

Enhancing the quality of the environment



ENVIRONMENTAL SERVICES

WANGANUI DISTRICT COUNCIL

APPLICATION

for

P.I.M / Building Consent

This application is for a: (tick the appropriate box)

- Project Information Memorandum - PIM (preliminary application for a Building Consent)
- Building Consent
- Alteration to Approved Plan

BC 11681

(A) Owner

Name: G & C Wills 36751
 Mailing Address: 45 Burtons Rd
 Phone: Fax:

(B) Designer

Name: Initial
 Mailing Address:
 Phone: Fax:

(C) Builder

Name: MORRIS SON
 Mailing Address: 1 Kera Ker ST
 Phone: 3445160 Fax: 3445160
 M.B. 025 243 7078

(D) Craftsman Plumber B Campbell

(E) Registered Drainlayer " "

CONTACT PERSON i.e. A B (C) D E (Circle one)

Project

Description of PROJECT and USE: New Dwelling 4C

Project Location

Street Address/Rural No.: Kai Kokopu Rd.

Durable Life of Project (i.e. 5, 15, 50+ years)

Value of Project Work

(include all labour & materials)

\$ 131,000.00 (Incl. G.S.T)

Consent Fees to be paid by Builder

Code Compliance Certificate to be sent to: Builder

Floor Area of Project

New Residential Dwellings or New Commercial Only 132 m²

Signed by (or on behalf of) the applicant

Signature: [Signature]

owner, builder, plumber, designer, agent (circle appropriate one)

Date: 14/8/97

Office use only

LEGAL DESCRIPTION

WDC Property No. 26132
 Valuation Roll No. 12880-459-02
 Lot(s) 2 DP 79913
 Section Block
 Survey District

FEES APPLICABLE

Building Consent Application	\$ 650.00
Building Consent Issue	\$
P.I.M	\$
Non-Notified Appl. Fee	\$
Prepaid Crossing	\$
Prepaid Sewer Connection	\$
Prepaid Water Connection	\$
Stormwater Connection	\$
Building Research Levy	\$
BIA Levy	\$
Additional Charges	\$

Total Fees (Incl. G.S.T) \$

PTO

The information will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.

101 Guyton Street P.O.Box 637 Wanganui New Zealand Phone 06 345 8529 Fax 06 347 7800

PARKING ANIMAL CONTROL TOWN PLANNING LIQUOR LICENSING BUILDING CONTROL ENVIRONMENTAL HEALTH

Project Details

The project involves the following:

(tick each applicable box, if any, and attach two (2) copies of any relevant information)

- (1) Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings
- (2) New provisions to be made for vehicular access and on-site parking, ie: a new crossing
- (3) Provisions to be made in building over or adjacent to any road or public place, ie: hoardings, signs
- (4) New provisions to be made for disposing of stormwater and wastewater
- (5) Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- (6) New connections to public utilities, ie: new drainage or water connections
- (7) Provisions to be made for any demolition work, ie: the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- (8) Any cultural heritage significance of the building or building site, including whether it is on a marae

Project Documents (provided with this application)

- Plans & Specifications
- (22) Producer Statements (ie: truss design, design review) - specify:
- (23) Other Documents - specify:

Inspections

- (26) By Wanganui District Council
- (27) Other - specify (ie: Design Engineer):

for office use only							
Unit	Checks				Inspections No.	Approved	
	Initials	Date	Initials	Date		Initials	Date
Administration	<i>AK</i>	<i>19/8</i>					
Planning						<i>FB</i>	<i>20/8</i>
Building	<i>AM</i>	<i>21/8</i>				<i>AM</i>	<i>22/8</i>
Other							
Water							
Structural							
Plumbing/Drainage						<i>SM</i>	<i>21/8</i>
Roading							
Health							
Dangerous Goods							
Approved for issue of PIM/Building Consent							
District Building Controller: <i>AM</i>						Date: <i>22 AUG 1997</i>	

Development Checksheet

Residential

Property Address:						
Project:				Site Area:		
	Operative Plan			Proposed Plan		
Rule	Required	Provided	O.K.	Required	Provided	O.K.
Coverage						
Maximum Height						
9m x 9m Triangle						
Front Boundary						
Side Boundary						
Side Boundary						
Rear Boundary						
Separation of Units						
Outdoor Living						
Storage						
Parking						
Access						
Dimensions/ Easements						

Comments: Fine from boundaries - water tank.



