

Building Application Form

TO THE BOROUGH BUILDING INSPECTOR

Date 19.....

Sir,

I hereby apply for permission to Erect lean-to
at 4 Evans Rd for K. Fletcher
(House No. and Street) (Owner)

of above (Address)

according to Locality Plan and detailed Plans, Elevations, Cross Sections and Specifications of Building deposited herewith in duplicate.

Particulars of Land: Lot No. 28 D.P. 36548

R.S. No. Area

Length of Boundaries: sq. Metres

Particulars of Building—

Foundations

Walls

Roof

Area of Ground Floor: sq. Metres

Area of Outbuildings: sq. Metres

*Estimated Cost—

Building \$ 7000

Sanitary Plumbing and Drainage \$
(See Note).

Proposed purposes for which every part of the building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and nature of the subjacent strata

Yours faithfully,

K. Fletcher Owner

K. Fletcher Builder.

Postal Address

PLAN { Not Approved }
Approved }

Permit No.

J. K. Had Inspector

Date 18-5- 1987

NOTE—Two copies of Plans and Specifications are to be lodged with application. One copy will be retained by Council.

Fences on street frontages not to be erected without prior inspection by Borough Inspector.

*A separate application is required for Sanitary Plumbing and Drainage, although the estimated cost should be shown in the space provided above, this, however, is not included in the amount that the building fee is computed on.

Builders Please Note: Any damage caused to footpaths and culverts will be repaired by council staff and the cost of making such repairs be charged to the builder.

21767/67

Kaiapoi Borough Council

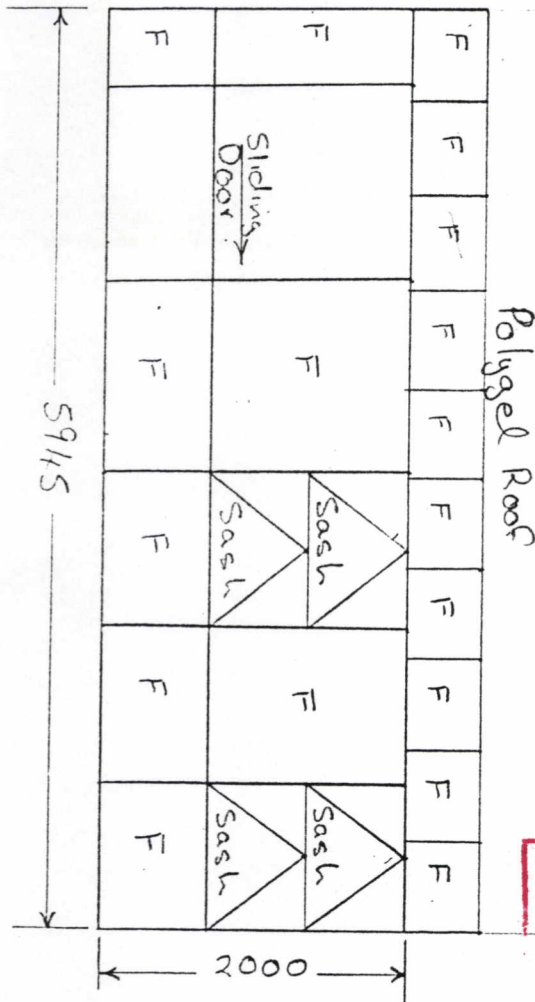
Application for Building Permit

Regency

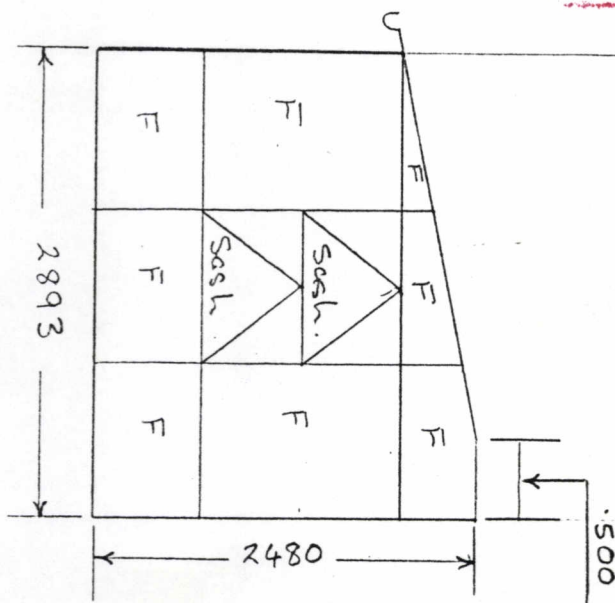
ALUMINIUM LIMITED

8 Birmingham Drive
P.O. Box 9244 Addington
Christchurch 2 New Zealand
Telephone 384-520

Please enclose floor plan & cut plan
of dwelling, also whether P.A.C. being
held in all future alterations.



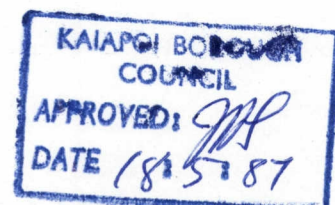
**ALL BUILDINGS MUST HAVE SPOUTING
AND DOWNPIPES DISCHARGING TO STORM-
WATER DRAINS, WHICH MUST DISCHARGE
TO THE STREET CHANNEL.**



KAIAPOI BOROUGH COUNCIL

24 HOURS NOTICE MUST BE GIVEN

Prior to pouring **ANY** concrete
Prior to laying **ANY** floor
Prior to fixing **ANY** wall or ceiling
On completion of the Building
provision must be made to show
the Building Inspector access

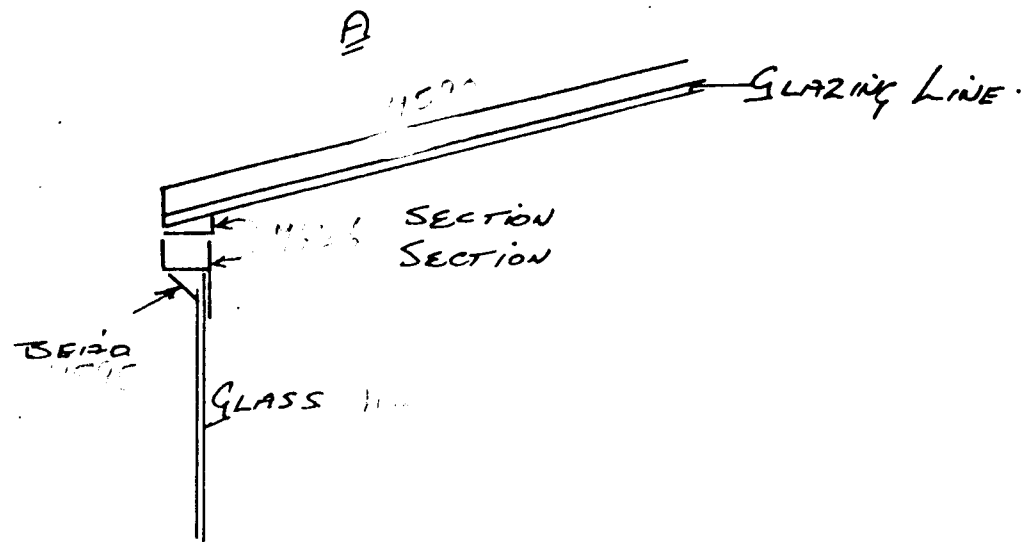


Drawn by: S. COLLIER.

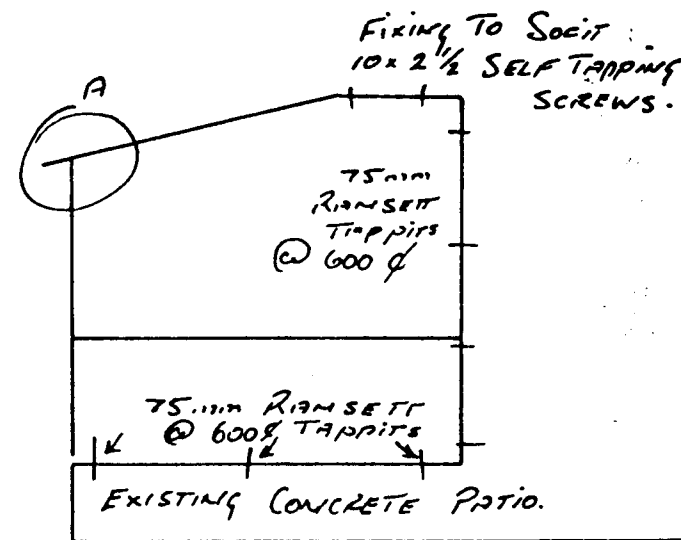
Name. Pearson.
Address. 14 Evans Place

Roof Mullion
- Hollow Mullion

STANDARD Fixing DETAILS
ROOF MULLIONS TO FRONT PANEL
OF CONSERVATORY.



NOTE: All ALUMINIUM SECTIONS USED
ARE Fairview EXTRUSIONS AND ALL
COMPLY WITH NZS. 4211



SUMMARY OF CALCULATIONS.

LOADING CODE: NZS4203:1984.

SNOW LOAD = 0.5 kPa.

WIND.

$$V = 39 \text{ m/s.}$$

$$S_1 = 1.0$$

$$S_2 = 0.6$$

(Ground Roughness 3
Building Class B
Height to eaves 5m.)

DESIGN CODE AS1664-1979

SAA ALUMINIUM STRUCTURES CODE.

ALUMINIUM GRADE 6063-T5.

ROOF Glazing Bars at 600c-c. maximum
No allowance has been made for
1kN LIVE POINT LOAD

STANDARD GLAZING BARS (35mm. deep)

$$\text{Span} = 1.700 \text{ metres}$$

$$f_b = F_b = 67 \text{ MPa.}$$

$$\delta_s = 12.3 \text{ mm} = 0.0072 L.$$

Heavy Duty Glazing Bars (90mm deep)

$$\text{Max span} = 3.2 \text{ m.}$$

$$f_b = F_b = 67 \text{ MPa.}$$

$$\delta = 19.72 \text{ mm} = 0.0062 L.$$



Wall Bracing

I have checked the capacities of various combinations of wall types consisting of:

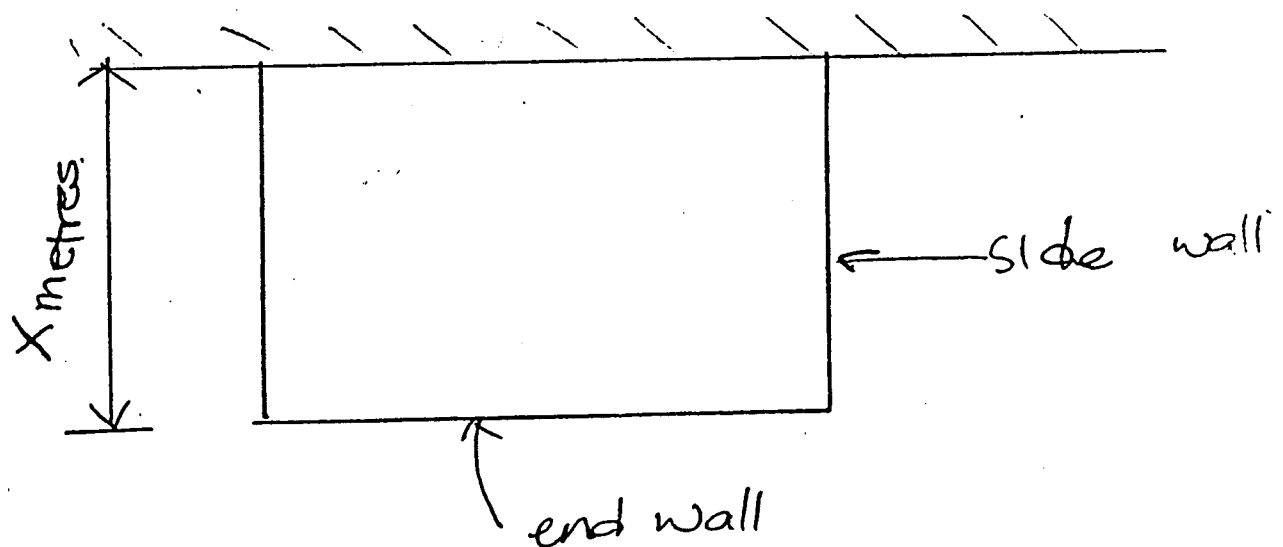
Door Frames 2 or 2.4m long x 2.1m high.

