranteed for 10 years against chipping, peeling and blistering. The interior of the board is sealed with a water-repellent solution.
 - (b) SUPERLAMINA REDWOOD. 62mm thick constructed from one 200 x 40 BORIC treated and one 200 x 25 Lockwood grade boards, Tanalith treated kiln dried Radiata Pine, finger jointed where necessary to eliminate major timber defects, with Urea-Formaldehyde water resistant adhesive, and one 200 x 10 California Redwood clear heart grade, kiln dried, laminated with Resorcinol waterproof adhesive. The board is dipped in a water repellent solution after dressing and pre-cutting.
 - (c) SUPERLAMINA PINE: 62mm thick constructed from one 200 x 40mm BORIC treated and one 200 x 40mm TANALITH treated Kiln Dried Lockwood grade Radiata Pine boards, finger jointed where necessary to eliminate major timber defects, laminated with urea-Formaldehyde water resistant adhesive.
6. INTERIOR WALLS: Ex 200mm x 50mm (43mm) thick Lockwood grade Radiata Pine, BORIC treated, finger jointed where necessary to eliminate major timber defects, dipped after dressing in a water repellent solution. Where interior walls are exposed to the outside, they shall be lined with an approved material such as vertical shiplap TANALITH treated timber.
7. JOINERY: Aluminium joinery coated with thermo-setting polyester resin with added Olive pigmentation electrostatically applied to a minimum specification of 40 microns on all visible surfaces, complete with timber sub-frame of ex 100mm x 50mm finger jointed TANALITH treated, kiln dried, Radiata Pine, weather primed. Double glazing optional. All window glass 4mm thick. Doors glass 5.5mm thick drawn plate.
 - (a) Aluminium awning hung sashes glazed with a vinyl glazing strip.
 - (b) Exterior outward hanging doors: Aluminium door and frame complete with hardware.
 - (c) Exterior sliding doors: either panel sliding. Available with window combinations as illustrated, complete with hardware.
 - (d) Exterior outward hanging doors: Cedar or TANALITH treated finger jointed pine primed complete with hardware pre-hung in timber sub-frame ex 150mm x 50mm TANALITH treated, kiln dried, Radiata Pine, weather primed.
 - (e) Interior doors: Flush, varnish quality, ready hung in a 100mm x 50mm BORIC treated, Radiata Pine, finger jointed, weather primed frame. Hardware and furniture fitted.
 - (f) Wardrobe doors (where indicated on plan): —
Hanging: Pine framed core sheathed with tempered hardboard hung in an ex 100mm x 50mm kiln dried Radiata Pine frame.
Sliding: As in (e) above. Fitted to approved track.
8. ROOF SUPPORTING BEAMS:
 - Type A: Finished 387 x 88 being 9 laminate ex 100mm x 50mm BORIC treated finger jointed Radiata Pine. Spans up to 7.9m with lightweight roofing.
 - Type B: Finished 258 x 88 being 6 laminate ex 100mm x 50mm BORIC treated finger jointed Radiata Pine. Spans up to 5.4m with lightweight roofing.
 - Type C: Finished 215 x 88 being 5 laminate ex 100mm x 50mm BORIC treated finger jointed Radiata Pine. Spans up to 4.2m with lightweight roofing.
 - Type H: Finished 185 x 88 being 3 vertical laminates ex 200 x 40 BORIC treated finger jointed Radiata Pine spans up to 3.4 metres with lightweight roofings.
9. FULL ROOF SARKING (decking): Same as interior walls (refer to No. 6) or when Pinus Radiata species is not available, Douglas Fir or other suitable substitute will be used, correctly treated, kiln dried, dipped after dressing in a water repellent solution.
10. BARGE BOARDS: Ex 200mm x 40mm or 250mm x 40mm merchant grade TANALITH treated kiln dried Radiata Pine (finger jointed where necessary to eliminate major timber defects).
11. SPOUTING BOARDS: Ex 150mm x 25mm or 200mm x 25mm Rimu or Pine TANALITH treated finger jointed and 75mm x 50mm dressing grade TANALITH dried Radiata Pine finger jointed.
12. BUILDING PAPER:
13. (a) ROOF BATTENS: 50mm x 40mm TANALITH or BORIC treated Radiata Pine (random lengths.)
(b) UNDERPURLINS: 50mm x 40mm TANALITH or BORIC treated Radiata Pine (random lengths.)
14. FINISHING MATERIALS: Scotia and skirting kiln dried Radiata Pine or O.B. Rimu finger jointed, depending on timber availability, cappings kiln dried Radiata Pine, flashing baseboards kiln dried, dressing grade, TANALITH treated Radiata Pine, or B type Rimu, or other approved finger jointed material depending upon availability. Shelving kiln dried Radiata Pine finger jointed. Wardrobe rails 19mm galvanised pipe.
15. PILLARS & STIFFENERS: Finished 86mm x 86mm square, 3 ex 100mm x 40mm or 5 ex 100mm x 25mm finger jointed laminates, BORON, BOLIDEN or TANALITH treated Radiata Pine.
16. CAULKING COMPOUND & TIE RODS