Printed: 19/8/1997

G & C WILLS



Wanganui District Council

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Note: This is only Cadastral Information and not a LIM.

Cadastral Information is Derived from Department of Survey and Land Information
Digital Cadastral Database (DCDB) CROWN COPY RIGHT RESERVED



21 AUG 97



ENVIRONMENTAL
SERVICES
WANGANUI DISTRICT COUNCIL

MORRIS & SON LTD
1 KARAKA ST
WANGANUI

FAXED

Dear Sir or Madam

RE : KAIKOKOPU RD
CONSTRUCT NEW RESIDENCE.

I acknowledge receipt of your building application for the above work. A perusal of the plans and specifications raises the following comments.

- Conform type of wall cladding to be used. (AV)

Receipt of your advice regarding the above comments will enable your application to be further considered. Please quote project number 11681.

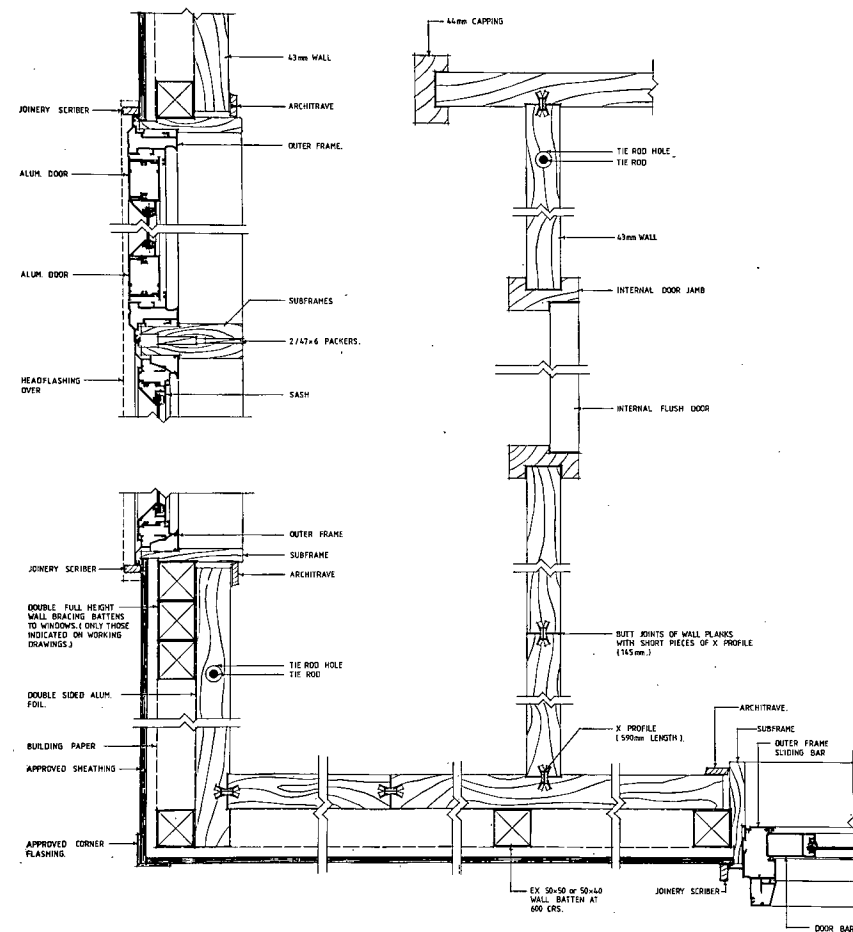
Yours faithfully

Technical Officer

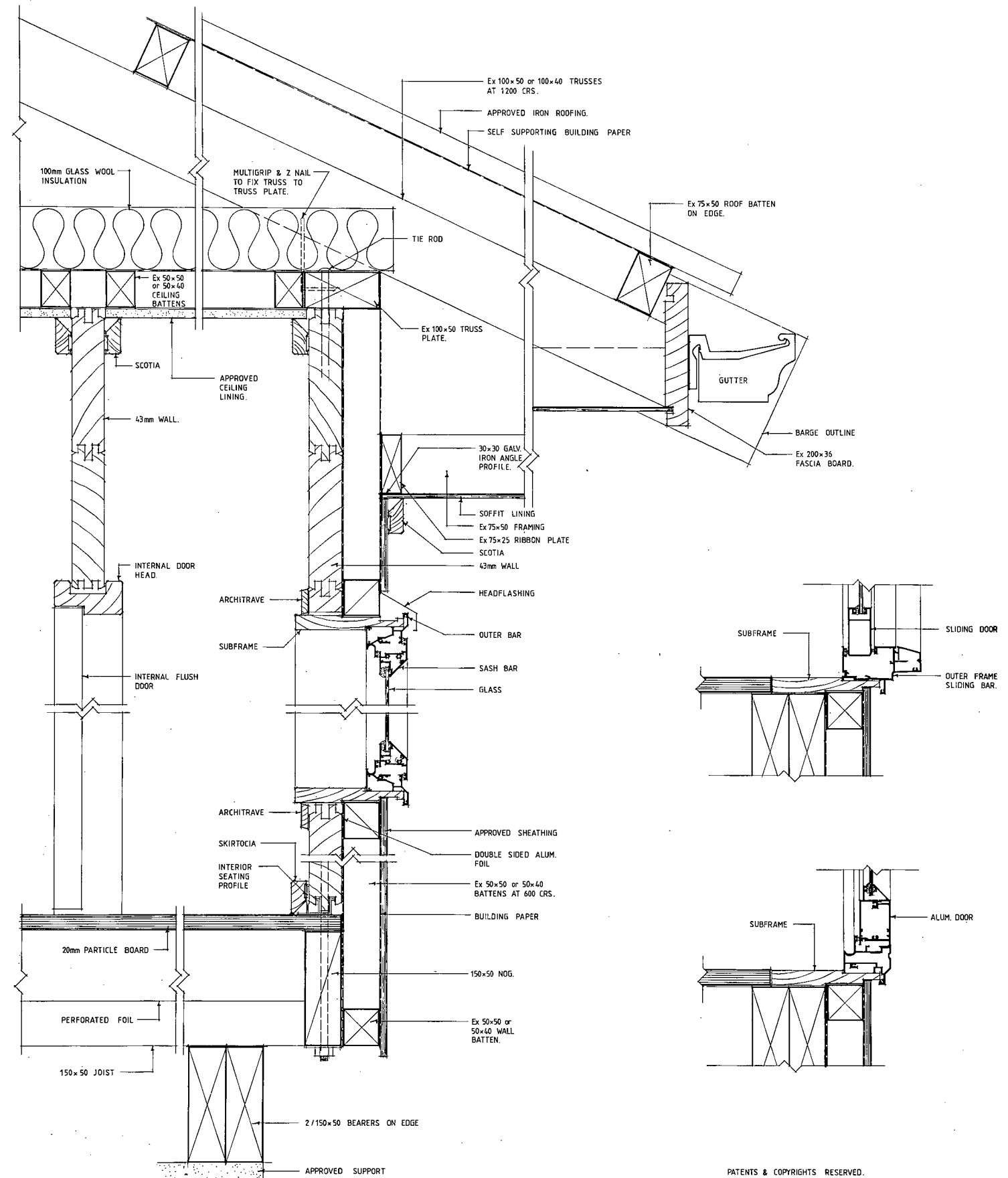
29. SCRIBER: Radiata Pine ex 50mm x 15mm H3 treated kiln dried, fingerjointed, sealed.
30. INTERIOR FINISHING MATERIALS:
 - (a) Scotia, Skirting and Beading
 - (b) Shelving
 - (c) Shelf Battens
 All (a), (b) and (c) Radiata Pine, kiln dried, fingerjointed.
 - (d) Wardrobe rails, 19mm diameter powder coated" steel pipe complete with holders.
31. CEILING: Refer drawings for type.