Panels - Mullions at 1m c-c. (90mm deep)

Vision Rail 850mm from floor.

i.e. one panel is 1m wide x 2.1m high.

Different numbers of panels, with or without doors will brace different lengths of wall at right angles to the end wall. eg.



REPORT ON Aluminium Awning Window Unit.

REPORT NO. 1022

CLIENT Fairview Metal Industries Ltd.
Coonoor Rd.
Timaru

TEST DATE: 21-22/4/86

TESTED TO NZS 4211:1985

PAGE 1 OF 3

DESCRIPTION

An aluminium framed awning window of overall dimensions of 1441 mm high and 2040mm wide, consisting of a full height light at one end separated with a full height mullion from an awning sash and lower fixed light, with the mullion being centred 815 mm from the outer edge of the window.

The awning sash with overall dimensions of 775 mm width and 975 mm height, is supported on two Type 500A Interlock awning stays, and fastened with two AJC 612/613 handle/catches 150 mm in from the lower corners on the bottom edge.

The larger fixed light and the awning sash were glazed with 4 mm glass and the smaller fixed light with 3 mm glass, fitted into the frames with a thermoplastic rubber backing seal and front wedge extrusion behind the glazing bead.

The following aluminium extrusions were used in the construction of the awning window unit tested:-

Outer frame	NZ 7588
Sash	NZ 7589
Mullion & Transom	NZ 7590
Glazing bead	NZ 7595

The seals used in the test window were stated to be:-

Backing seal	Elastomer E 891
Glazing wedge 3mm	Elastomer E 735/505
Glazing wedge 4mm	Elastomer E 735/455

TESTING

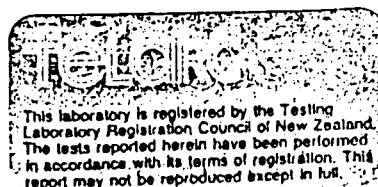
The window was tested in accordance with NZS 4211:1985 Specification for Performance of Windows.

Overall strength and deflection tests and the water leakage test were carried out to determine compliance with a Design Wind Pressure of 1100 Pa.

Following the torsional test to the sash as originally included in the test window, the sash was reglazed with 3 mm glass by the client to determine the effect of the glass thickness on the torsional strength of the lightweight sash frame.

Tested by: *[Signature]*

Checked by: *[Signature]* 23/05/86



REPORT ON Aluminium Awning Window Unit.

REPORT NO. 1021

CLIENT Fairview Metal Industries Ltd.
Coonoor Rd.
Timaru

TEST DATE: 21/4/86

TESTED TO NZS 4211:1985

PAGE 2 OF 3

RESULTS

CLAUSE

8. DIMENSIONAL ACCURACY.

The awning window unit met the straightness and squareness requirements of the Standard.

9. OPERATION OF OPENING SASHES

The operating forces for opening and closing the awning sash were within the minimum and maximum permitted loads

10 OVERALL STRENGTH AND DEFLECTION

Mullion section - Overall height	1948 mm
- Test span	1922 mm
Maximum permitted deflection	10.68 mm
Maximum permitted residual defl'n	0.53 mm

For Design Wind Pressure of 1100 Pa

Positive pressure test:
Maximum deflection (average of 2 values) 6.87 mm
Residual deflection 0.15 mm

Negative pressure test:
Maximum deflection (average of 2 values) 7.12 mm
Residual deflection 0.15 mm

Proof load tests at 1.3 x DWP, i.e. 1430 Pa were performed without visible damage to the test window.

11. AIR LEAKAGE

Length of opening joint	3.91 m
Overall window area	5.63 m ²

Maximum permitted leakages based on opening length, are calculated as follows:-

Level 2	2.34 l/s
Level 8	7.81 l/s
Level 17	15.62 l/s

Tested by:.....

Checked by:..... 23/05/86

PORT ON Aluminium Awning Window Unit.
ENT Fairview Metal Industries Ltd.
Coonoor Rd.
Timaru

REPORT NO. 1022

TEST DATE: 21-22/4/86

PAGE 3 OF 3

TESTED TO NZS 4211:1985

In both positive and negative air leakage tests, differences between window sealed and unsealed leakages were less than 0.10 l/s, in compliance with Level 2 rating

2. WATER LEAKAGE

Design Wind Pressure 1100 Pa
Maximum test pressure 330 Pa

Although the strength and Deflection test performed previously limited the Design Wind Pressure to 750 Pa, the water leakage test was carried out initially to 225 Pa corresponding with a DWP of 750 Pa and then continuing to the 330 Pa tests.

The test window complied with the "no significant leakage" criteria of the Standard up to the maximum test pressure of 330 Pa.

13. TORSIONAL STRENGTH OF SASHES

Length of shorter member 776 mm
Maximum permitted deflection 31.0 mm

Measured deflections
with 40 N torsional load.

Outwards

Inwards

Glazed with 4 mm glass as
originally supplied.

24.1 mm

28.7 mm

Reglazed with 3 mm glass at
request of client.

45.4 mm

42 + mm

The sash glazed with 4 mm glass meets the Torsional load test requirements of the Standard but when glazed with 3 mm glass will not comply.

SUMMARY

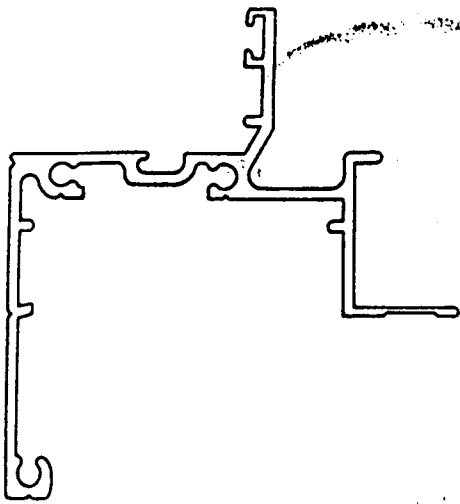
The awning window tested met the strength and deflection and water leakage requirements of a Design Wind Pressure of 750 Pa. Air leakage complied with the Level 2 rating. All dimensional and operational requirements of the Standard were complied with. The awning sash requires the use of 4 mm glass to meet the torsional strength test.

Tested by:.....

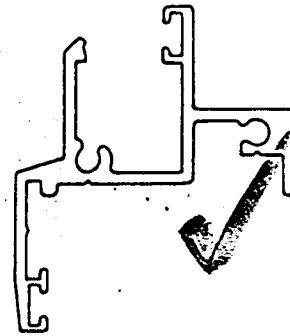
Checked by:.....