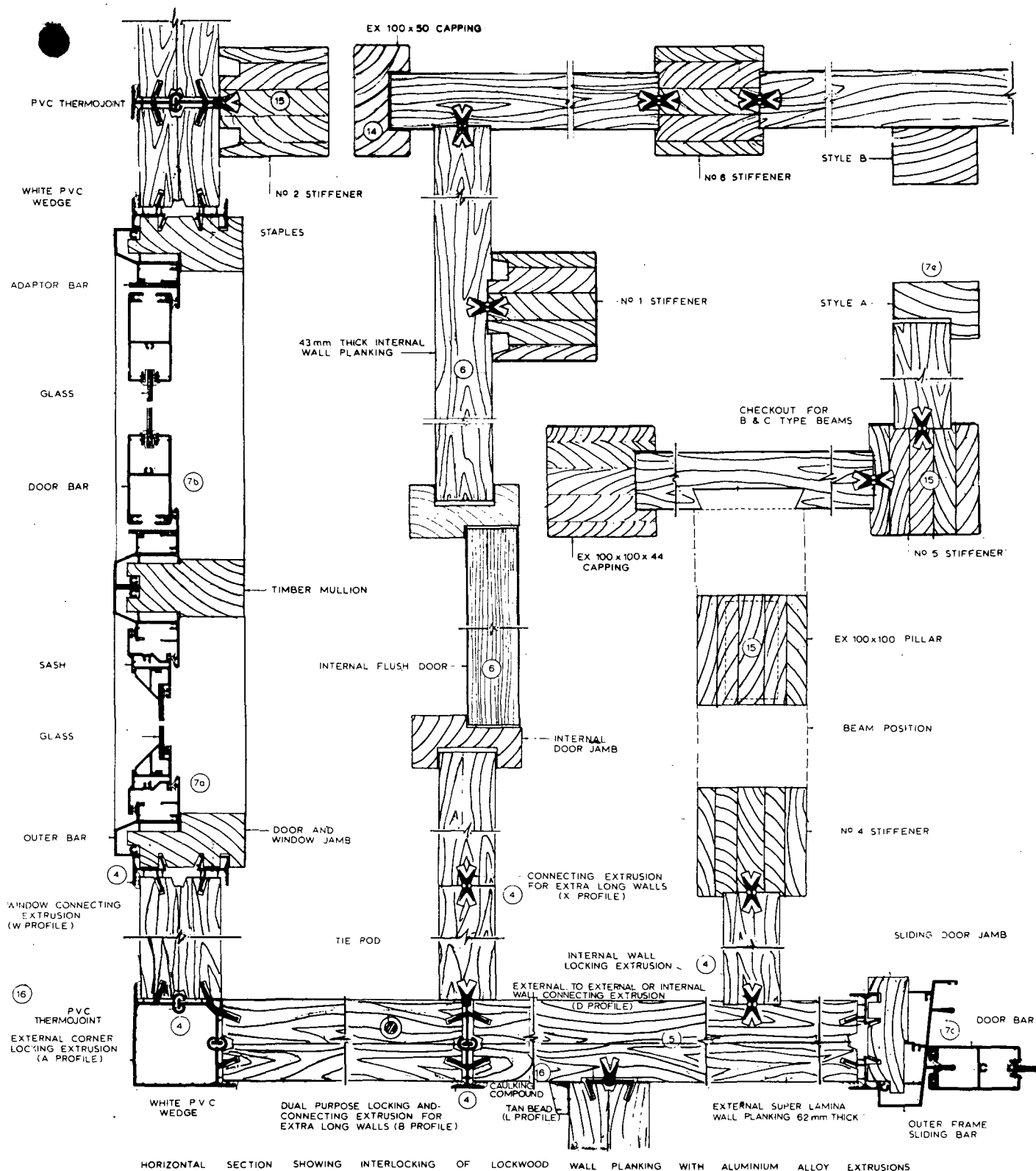
Specification and design subject to alteration without notice



VERTICAL SECTION SHOWING INTERLOCKING OF LOCKWOOD COMPONENTS

DEVELOPMENT CONTRIBUTION:

If you are contemplating a residential development which comprises 3 or more new units, or 2 or more additional units, or an industrial or commercial development the value of which exceeds \$100,000, in addition to any other fees you will be liable to make a development contribution to the Rotorua District Council. If your proposal comes within this levy you are advised to contact the District Town Planning Department for further information.