32. BATH AND LAUNDRY TUB LININGS: Water resistant smooth surface wall boards complete with jointers, edge mouldings and adhesive.
33. INTERIOR FITTINGS: Bathroom vanity units with top and bowl, laundry cupboard with stainless steel tub and kitchen sink bench with stainless steel or formica top and kitchen fittings with prefinished tops. Carcasses are of paint quality with self closing hinges.
34. CEILING INSULATION: Glass wool fibre. Suitable materials will be substituted if glass wool fibre is unavailable.
35. 19mm LINING BOARD: Ex 200mm x 25mm kiln dried, H1 treated.
36. STIFFENERS: Ex 100mm x 100mm laminate, 124mm x 86mm constructed of 3 ex 100mm x 50mm laminates wall stiffener post, H1 treated.
37. HEADPACKERS: Ex 50mm x 50mm radiata pine H1 treated kiln dried.
38. GARAGE COMPONENTS: (When supplied as an enhancement)
 - (a) Ex 100mm x 50mm No.1 framing grade H1 treated Radiata Pine gauged.
 - (b) Lintols (to suit openings), No.1 framing grade H1 treated Radiata Pine gauged. Ex 150mm x 100mm, ex 200mm x 100mm, ex 300mm x 100mm.
 - (c) Plywood bracing panels: 7.5mm standard construction plywood. Installation in accordance with BRANZ appr. cert. N: 224 (1992).
 - (d) 25mm x 1.2mm strapbrace and purpose made tensioners fixed with F.H. galv. nails.
 - (e) Trusses (as per No.14).