23/05/86

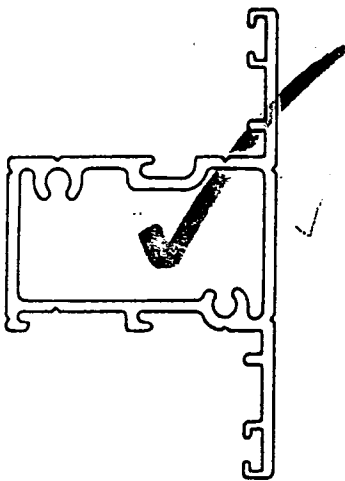
FAIRVIEW DOMESTIC WINDOW SUITE



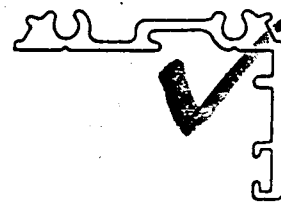
WINDOW FRAME
7588



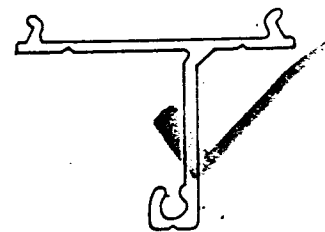
WINDOW SASH
7589



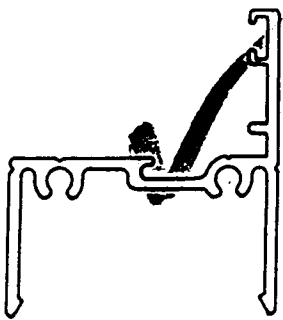
MULLION
7590



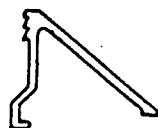
CHAIR FRAME CAP
7592



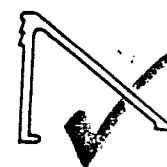
CHAIR FRAME FACING
7593



CHAIR FRAME
7591

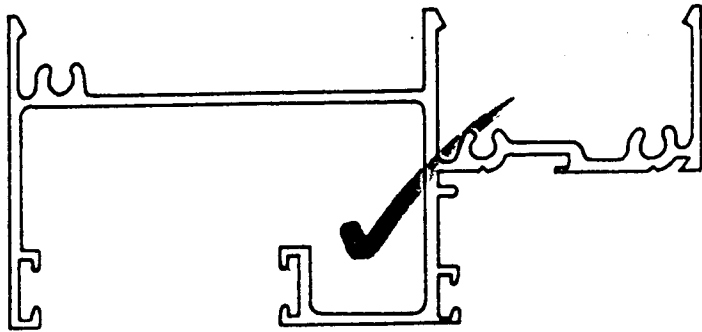


12.5 BEAD
7596

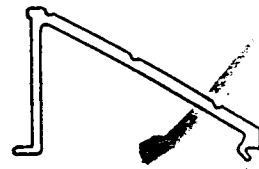


10.5 BEAD
7595

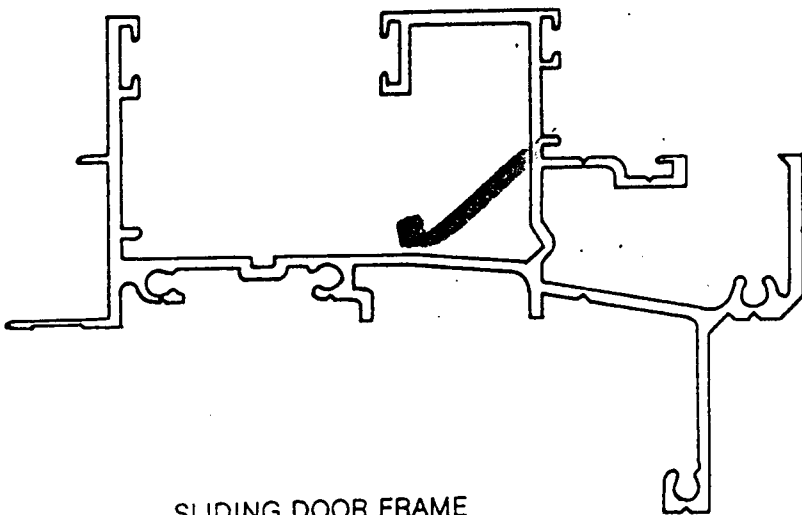
FAIRVIEW DOMESTIC SLIDING DOOR SUITE



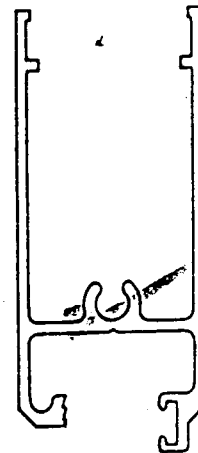
SLIDING DOOR HEAD
7649



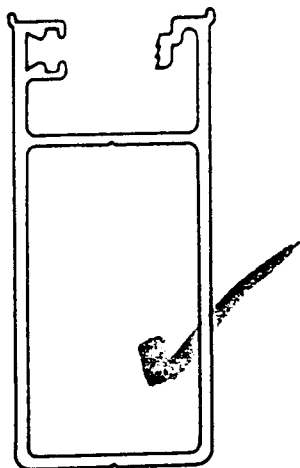
COVER TRIM
7651



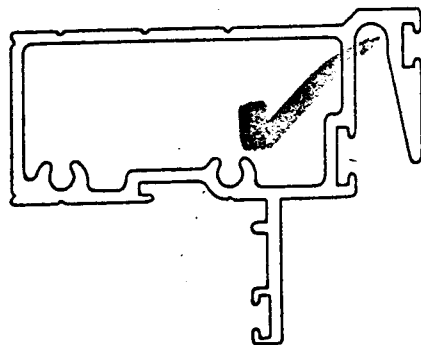
SLIDING DOOR FRAME
7648



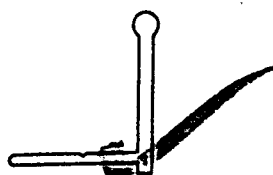
ROLLER RAIL
7644



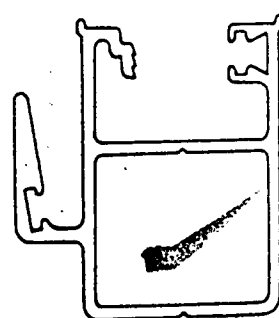
S/DOOR LOCK STILE
7640



S/DOOR INTERLOCKER
7642

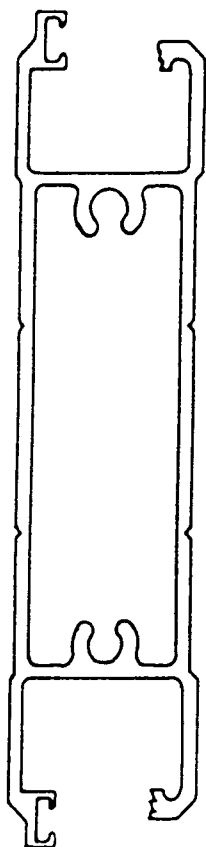


S/DOOR TRACK
7650

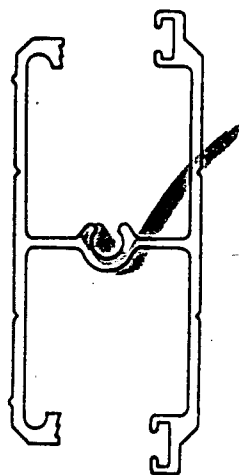


INTERLOCKING STILE
7641

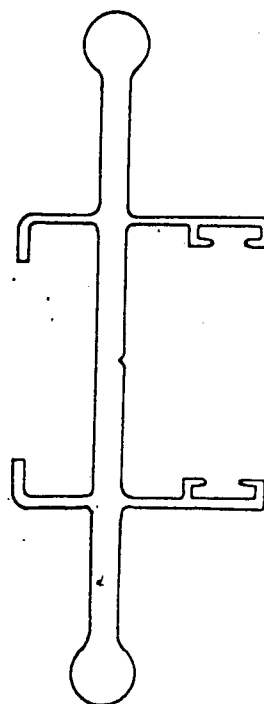
FAIRVIEW DOMESTIC SLIDING DOOR SUITE (Cont.)