These are benefits normally included in total contract prices for "Lockwood" buildings, at no extra cost:

1. Lockwood solid wall construction;
2. Aluminium sheathing of external walls (for maximum durability): Paint film guaranteed for 10 years against chipping, peeling and blistering.*
3. Reduced construction time.
4. Internal walls of natural timber with synthetic varnish finish with expected minimum durability of 25 years and corresponding elimination of maintenance;
5. Sloping or flat ceilings with exposed beams and "spacious living" design;
6. Extra earthquake and shock-resistance of the Lockwood interlocking system;
7. Special Lockwood gable frame with glazing to ceiling height.

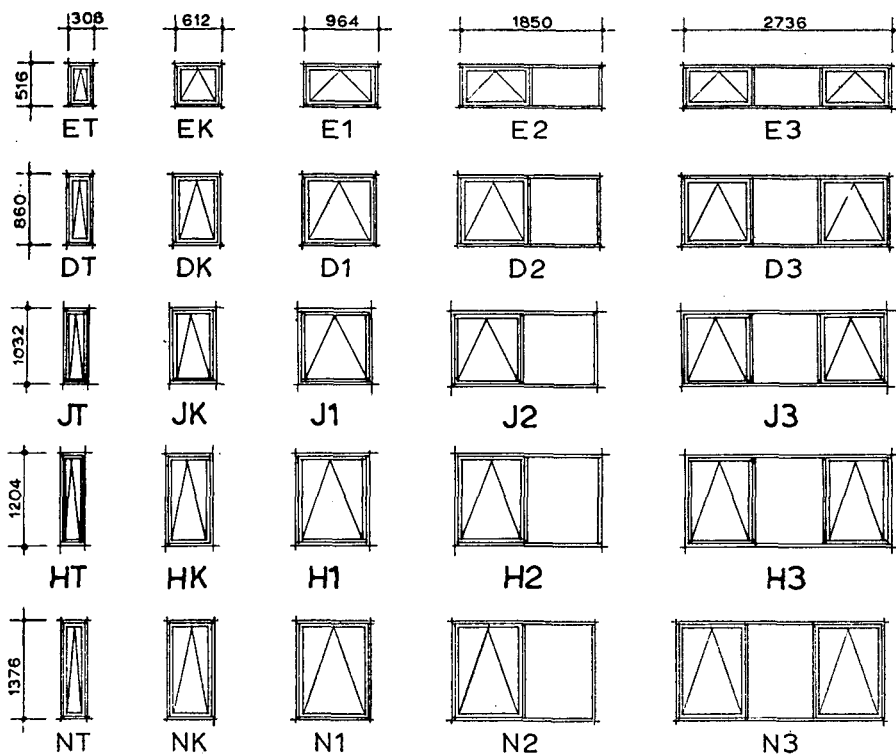
Use the Lockwood method for any building. The Lockwood system is ideally suited for all kinds and sizes of buildings.

DOMESTIC: New homes (including holiday houses, farm cottages, etc.) from 20 to 90 sq. metres and over. COMMERCIAL: Flats, motels, offices, shops, tea-rooms, restaurants, etc. INSTITUTIONAL: Halls, school classrooms, club rooms, churches, ski lodges, etc. VERTICAL PARTITIONING:

Non-modular for commercial use - Lockwood finger jointed grade Radiata Pine, Boric treated.