NOTE: ITEMS NOT INCLUDED IN THE PURCHASE SHOULD BE STRUCK OUT OF THIS SPECIFICATION.

HORIZONTAL CROSS SECTION OF 'INITIAL' COMPONENTS



VERTICAL CROSS SECTION OF 'INITIAL' COMPONENTS



TIMBER TREATMENT CLASSIFICATION

Hazard Class — H1

Description: Where timber (including plywood) is used out of contact with the ground and in situations which are adequately ventilated and continuously protected from the weather by roofs. This timber preservation is a protection against timber destroying fungus and insect attack in areas other than the tropical countries where white ants and termites are found.

Hazard Class — H3

Description: Where timber (including plywood) may be exposed to the weather but will not be in contact with the ground. Besides preventing fungal decay, this class of treatment protects timbers from attack by white ant, formosan termites, and timber destroying insects as found in tropical countries.

TIMBER PRESERVATIVES

Either of the following timber treatment alternatives may be used subject to availability.

L.O.S.P. — Light organic solvent preservatives Hazard Class H1 and H3. This treatment is applied by double vacuum pressure application, to the timbers.

Boric Hazard Class — H1

This treatment is a method of timber preservation applied by the diffusion process containing boron compounds.

Multi-Salt Hazard Class — H3

This is a treatment using copper chrome arsenate multi-salt timber preservative applied under pressure to the timber.

IMPORTANT INFORMATION

1. Whilst endeavours to ensure that any advice, recommendation, specification or information it may give is accurate and correct, it cannot, because it has no direct control over where or how its products are applied, accept any liability either directly or indirectly, arising from the use of its products, whether or not in accordance with any advice, specification, recommendation or information given by it.

2. In general, the quality of material and standard finish for Initial Homes components will be within the limits of the specification. NZ Building Systems Ltd is the manufacturer of building components. Initial Homes Limited sells components through appointed franchise builders who enter into building contracts with individual building purchasers. Any responsibility of NZ Building Systems Ltd in any area, is confined solely to components supplied by NZ Building Systems Ltd. (Due to changes in atmospheric conditions, movement could occur after construction of the timber components. This has been allowed for in the design of the system.)

3. The basic Initial system for the standard range of plans has been designed for windspeeds up to 50 metres per second to comply with New Zealand Standards 3604. Where topography, elevation or degree of exposure of the building site result in higher windspeeds, special consideration must be allowed for in the design.

4. NZ Building Systems Ltd is continually researching and developing its product range. Therefore, specifications or designs may change without notice.