HEAVY V/RAIL
7643

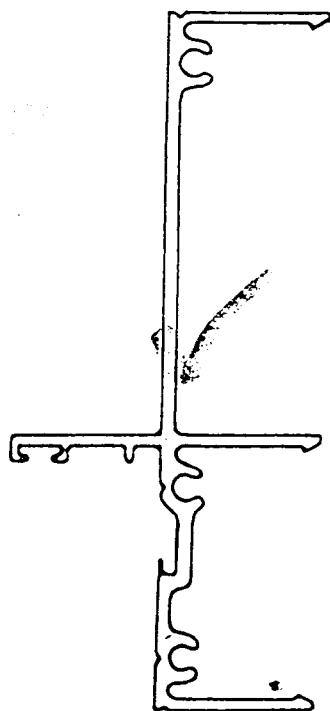


LIGHT V/RAIL
7645

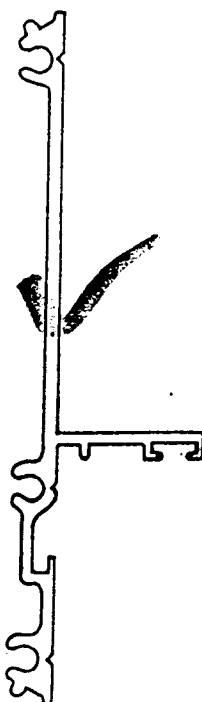


4/PANEL JOINTER
7698

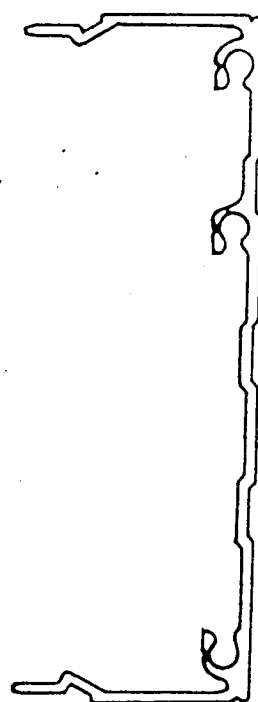
FAIRVIEW LIGHT COMMERCIAL SUITE



LIGHT COMMERCIAL FRAME
7646

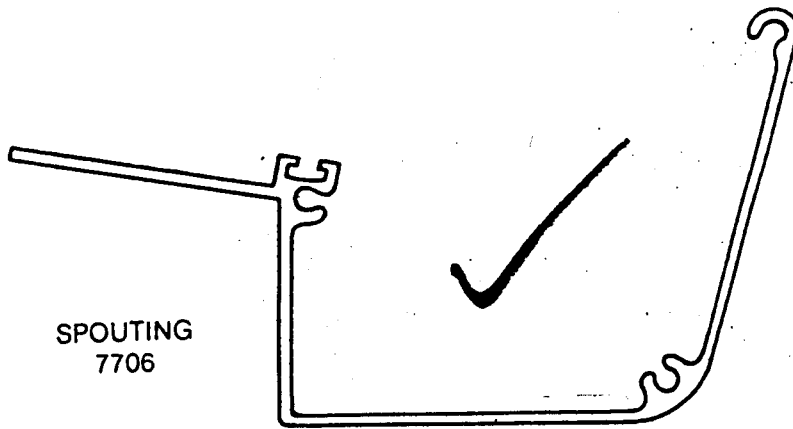


LIGHT COMMERCIAL CAP
7647

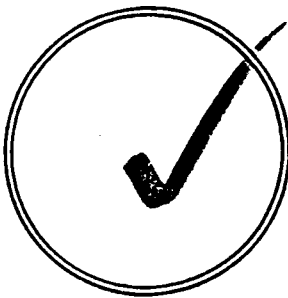


LIGHT COMMERCIAL
BLANK OFF
7833

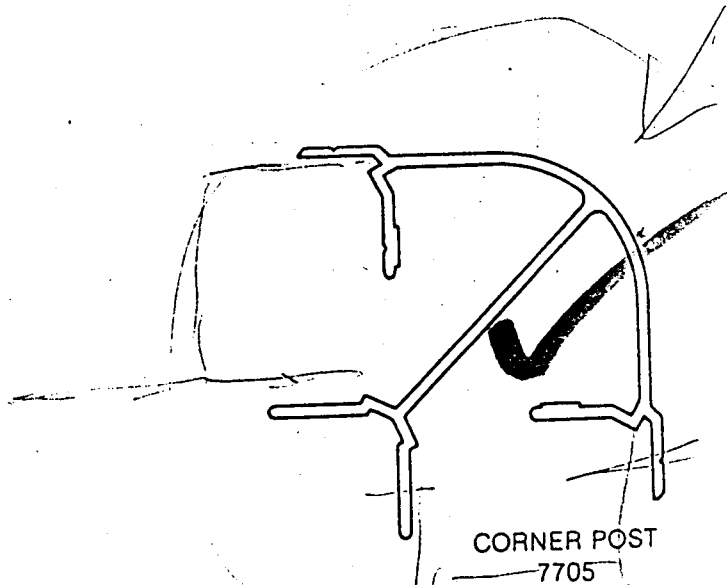
FAIRVIEW MISCELLANEOUS EXTRUSIONS



SPOUTING
7706



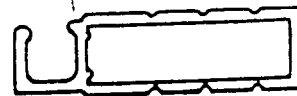
38mm TUBE
8190



CORNER POST
7705



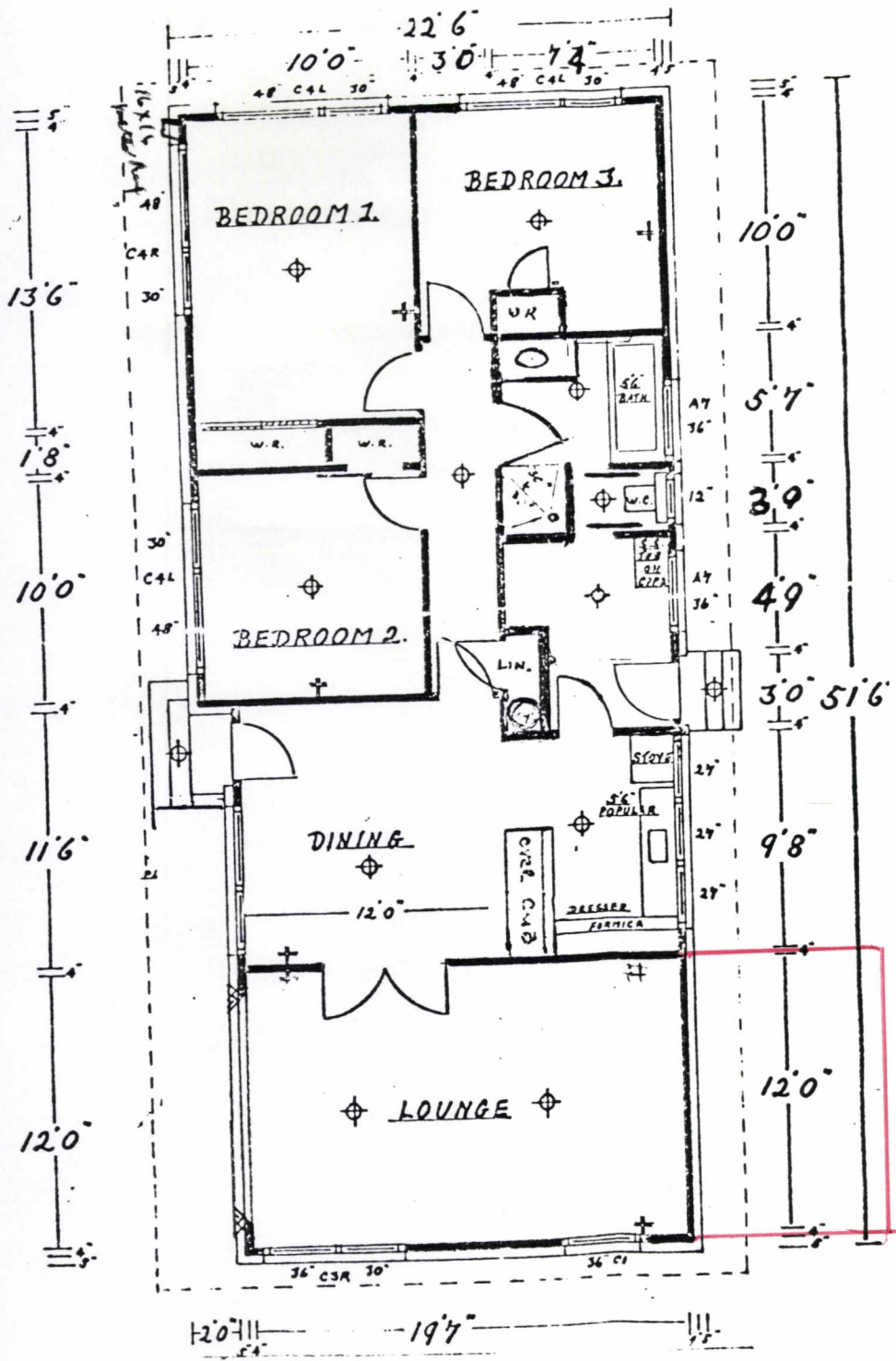
~~FLY SCREEN (Window)
3289~~



FLY SCREEN (Door)
2974



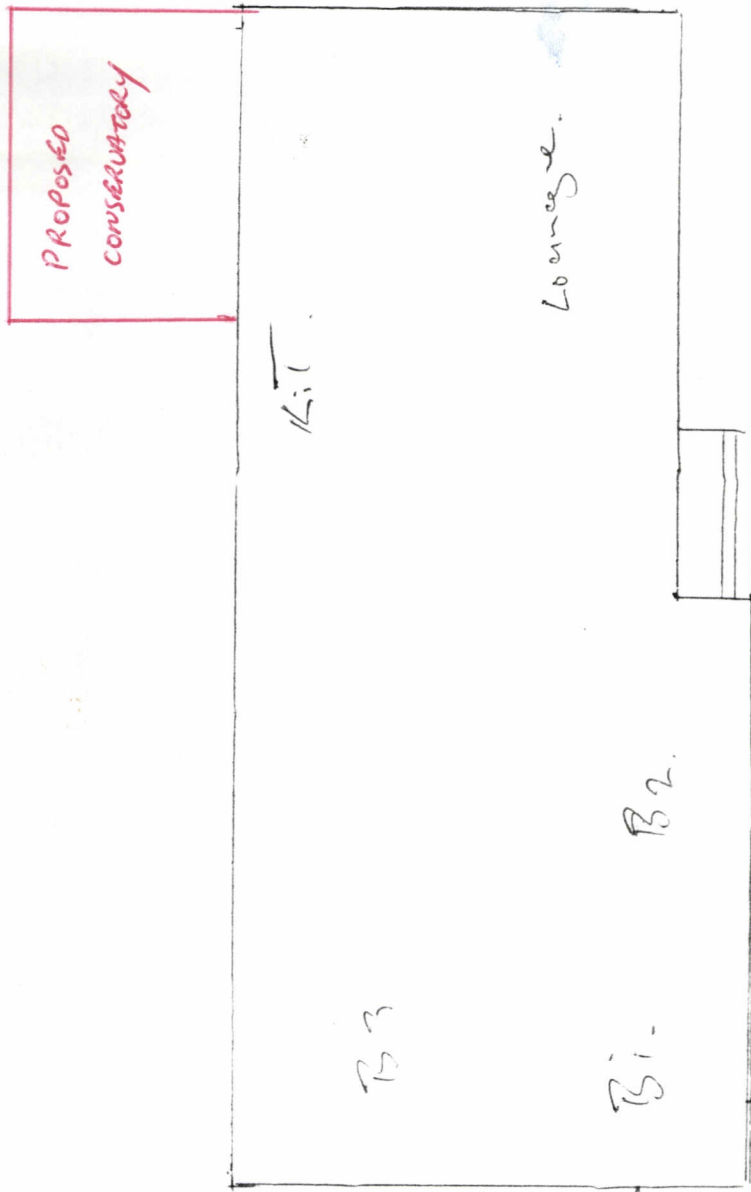
~~FLY SCREEN (V/Rail)
7675~~



FRONT ELEVATION
REVERSED

END ELEVATION
REVERSE

96' 29.26'



Evans PL.

Building Application Form

TO THE BOROUGH BUILDING INSPECTOR

Date 24-4 1977

Sir,

I hereby apply for permission to

at H Evans Place

(House No. and Street)

Erect garage

for

Mr George

(Owner)

of above

(Address)

according to Locality Plan and detailed Plans, Elevations, Cross Sections and Specifications of Building deposited herewith in duplicate.

Particulars of Land: Lot No. 28

D.P. 36548

R.S. No.

Length of Boundaries: Area

Particulars of Building—

Foundations

Re. Con.

Walls

Block

Roof

Monier tile

Area of Ground Floor: sq. ft.

Area of Outbuildings: 36 sq m sq. ft. 33.4 sq m.

*Estimated Cost—

Building and Plumbing (other than Sanitary Drainage and Plumbing) \$ 2000

Sanitary Plumbing and Drainage (See Note). \$

Proposed purposes for which every part of the building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Private garage

Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and nature of the subjacent strata

Soil

Yours faithfully,

Mr George

Owner

Anglens Garages Builder.
Box 13216 Kchch

Postal Address

PLAN { Not Approved }
 { Approved }

Permit No.

gk Met Bed Inspector
Date 27-4 1977

NOTE—Two copies of Plans and Specifications are to be lodged with application. One copy will be retained by Council.

Fences on street frontages not to be erected without prior inspection by Borough Inspector.

*A separate application is required for Sanitary Plumbing and Drainage, although the estimated cost should be shown in the space provided above, this, however, is not included in the amount that the building fee is computed on.

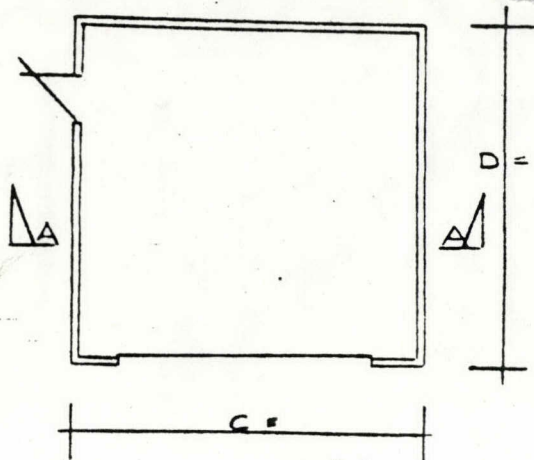
Builders Please Note: Any damage caused to footpaths and culverts will be repaired by council staff and the cost of making such repairs be charged to the builder.

2176/1391

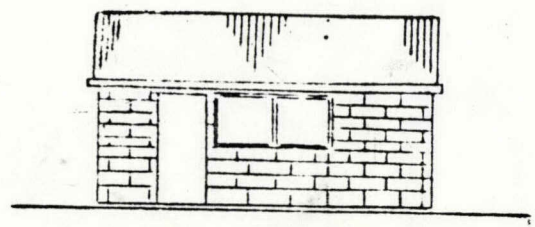
KAIAPOI BOROUGH COUNCIL

Application for Building Permit

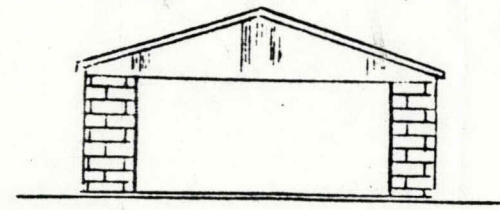
OK MDO



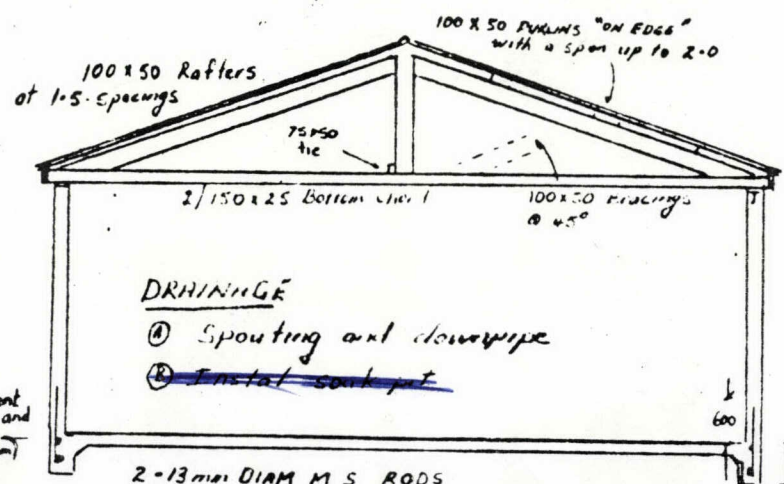
FLOOR PLAN



SIDE ELEVATION

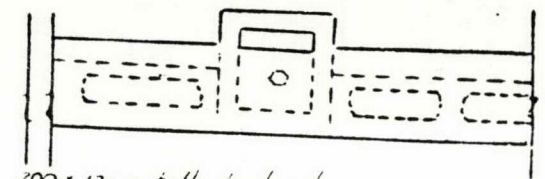


FRONT ELEVATION



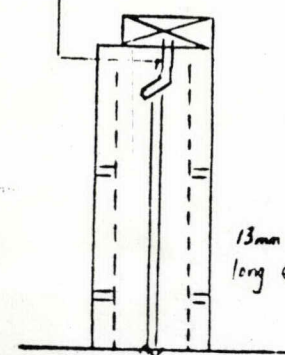
DRAINAGE

- ① Spouting and downpipe
- ② ~~Install~~ sink pit

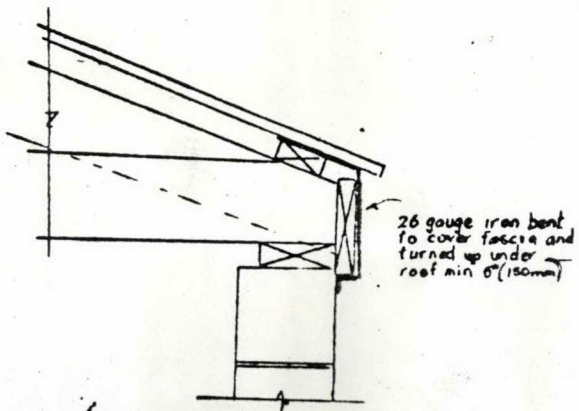


200 x 12mm bolts bent and set in columns and core of block midway between each column