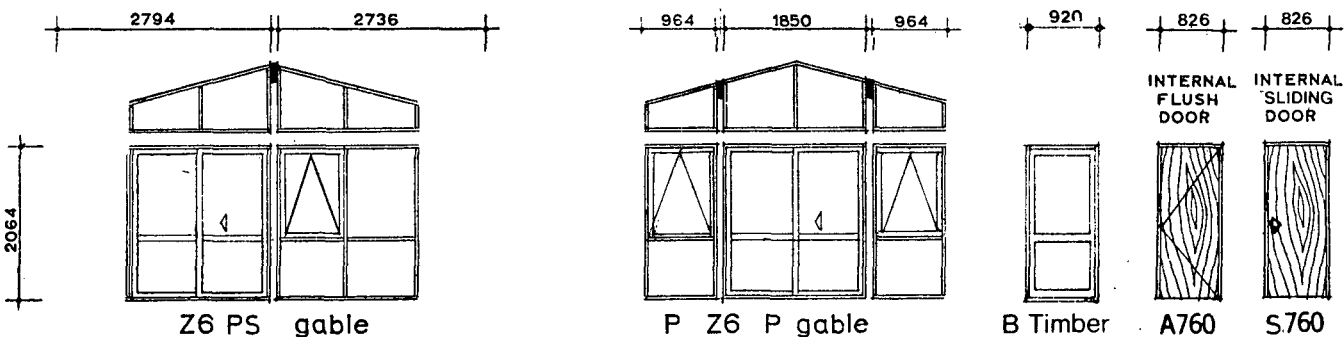
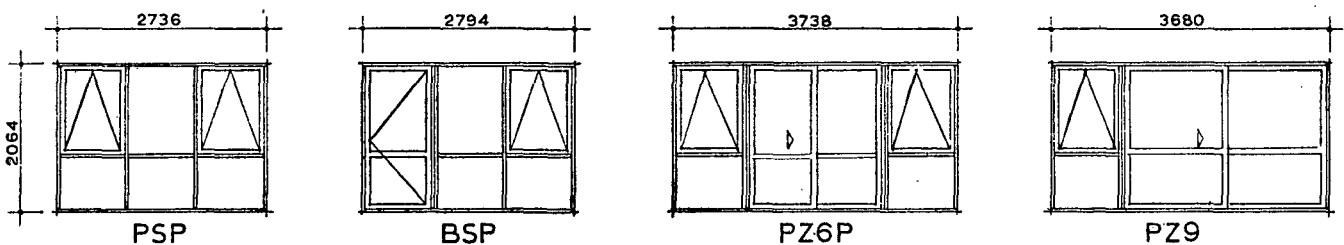
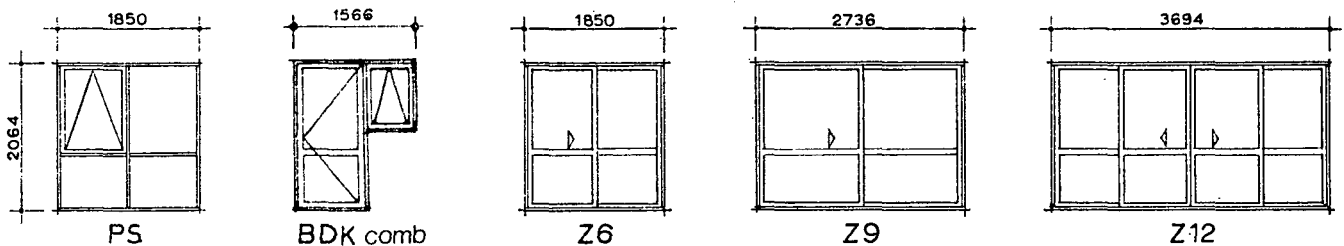
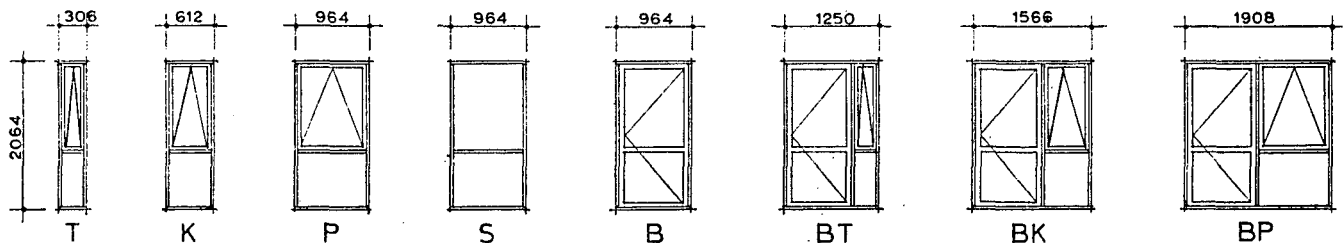
* Conditional on washing down at least twice yearly.

KEY TO CURRENT OVERALL SIZES OF LOCKWOOD ALUMINIUM JOINERY



WHEN CODING DOOR AND WINDOW REQUIREMENTS:

1. VIEW FROM OUTSIDE
2. THE '2064' RANGE IS COMPLETELY FLEXIBLE AND MAY BE COMBINED IN ANY ORDER
3. ANY WINDOW MAY BE OBTAINED WITH FIXED GLASS OR OPENING SASH
4. DIMENSIONS SHOW OVERALL SUBFRAME SIZES
5. a) ALUMINIUM DOORS OPEN OUT ONLY
b) TIMBER DOORS CAN OPEN IN OR OUT AND CAN COMBINE WITH ALUMINIUM JOINERY
6. SLIDER DOORS AVAILABLE WITH OR WITHOUT CRASH RAIL



In general, the quality of material and standard of finish for Lockwood components will be within the limits of this specification, and description per current Lockwood "Technical Data" brochure. Lockwood Buildings Ltd., as manufacturers, do not deal directly with the public, but distribute to appointed Lockwood contractors on a vendor to purchaser basis. Lockwood Buildings Ltd's area of responsibility for structural soundness and performance is limited to the Lockwood components incorporated in the building. Because of the effects of changes in atmospheric conditions and the very nature of timber some contraction in Lockwood planks may occur after erection. Such movement is not detrimental to structural soundness.

LOCKWOOD BUILDINGS LTD., P.O. BOX 1349, ROTORUA, NEW ZEALAND. PHONE 85-184
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