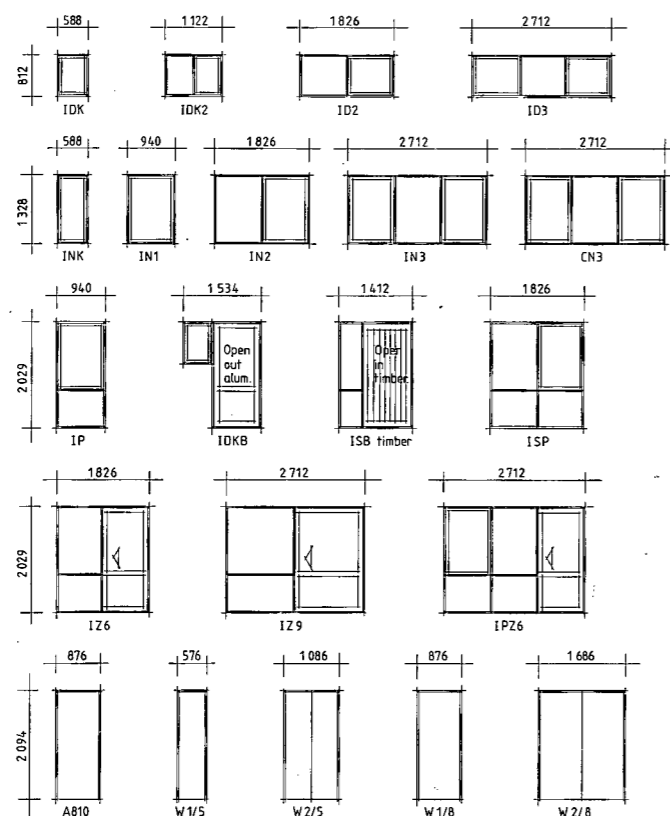
5. Powder Coating: Given that there could be slight batch to batch variations in powder coated colour, these variations will not exceed a Delta E of five as measured on a McBeth Spectrophotometer using numerical colour equation F C M 2.

6. Radiata pine is a natural renewable resource that comes from plantation grown forests in New Zealand.

7. The Initial building system is covered in many countries by Patents, Copyrights, Design Registrations and Trade Marks. Numbers for these are available upon request.

8. All components in this specification comply with the New Zealand Building Code when used under normal conditions.

KEY TO CURRENT OVERALL SIZES OF INITIAL ALUMINIUM JOINERY AND INTERIOR DOORS.