Continuous 150 x 50 top plate

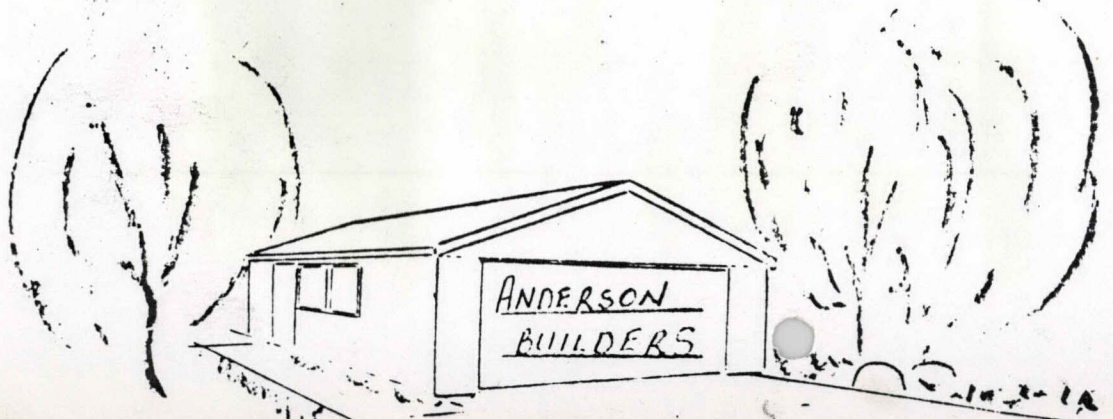


13mm dia rod 1.980m long set in concrete



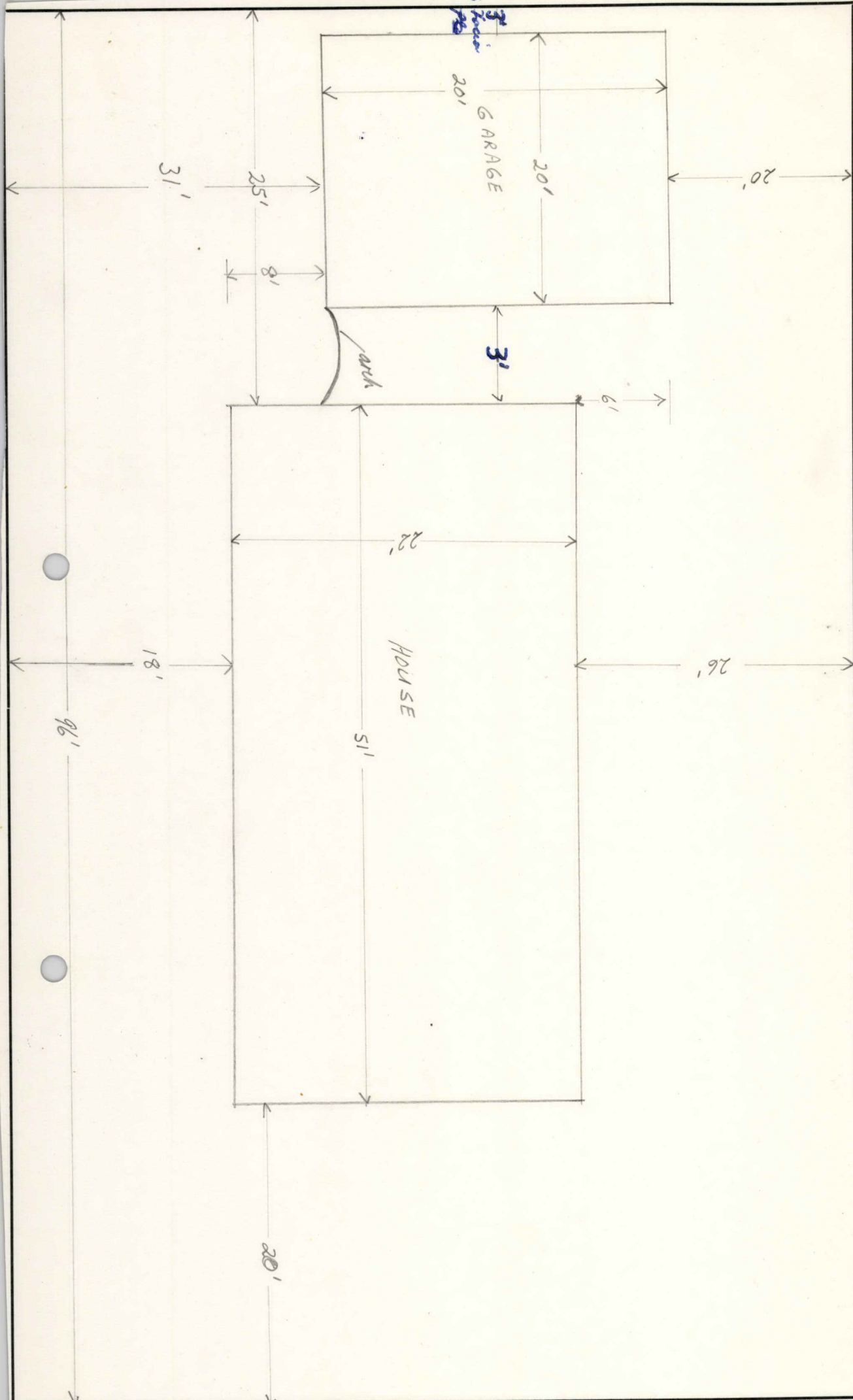
26 gauge iron bent to cover fascia and turned up under roof min 6° (150mm)

ALL BUILDINGS MUST HAVE SPOUTING AND DOWNPIPES DISCHARGING TO STORM-WATER DRAINS, WHICH MUST DISCHARGE TO THE STREET CHANNEL.



KAJAPOI BOROUGH COUNCIL
APPROVED: *gfb*
DATE 27.4.77.

CONT



Scale =

Building Application Form

TO THE BOROUGH BUILDING INSPECTOR

Date 7-10- 1976

Sir,

I hereby apply for permission to

at 4 Evans Pl. (House No. and Street) for L. E. George (Owner)
of above. (Address)

according to Locality Plan and detailed Plans, Elevations, Cross Sections and Specifications of Building deposited herewith in duplicate.

Particulars of Land: Lot No. 28 D.P. 36548
R.S. No. _____

Length of Boundaries: _____ Area _____

Particulars of Building—

Foundations Piles
Walls Timber & Weatherboard
Roof Iron

Area of Ground Floor: _____ sq. ft.

Area of Outbuildings: _____ sq. ft. 56

*Estimated Cost—

Building and Plumbing (other than Sanitary Drainage and Plumbing) \$ 500
Sanitary Plumbing and Drainage (See Note) \$ _____

Proposed purposes for which every part of the building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) _____

Proposed use or occupancy of other part of building _____

Nature of ground on which building is to be placed and nature of the subjacent strata _____

Yours faithfully,

L. E. George Owner L. E. George Builder

Postal Address 4 Evans Place, Napier

PLAN { Not Approved }
Approved

Shed has been inspected & approved.
fitting okay.
When garage built shed to be removed.

Permit No. _____

J. J. Steel Bld. Inspector
Date 7-10- 1976

NOTE—Two copies of Plans and Specifications are to be lodged with application. One copy will be retained by Council.

Fences on street frontages not to be erected without prior inspection by Borough Inspector.

*A separate application is required for Sanitary Plumbing and Drainage, although the estimated cost should be shown in the space provided above, this, however, is not included in the amount that the building fee is computed on.

Builders Please Note: Any damage caused to footpaths and culverts will be repaired by council staff and the cost of making such repairs be charged to the builder.

2176/1391

KAIAPOI BOROUGH COUNCIL

Application for Building Permit

This to Ray Dwyer

32

KAIAPOI BOROUGH COUNCIL

Drainage or Plumbing Application Form

P.O. Box 99,
KAIAPOI.

Val. Roll No.

Permit No. ...350.....

Receipt No. ...2551.....

I hereby apply for a permit to carry out the following work as per plan attached hereto.

TYPE OF WORK Plumbing To New Dwelling
SITUATION OF WORK Lot 28 DP 36548 Evans Pl.
OWNER Mr. L. George
ADDRESS Kaiapoi Rd. Bellfast
BUILDER Ron Samson
ADDRESS 12 North Rd. Kaiapoi
DRAINLAYER M. K. Lilly
ADDRESS North Rd. Kaiapoi
PLUMBER W. J. Taylor & Co
ADDRESS 34 High St Rangiora

SCHEDULE OF FEES

Estimated value of work

Not exceeding \$100	
Exceeding 100 and not exceeding \$200	
" 200 " " "	\$300
" 300 " " "	\$400
" 400 " " "	\$500
" 500 " " "	\$600
" 600 " " "	

Fees

1-00
2-00
3-00
4-00
5 00
6-00
6-00 - plus \$1 for
every 200 in excess
of \$600.

Estimated Value of

(a) Plumbing \$1000
(b) Drainage \$325
TOTAL \$1325

Fee

SIGNATURE

Dated this 9 day of 3 19 76

FOR OFFICE USE

APPROVED Inspector DATE

CONDITIONS

3x2 studs 2' centres.
Weatherboard cladding.
Iron roof.

Builder

Permit No.
(FOR OFFICE USE ONLY)

Street

No.

Rear Boundary.

3'
3' SHED

FUTURE GARAGE	DWELLING.
------------------	-----------



Scale =

EVANS PL.

Building Application Form

TO THE BOROUGH BUILDING INSPECTOR

Date 9/3/46 1946

Sir,

I hereby apply for permission to

at Bailat a dwelling
Evan 3 Place for W. L. George
(House No. and Street) (Owner)
of Marion Rd. Belfast
(Address)

according to Locality Plan and detailed Plans, Elevations, Cross Sections and Specifications of Building deposited herewith in duplicate.

Particulars of Land: Lot No. 28. D.P. 36548

R.S. No. _____

Length of Boundaries: _____ Area _____

Particulars of Building—

Foundations Concrete

Walls timber & stone veneer

Roof tile Monier

Area of Ground Floor: _____ sq. ft. 1040

Area of Outbuildings: _____ sq. ft. _____

*Estimated Cost—

Building and Plumbing (other than Sanitary Drainage and Plumbing) \$16325

Sanitary Plumbing and Drainage \$1325
(See Note).

Proposed purposes for which every part of the building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Dwelling

Proposed use or occupancy of other part of building

Nature of ground on which building is to be placed and nature of the subjacent strata

Clay

Yours faithfully,

Owner

Builder.

Postal Address 12 North Rd. Bangor

PLAN { Not Approved }
Approved } See amendments on plan.

Permit No. _____

Inspector W. Steel Bld

Date 18-3- 1946

NOTE—Two copies of Plans and Specifications are to be lodged with application. One copy will be retained by Council.

Fences on street frontages not to be erected without prior inspection by Borough Inspector.

*A separate application is required for Sanitary Plumbing and Drainage, although the estimated cost should be shown in the space provided above, this, however, is not included in the amount that the building fee is computed on.

Builders Please Note: Any damage caused to footpaths and culverts will be repaired by council staff and the cost of making such repairs be charged to the builder.

2176/11

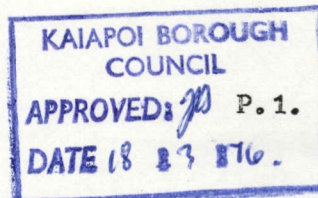
KAIAPOI BOROUGH COUNCIL

Application for Building Permit

ALL BUILDINGS MUST HAVE SPOUTING
AND DOWNPIPES DISCHARGING TO STORM-
WATER DRAINS, WHICH MUST DISCHARGE
TO THE STREET CHANNEL.

House Style

Plan No.



1.0.

PRELIMINARY

- 1.1. GENERAL - This contract comprises in general the erection of a residence in accordance with this specification and the plans herewith, based on State Advances Corporation requirements, and/or any other Lending Authority, and shall comply with same in all respects. The Builder will always assume that normal building foundations will apply to each building site. Extra variations to foundations will be quoted for. Where N.E.S.S. are referred to the latest amendments shall be incorporated.
- 1.2. INSURANCE - The Contractor shall insure the works in an approved Fire Office and such insurance shall cover the full value of the premises when completed. The Contractor will also effect an insurance with an approved Company to cover liability of the owner for accidents or Workmen's Compensation for any accidental injury or death to any worker in the course of his employment. The Contractor shall be held responsible for any damage or loss by fire to the works and such things are covered by the "Policy" until the completion of the contract.
- 1.3. VARIATIONS - Any variations in material or finish from the specified hereunder shall be listed, and such list shall be read as part of the signed contract or as an addition to such contract.
- 1.4. BY-LAWS, PERMITS ETC - The Contractor shall give all usual notices to the Local Authorities, arrange for inspection and testing of all work, apply for and pay building permits, for use of water in connection with the construction of Buildings, etc. and comply with the requirements of all local body By-Laws. Provide everything necessary for the proper and efficient execution and completion of the work.
- 1.5. INTERPRETATION - Materials shown but not specified must be of a kind commonly employed for the service it is intended to perform. The Contractor will be responsible for setting out of the works and all figure dimensions will take precedence over scaled dimensions. The drawings and these specifications, together with the selection list duly completed by the owner will be considered sufficient for the description of the works and each one will be read in conjunction with the others.
- 1.6. EXTRAS - No additional work will be undertaken without a written agreement between employer and contractor.
- 1.7. MATERIALS - Materials must be the best of their respective kinds and where a specified material is not procurable at the time it is required a substitute of similar quality may be used in order to avoid any delay in the progress of the works. Any such substituted materials must comply with the requirements of the local authorities and/or financial authority and to the satisfaction of the owner, with a price adjustment relative to both parties.
- 1.8. DOUBTFUL BEARING - The owner will be responsible for the cost of any foundation work additional to that provided for in the drawings and specifications herein described, through encountering ground of doubtful bearing capacity.

- 1.9 ADJUSTMENTS TO CONTRACT PRICE - The contract price is based on current rates of labour and materials, and any authorised alterations to these items will be adjusted accordingly on completion of the works, or before, in the particular case of packet materials.
- 1.10 MAINTENANCE - The house will be maintained for a period of 31 (thirty one) days after the owner has taken possession. During this period any complaints should be forwarded to the Contractor to enable him to rectify these before the retention period has expired.

2.0 FOUNDATIONS

- 2.1.1 Continuous concrete foundation walls for veneer houses will have a 5" (five inch) outer wall with piles at 4'6" centres, sitting on a common 12" wide x 9" deep footing which will extend 9" below ground level, such footing to be increased in width at each pile. Piles must have their top surfaces raised above the foundation wall at least 1" (one inch) OR
- 2.1.2 A 10" wide foundation may be used.
- 2.1.3 In 2.1.1 or 2.1.2 the minimum height of foundation wall above ground level will be 12" and minimum height to underside of floor joists 18" at any part. Average height should be 20" to underside of floor joists, set in galvanised wire for fixing 4" x 3" sleepers to piles or foundation wall.
- 2.2 Continuous concrete foundation walls for weatherboard houses will have a 5" wall sitting on a 10" wide x 9" deep footing which will extend 9" below ground level. The minimum height above ground level to be 16" and the minimum height to underside of floor joists 18" at any part. Average height should be 20" to underside of floor joists. Set in galvanised wire for fixing of 4"x2" bed plate on top of foundation wall.
- 2.3 In all foundation walls or blockwork form vent holes to take 12" x 6" concrete air vents spaced at 3ft. from corners and angles and not more than 6ft apart.
- 2.4 REINFORCING - Minimum, three ½" dia M.S. rods in all foundations, or as specified by local authority.
- 2.5 CONCRETE - All concrete to be to local body and lending authority requirements, minimum 2,000 P.S.I. at 28 days.

3.0 CARPENTER - JOINER - HARDWARE

3.1 SCHEDULE OF TIMBERS -

<u>Designation</u>	<u>Size</u>	<u>Quality</u>	
Sleeper Plate	4 x 3	B.A.H. Rimu)	<u>The Builder may alternatively use</u>
Floor Joists	4 x 2	B.A.H. ")	
Wall Plates	4 x 2	B.A. ")	A. Treated Pinus Radiata.
Opening Studs	4 x 3	B.A. ")	
Studs	4 x 2	B.A. ")	B. Treated White Pine
Ceiling Joists	4 x 2	B.A. ")	
Rafters	4 x 2	B.A. ")	C. Any other timbers conforming with S.A.C and/or Local Body requirements
Ridges, Valleys etc	8 x 1	B.A. ")	
Purlins	3 x 2	B.A. ")	
Sarking	4", 6" or 8"x½"	B.A. ")	

- 3.2 TREATED TIMBERS - Treated timbers will comply in all respects with the requirements of the local body by-laws and State Advances Corporation

and/or other Financial Institution, and the Contractor may use any such treated timber as approved by these authorities. Any objection by the client must be noted and an agreement made before the contract is signed.

- 3.3 DAMPCOURSE - Is 3 ply course between concrete and all woodwork.
- 3.4.1 FRAME FLOORS - With 4" x 3" sleepers set on edge at not more than 4'6" centres, and secured to foundations with galvanised wire. Floor joists to be set at 18" centres. Frame walls with plates scarfed at intersections studs at 18" centres with diagonal bracing, and three rows of dwangs. Frame ceiling with joists at 18" centres and 8" x 1" runners.
- 3.4.2 FOUNDATION PILES - May be spread by the usage of heavier gauge floor joists in accordance with N.Z.S.S. 1900 chapter 6.1 Table 7 - maximum span for various sizes of floor joists.
- 3.4.3 FRAME TILE ROOFS - With rafters at 18" centres and 2" x 1" tile battens.
- 3.4.4 FRAME CORRUGATED IRON ROOFS - With rafters at 3'0" centres, purlins at 2'6" centres and cover with $\frac{1}{2}$ " sarking. Rafters shall project past top plate to allow for 24" soffitt.
- 3.4.5 FASCIA BOARDS - Shall be dressed 6" x 1" or 8" x 1" D.A.R.P. (grooved to take "Durock" flat sheets) securely nailed to ends of rafters, with 3" x $\frac{1}{2}$ " cut between fascia and studs to form eave. Carry row of dwangs and soffits at brick or summerhill stone line. Line under with 24" wide "durock" and finish with suitable mould in angle and jointing battens evenly spaced, and primed before fixing.
- 3.5 WEATHERBOARDS - Cover all exterior walls with 6" x $\frac{7}{8}$ " bevel back D.A.H. Rimu or other approved treated timber with butt joints staggered. Weatherside may be used with approved soakers covering joints.
- 3.6 FLOORING - Lay 4" x $\frac{7}{8}$ " T. & G. D.A.H. Rimu or other approved treated timber, close fitted, double nailed at all joints, punched and give one cut sanded finish at completion. Where directed, provide a 24" x 18" access panel of matching flooring to the sub-floor. Where approved pre flooring will be used.
- 3.7 WINDOWS - Provide and fix windows as shown on plan with D.A.H. Rimu frames.
- 3.8 DOORS - Casement front door 6'6" x 2'10" and rear door 6'6" x 2'8" out of 2" cedar, glazed and hung with one and one half pairs of 4" butts, in 2" solid rebated D.A.H. rimu frame. Each internal door shall be stock flush hollow core, hung with one and one half pairs of 3 $\frac{1}{2}$ " B.S. butts in 1 $\frac{1}{2}$ " jambs. Main internal doors shall be 6'6" x 2'8", 2'6" or 2'2" flush panel.
- 3.9 KITCHEN CUPBOARDS ETC - Construct kitchen cupboards, hot water cupboard and sink unit where and as shown on plan, to N.Z.S.S. 1900 chapter 4: 1964. The onus is on the owner to supply refrigerator for food storage
- 3.10 WARDROBES - Will be constructed as shown on plan - (a) as a wardrobe front, or (b) with a 6'6" x 2'2" door and jambs. In each case a shelf and a hanging rail will be provided.
- 3.11 INTERIOR FINISHINGS - Fix 2 $\frac{1}{2}$ " x $\frac{1}{2}$ " architraves and skirting to all rooms with sill boards to windows if necessary.

3.12 MANHOLES - Form manholes in Laundry ceiling and wardrobe floor.

3.13 HARDWARE

Front Entrance Door	Night latch with C.P. rose and C.P. handle
Back Entrance Door	Mortice Lock set
Laundry Door	Mortice latch set
Toilet Door	Mortice latch set
Cupboard and shaving cabinet door	C.P. Knobs and plastic catch.
Drawers	C.P. Knobs
Wardrobe Doors	C.P. Knob and plastic catch.
Cylinder cupboard doors	Knob and gripper catch
Side hung sashes	C.P. Casement stays.
Top hung sashes	C.P. Fan Stays
Whitco sashes	C.P. Split/rail fasteners
Interior doors	Mortice latch set.

3.14 CHIMNEY - To be built to N.Z.S.S. 1900 chapter 7, 1964 or to local body specifications.

3.15 FIRE SURROUNDS - All fire surrounds to be supplied in the packet, unless otherwise specified. If fireplace is not required alternate means of heating is then the responsibility of the owner.

3.16 P.C. SUMS ALLOWED -

Fire surround including hearth "L" grate and any wood mantel or trim
 Electric Range \$
 \$

4.0

ROOFER

4.1 GENERAL - Fix roofs as shown on plan. All roofs shall be fixed by approved specialist roofing contractors. Pitch of roof shall be as indicated.

4.2.1 TILE ROOFS - The minimum pitch for Tile Roofs shall be 28° except Monier Tiles see 4.2.3. Fix tile roofs with main slope set out in complete courses, with not less than $2\frac{1}{2}$ " end lap, and in straight lines. All concrete tiles shall be in accordance with N.Z.S.S. 795 and in available colours selected by the owner. Fix 2" x 1" B.A.H. Rimu tile battens with $2\frac{1}{2}$ " nails. Adjacent tile shall interlock with irregular cavities between them. All verge tiles (or alternative verge tiles with bonded tiles) shall be full tiles. No cut tiles shall be less than half tile and all tiles at valleys shall be cut to alignment and bedded in compo wire alternate tiles in every course and all hip and ridge tiles with hard draw 18 S.W.G. wire. All hip and ridge tiles shall be bedded with a two to one cement and lime mortar, and pointed to match tile colour. The roofing contractor shall provide a two year guarantee.