INITIAL HOMES PATENTS AND COPYRIGHTS RESERVED 18-4-95

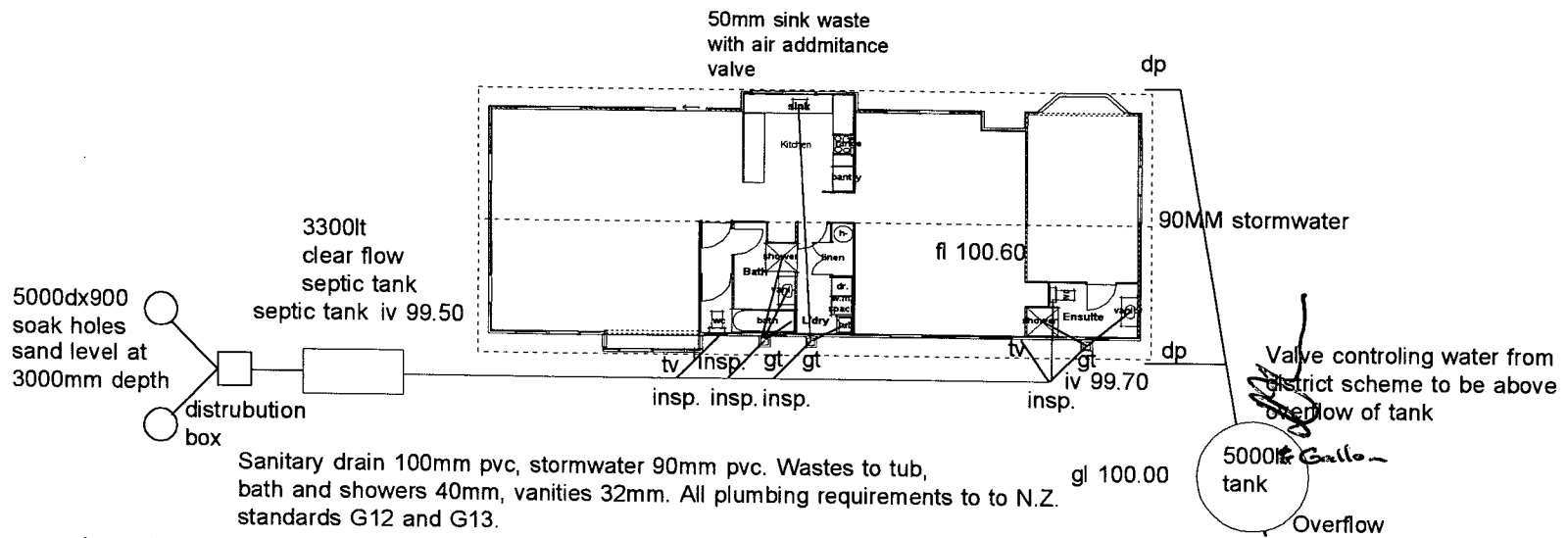
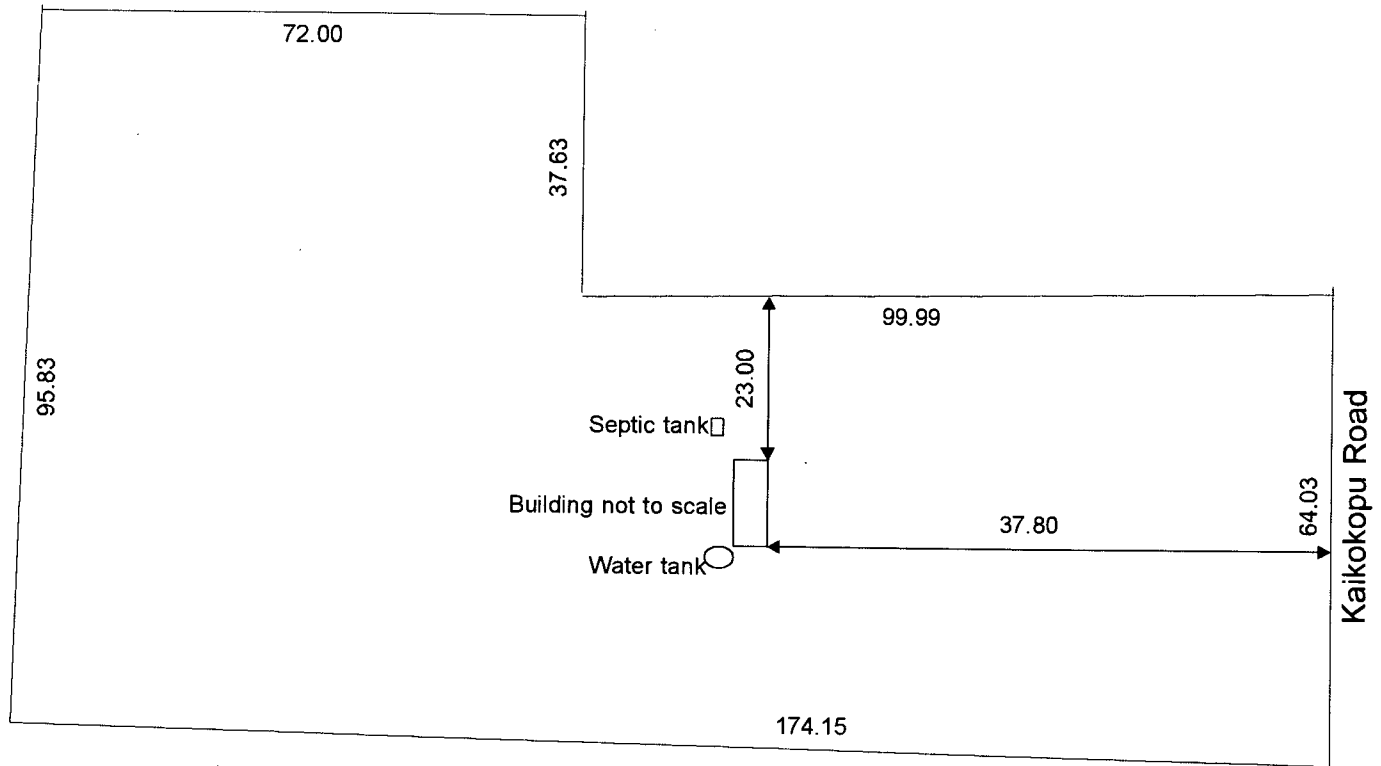