4.2.2 GALVANISED IRON ROOFS - The minimum pitch for galvanised iron roofs shall be 15° . Fix 26 gauge G.C. iron roofing complete with 24 gauge ridges, hips and valleys. Iron to have 6" end laps, 2" overhang at gutters and fascia boards, and one and one half corrugation side laps. Paint all laps before securing roof with lead headed nails. GALVANISED Iron Roofs will not be painted.

4.2.3 MONIER TILE - These will be fixed to manufacturers specifications or to S.A.C. specifications where applicable.

5.0

BRICKLAYER

- 5.1 BRICK VENEER JOBS - To be built as indicated on the plan with bonds not more than $\frac{3}{8}$ " thick, and joints filled with mortar. All walls to have wire ties built in and secured to studs with staples. Clean down all exposed brick work during construction and at completion wash down with weak solution of acid. Form sills with bullnosed or splayed sill bricks.
- 5.2 Where brick chimneys are built in weatherboard houses, the portion above the roof shall be of first grade bricks, pointed.

- 5.3 Build fire backs, L Grates, wet backs, space heaters, etc as required according to plan.

6.0

BLOCKLAYER

- 6.1 CONCRETE BLOCK - To be 4" veneer set in mortar with wire ties as for brickwork and sills to be formed with concrete sill blocks or 2" paving slabs. All summerhill stone veneer work to be treated with a water-proof compound approved by State Advances Corporation and sills to be formed with summerhill stone paving tiles. Stalks to chimneys of summerhill stone veneers above roof line to be left grey cement rendered. All jointing to blockwork will be struck as the work proceeds, or raked back and pointed at finish, colours to be arranged as an extra.

7.0

PLUMBER

- 7.1 GENERAL - All work shall be carried out in accordance with the drawings and specifications, local authority and public health regulations. All materials shall be of the best of their respective kind. Approved N.Z. manufactured materials are to be used wherever possible. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding tall places where air locks are likely to occur. All materials relevant to the plumbing trade shall be deemed to be supplied and fixed by the subcontractor unless otherwise stated. All P.V.C. pipe shall be supported over total length.
- 2 FLASHINGS - Provide and fix all flashings where required, accurately fitted with all joints well lapped. Flash all vents, chimneys and other upstands through roof with 4lb lead. The builder will supply and fix all valleys with 24 gauge galvanised iron. Valleys shall not be less than 15" wide, with turned edges, 6" laps, finished well down into spouting.
- 7.3 SPOUTING AND DOWNPIPES - Provide and fix 5" x 24 gauge galvanised iron spouting to drain to outlets with 4" lapped soldered joints and all necessary end stops, mitred returns and outlets. Support spouting on 1" x 18 gauge galvanised double clip brackets at not more than 3ft centres fixed with galvanised clouts. Provide and fix downpipes where required. Downpipes shall be 2 $\frac{1}{2}$ " diameter 24 gauge galvanised iron seamed and welted with slipped end joints and angles, strapped to walls with at least two 24 gauge galvanised iron straps, fixed with galvanised screws.
- 7.4 WASTES AND TRAPS - Provide and fix all necessary waste pipes and traps using P.V.C. and P.V.C. traps are fitted to P.V.C. wastes.

- 7.5 COLD WATER SUPPLY - Allow to lay cold water supply from supply point in $\frac{1}{2}$ " diameter P.V.C. or galvanised pipe, buried not less than 18" with screwed joints. (Alkathene piping may be used in compliance with the local authority requirements.) Fix $\frac{1}{2}$ " P.V.C. or galvanised service pipes inside house to bath, basin, shower (where specified), W.C. flushing cistern (if connected to sewer or septic tank) wash tubs, sink, hot water cylinder, and to two exterior hose taps (one at front and one at rear of house.) Where no sewer or septic tank is available but a future sewer connection will be available fix and plug off $\frac{1}{2}$ " water connection to toilet cistern. $\frac{1}{2}$ " diameter P.V.C. or galvanised water pipe up to 30ft. is allowed in contract price, in excess of 30ft, to be supplied by contractor and payable by the owner. For areas not supplied with High Pressure the following will apply: 100 gallon galvanised iron or polythene supply tank under roof. Cold water supply to all services will be in $\frac{3}{4}$ " diameter main with $\frac{3}{4}$ " to bath and $\frac{1}{2}$ " to other fittings. See P.C. sum for well, electric motor and pump. These items to be regarded as an extra above H.P. supply.
- 7.6 HOT WATER SUPPLY - Provide and fix a 40 gallon lagged electric hot water cylinder with necessary expansion pipe. The cylinder will be connected to the cold water system via a "victor" or similar type of pressure reducing valve. Provide element and thermostat to cylinder. Hot water will be supplied to bath in $\frac{3}{4}$ " copper pipe and to basin, sink, one tub and washing machine with $\frac{1}{2}$ " copper pipe. Lagg all copper pipes.
- 7.7 OPEN FIRE BOILER - Supply and connect same only when specified.
- 7.8 INCINERATOR BOILER - Connect same only when specified, when required Builder will supply incinerator unless otherwise specified.
- 7.9 TAPS - Supply and fix all taps which are to be C.P. on brass, streamline pattern, marked "hot" and "cold" with $\frac{3}{4}$ " extended bibs to bath, $\frac{1}{2}$ " pillar cocks to basin, $\frac{1}{2}$ " bibcocks to tub and one tap to washing machine position, $\frac{1}{2}$ " brass stopcock to toilet and $\frac{1}{2}$ " brass hose taps.
- 7.10 SANITARY FITTINGS - Supply and fix a 5'6" white pressed steel standard square type bath, a 22" x 16" white porcelain basin with cabinet supplied by builder. Fix only a single stainless steel tub with cupboard under, a 5'6" stainless steel or laminated plastic sink top which are to be supplied by the Builder. Supply and fix all plugs, C.P. chains, gratings and washers to all fittings. Supply and fix white glazed earthen toilet pan and flushing cistern if in sewer or septic tank area, toilet seat to be white standard "Dolphin" plastic. If required supply and fix C.P. shower rose over bath complete with C.P. shower cocks marked "Hot" and "cold". If a shower cabinet is detailed on the drawings it will be constructed suitable for a stainless steel base and topliss valve, and lined throughout with seratone. Unless specifically detailed a shower cabinet will not be constructed with a door or soap recess.
- 8.0 ELECTRICIAN
- 8.1 GENERAL - All installations shall be made in accordance with the wiring regulations 1935, and to the satisfaction of the local authorities. All switches and plugs shall be flush type.
- 8.2 SWITCHBOARD - Fix where directed inside the house complete with all main fuses etc.

8.3 METERBOARD - To be encased in a galvanised iron meter box where directed by local authority.

8.4 POWER SUPPLY - 30ft of overhead wiring is allowed in quotation. (30ft of underground power cable is allowed in quotation where subdivider has paid cost to local power authority.) Wiring in excess of 30ft and any poles to be supplied by Contractor and paid by the owner.

8.5 LIGHTS - Provide and install 12 light points complete with lamps and shades as shown on plan and provide 100 watt lamps in living rooms and 60 watt lamps to all other points. Extra light points at \$8.00 each.

8.6 POWER POINTS - Provide and fix 7 power points as shown on plan, 4ft above floor in kitchen and laundry, 12" above floor elsewhere. Extra power points at \$8.00 each.

8.7 HOT WATER CYLINDER - Connect element and thermostat to hot water cylinder, all supplied by plumber.

8.8 ELECTRIC RANGE - Connect electric range supplied by Builder.

8.9 WATER PUMP ELECTRIC MOTOR - Connect power supply to well water pump electric motor where required, a float switch will not be installed unless specified.

9.0 LININGS

9.1 Line walls and ceilings throughout with Gibraltar Board $\frac{3}{8}$ " thick. All Gibraltar Board to be stopped and left smooth ready to receive paper.

10.0 SOLID PLASTERER

10.1 Supply and fix vents. Cement render all steps, front porches, foundations and incinerator hearths. Plaster precast chimneys and blockwork in the following manner:-

10.1.1 Slush coat to be applied and left to dry before $\frac{1}{2}$ " 3:1 cement compo coat is applied.

10.1.2 The Pattern is then applied, followed by 2 coats of "Snowcem" or other approved colouring. Colour to be selected by owner. (Colouring of chimney stalk does not apply to summerhill stone veneers, refer to Blocklayers 6.1).

11.0 DRAINLAYER

11.1 GENERAL - Provide all materials, labour and plant necessary to complete the work in accordance with the drawings, specifications, health department and/or any local body regulations. Give all notices, pay all fees and arrange for the inspection of work. Complete all sanitary and stormwater systems.

11.2 STORMWATER DRAINAGE - Connect all stormwater outlets to the local body system. Where stormwater cannot be taken to the disposal system install ~~approved boulder pits at least 9ft from the Building.~~ 4" glazed pipes and fittings up to 60ft are allowed for in contract price. Stormwater connections in excess of 60ft to be supplied by contractor and paid by the owner.

- 11.3 SANITARY DRAINAGE - Connect all sanitary disposal units to the local body system. 4" glazed pipes and fittings up to 60ft from main sewer are allowed for in contract price. Sanitary drainage in excess of 60ft to be supplied by Contractor and paid by owner. Where no local body disposal system is available provide one of the following:-
- 11.3.1 ~~A single septic tank system in accordance with the local authority's requirements (including a maximum of 100ft of effluent outfall).~~
 - 11.3.2 ~~A double septic tank system in accordance with the local authority's requirements (including a maximum of 100ft of effluent outfall).~~
 - 11.3.3 ~~A sullage tank (or grease trap) in accordance with the local authority's requirements (including a maximum of 100ft of effluent outfall).~~
 - 11.3.4 ~~An outside toilet complete with galvanised sanitary pan, all supplied by builder.~~
 - 11.3.5 ~~Where permitted by the local authority a chemical unit supplied by the Builder can be installed inside the dwelling.~~

12.0 PAINTER AND PAPERHANGER

- 12.1 GENERAL - All materials shall be the best of their kind, and all work shall be performed by Tradesmen. All work and adjacent surfaces shall be protected. Suitable cover must be given to Baths, Basins, Sink Bench Tops, Bench tops, Electric Range, etc, during the progress of the work. All floors must be protected against stains resulting from paint and oil tins etc, which are placed on the floor.
- 12.2 EXTERIOR WORK - Builder will prime all exterior woodwork with suitable primer. Painter will then stop all nail holes and surface cracks etc, with first grade putty and supply and apply one undercoat and one finishing coat of linseed oil house paint. All exterior woodwork, including vertical boarding, sashes and doors will be painted according to the above mentioned specifications unless otherwise specified. Paint flashings and vent pipes with one coat of ready mixed oxide paint to soffit height in the case of galvanised iron and tiled roofs. All Porch Panel to have two coats of Plastic Paint unless otherwise specified.
- 12.3 INTERIOR WORK - Properly prepare all surfaces to be papered. Paste shall be of approved manufacture used fresh. All size and paste shall have incorporated 4oz of "Santabrite" per gallon. Kitchen, Toilet, Bathroom, Laundry and back Porch to have lining paper and three coats of paint, including gloss enamel finish. All other rooms to have wallpaper selected by the owner to the value of \$ per roll.
- 12.4 WALLPAPER - All paper must have both edges machine trimmed, hang plumb and true with edges neatly butted and all patterns registering and in accordance with the best trade practice. At completion of job leave all surfaces flush, uniform in colour, texture and free from wrinkles, blisters, lumps, tears, stains or other imperfections.
- 12.5 INTERIOR WOODWORK - All woodwork in rooms other than service rooms shall be varnished.