SPECIFICATION

Standard Specification for Initial Homes Components for Single Storey Construction

(Specifications and Design subject to alteration without notice)

1. BEARERS: Radiata Pine (No.1 Framing Grade) double 150 x 50 mm roughsawn H1 treated fingerjointed where necessary.
2. FLOOR JOISTS: Radiata Pine (No.1 Framing Grade) 150mm x 50mm or 200 x 50 roughsawn H1 treated. Fingerjointed or nail plated where necessary.
3. FLOORING: 20mm thick, high density particle board, treated for weather resistance. Should particle board be unavailable other suitable material will be substituted.
4. NOGGINGS: Radiata Pine ex 100mm x 50mm, 100mm x 75mm and 150mm x 50mm or 200 x 50 rough sawn or gauged H1 treated for floor noggings and roof truss noggging and bracing.
5. PERFORATED ALUMINIUM FOIL: Double sided, edge reinforced, underfloor foil insulation.
6. NAIL PLATES: For joining or connecting bearers, joists, noggings and battens where applicable.
7. INTERIOR AND EXTERIOR WALLS: Radiata Pine Initial Homes grade (43mm) ex 200mm x 50mm H1 treated kiln dried, fingerjointed where necessary, and shaped to a registered board design. This board is sealed in a water repellent solution.
8. CLEATS: 60mm long metal wall to floor fastening devices.
9. ALUMINIUM ALLOY INTERLOCKING EXTRUSIONS: (refer to diagram).
10. TRUSS PLATE: Radiata Pine (No.1 Framing Grade) ex 100mm x 50mm gauged H1 treated.
11. CAPPINGS: Radiata Pine Initial Homes grade ex 100mm x 50mm, fingerjointed where necessary to cap exposed ends of walls.
12. ALUMINIUM FOIL: Edge reinforced foil insulation for exterior wall application.
13. WALL AND CEILING BATTENS AND NOGGINGS: Radiata Pine (No.2 Framing Grade) ex 50mm x 50mm or 50mm x 40mm gauged H1 treated.
14. ROOF TRUSSES: Manufactured from Radiata Pine or Douglas Fir (No.1 Framing Grade), rough sawn gauged top and bottom only, H1 treated. Engineer designed. Certificate available on application.
15. ROOF PURLINS: Radiata Pine or Douglas Fir (No.1 Framing Grade) ex 75mm x 50mm gauged, H1 treated.
16. "Z" NAILS: 4.9mm diameter galvanised nails and multigrips to connect trusses to the truss plate. "U Nails" connection between truncated girder truss and hip truss.
17. TIERODS: 10mm diameter galvanised steel rods complete with washers and nuts, threaded one end.
18. NAILS: Various types and sizes, galvanised.
19. BUILDING PAPER: For exterior walls. A tar impregnated paper manufactured to prevent water ingress.
20. SELF SUPPORTING PAPER FOR ROOF: A tar impregnated paper manufactured to prevent water ingress.
21. ROOF IRON: Roll formed iron 0.4mm galvanised roofing with edge lap and both ends primed complete with ridge caps and barge moulds.
22. BARGE AND SPOUTING BOARDS: Radiata Pine ex 200mm x 36mm H3 treated kiln dried, fingerjointed, rebated, and sealed.
23. EXTERIOR WALL SHEATHING: Approved wall cladding — *refer drawings for type. Hardiplank.*
24. WINDOW HEAD FLASHING: Extruded aluminium head flashing 1.2mm thick, powdercoated.
25. ANGLE PROFILE: 30mm x 30mm x 0.4mm folded galvanised steel profile.
26. ROOF OVERHANG LINING: Lining to conceal underside of roof overhangs complete with jointers.
27. EXTERIOR FINISHING SCOTIA: Radiata Pine (dressing grade) ex 50mm x 25mm gauged kiln dried.
28. JOINERY: Aluminium joinery coated with a thermosetting polyester resin with added Colour pigmentation electrostatically applied, complete with timber liners Radiata Pine ex 150mm x 25mm kiln dried, H1 treated, fingerjointed or other suitable materials. All glass to comply with NZS 4223. Complete with exterior sealing compound. All hardware fitted (a,b and c).
 - (a) Aluminium awning hung sashes.
 - (b) Aluminium exterior sliding doors: either panel sliding.
 - (c) Aluminium exterior outward swinging door.
 - (d) Interior doors. Flush hollow core paint quality ready to hang doors in a Radiata Pine ex 100mm x 50mm, fingerjointed, timber frame. Hardware and furniture included.
 - (e) Exterior timber door. Constructed and prehung in an aluminium subframe. The door is inward opening with hardware supplied.



Sanitary drain 100mm pvc, stormwater 90mm pvc. Wastes to tub, bath and showers 40mm, vanities 32mm. All plumbing requirements to N.Z. standards G12 and G13.

Site and drainage plan for proposed new home for Mr. and Mrs. G. Wills Lot 2 D.P. 79913 Kaikokopu Road Wanganui
 Drainage plan scale 1=100

Bracing Schedule - Subfloor - ACROSS

Bracing required for EQ 865 units: Lot , DP
 Bracing provided for EQ 420 units:
 Bracing required for WL 1104 units: Bracing minimum for each
 Bracing provided for WL 960 units: line is achieved

BRACING ELEMENT				BRACING UNITS				LINE	
name	angle deg	height m	Length or No. of piles	type	EQ rate /m or element	EQ prov BU	WL rate /m or element	WL prov BU	min BU
M1	0	0	2.0	t14	70	140	160	320	M
M2	0	0	1.0		0	0	0	0	
M3	0	0	1.0		0	0	0	0	
M4	0	0	1.0		0	0	0	0	
M5	0	0	1.0		0	0	0	0	
						140		320	72
N1	0	0	1.0	t14	70	70	160	160	N
N2	0	0	1.0		0	0	0	0	
N3	0	0	1.0		0	0	0	0	
N4	0	0	1.0		0	0	0	0	
						70		160	70
O1	0	0	1.0	t14	70	70	160	160	O
O2	0	0	1.0		0	0	0	0	
O3	0	0	1.0		0	0	0	0	
O4	0	0	1.0		0	0	0	0	
						70		160	70
P1	0	0	2.0	t14	70	140	160	320	P
P2	0	0	1.0		0	0	0	0	
P3	0	0	1.0		0	0	0	0	
P4	0	0	1.0		0	0	0	0	
						140		320	72
Q1	0	0	0.0	t14	70	0	160	0	Q
Q2	0	0	1.0		0	0	0	0	
Q3	0	0	1.0		0	0	0	0	
Q4	0	0	1.0		0	0	0	0	
						0		0	0
R1	0	0	1.0		0	0	0	0	R
R2	0	0	1.0		0	0	0	0	
R3	0	0	1.0		0	0	0	0	
R4	0	0	1.0		0	0	0	0	
R5	0	0	1.0		0	0	0	0	
This program licensed for the sole use of Ted Morris Morris & Son Ltd						0		0	0
					EQ	====	WL	====	
					total	420	total	960	



1:60

FOUNDATION CONSTRUCTION TO COMPLY WITH NZS 3604

A ANCHOR PILE.
 PILE FOUNDATION LAYOUT

RECEIVED
 WANGANUI DISTRICT COUNCIL
 19 AUG 1997

DRAWING: SUBFLOOR PLAN DRAWN: L.T.
 HOUSE TYPE: MALLARD STD DATE: 6/93

NOTE:- ENG CERT 6/93
 AMENDMENTS:
 L.T. 8/93 RECESS.

2