13.0 BACKSECTIONS

- 13.1 There is a restriction on the length of the following services that are allowed for in the quotation, they are- cold water supply (7.5), power supply (8.4), stormwater drainage (11.2) and sanitary drainage (11.3) The Contractors will supply extra lengths which will be paid for by the owner.

TELEPHONE

14.0

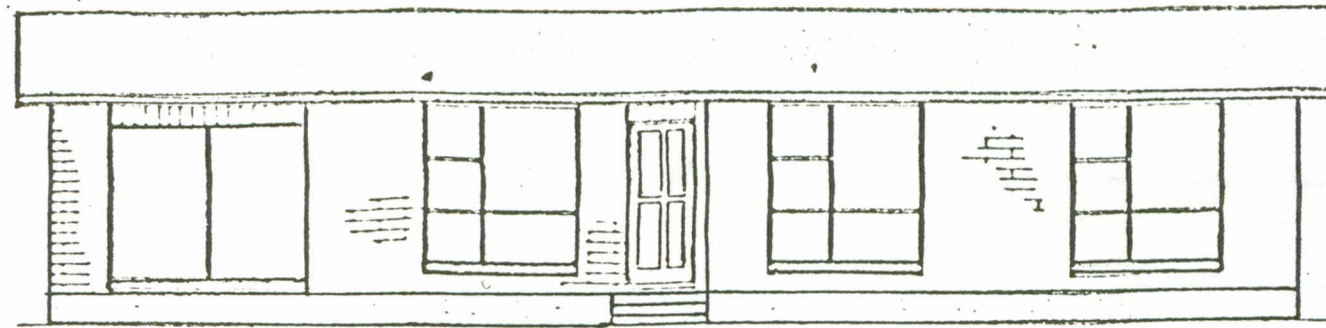
14.1

The connection of a telephone is not part of the quotation.

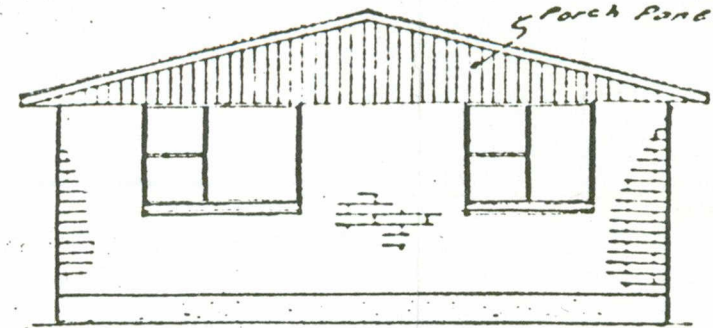
"These specifications are to be read in conjunction with the Builder's signed "Essential Specification Requirements" dated 8/2/73 held by the State Advances Corporation."

BUILDER:.....OWNER:.....;

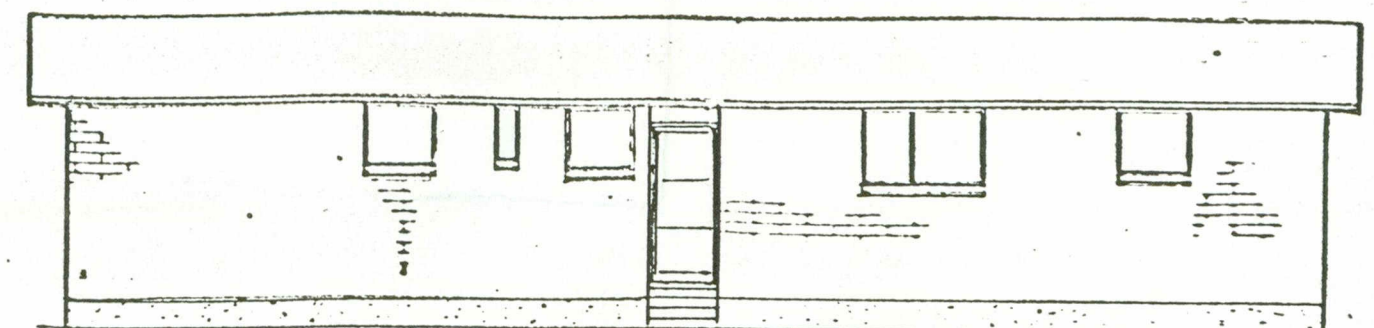
DATE:.....DATE:.....



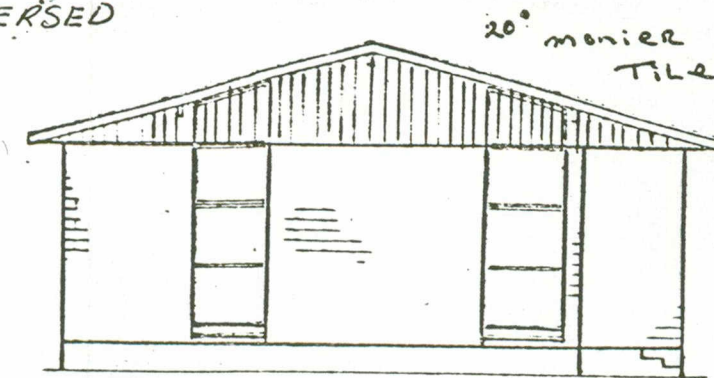
FRONT ELEVATION
REVERSED



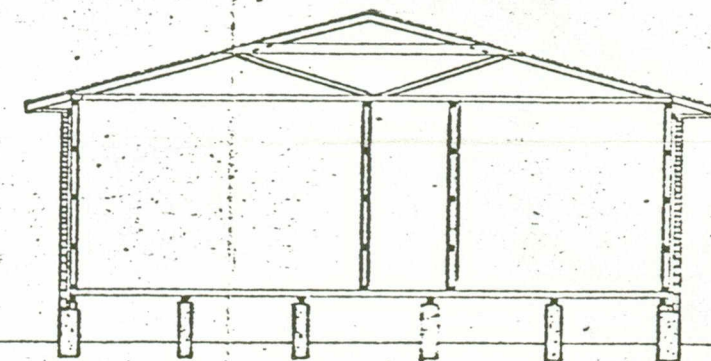
END ELEVATION
REVERSED



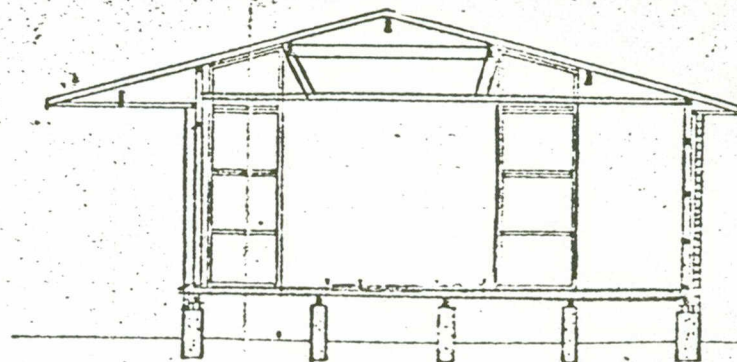
REAR ELEVATION
REVERSED



END ELEVATION



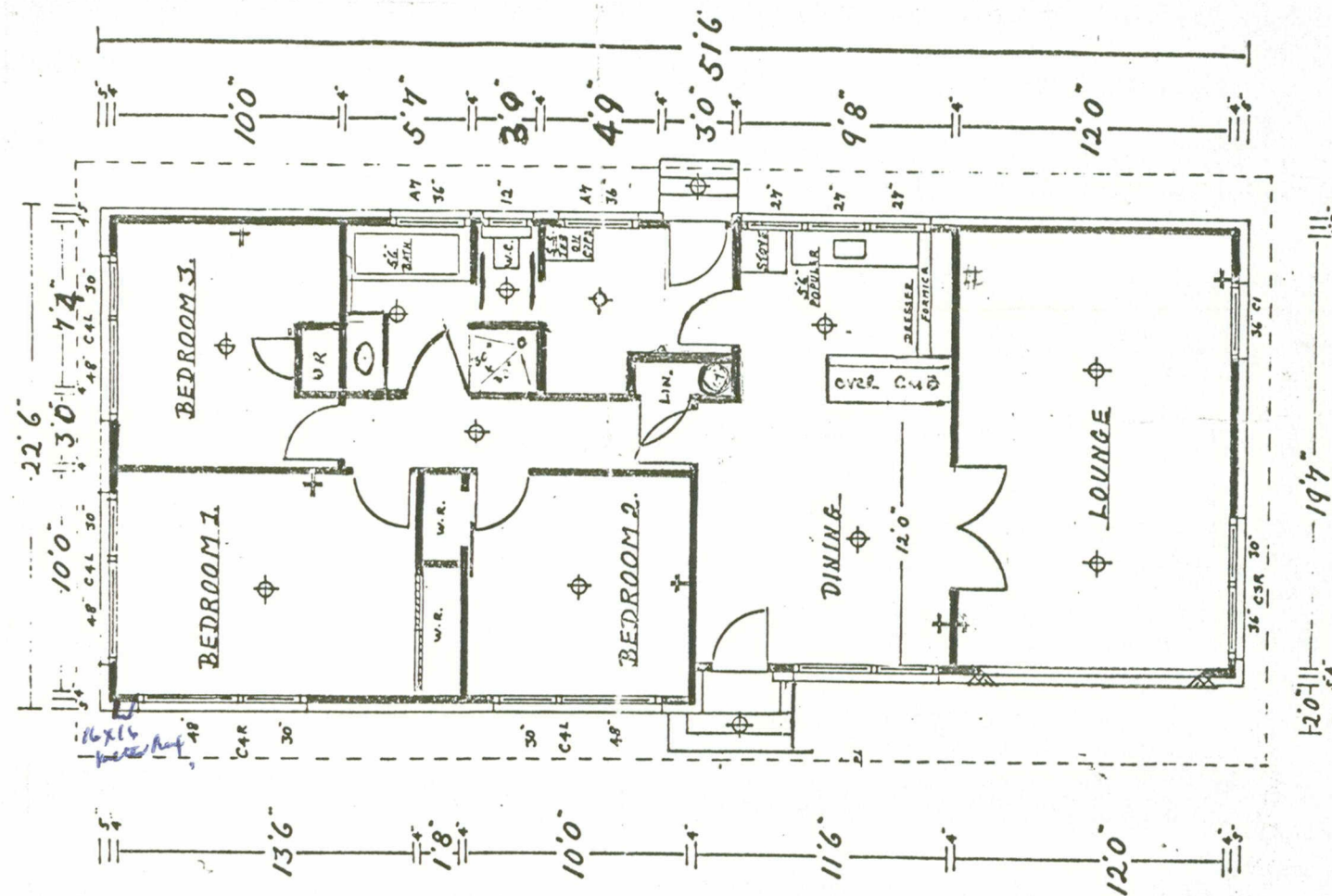
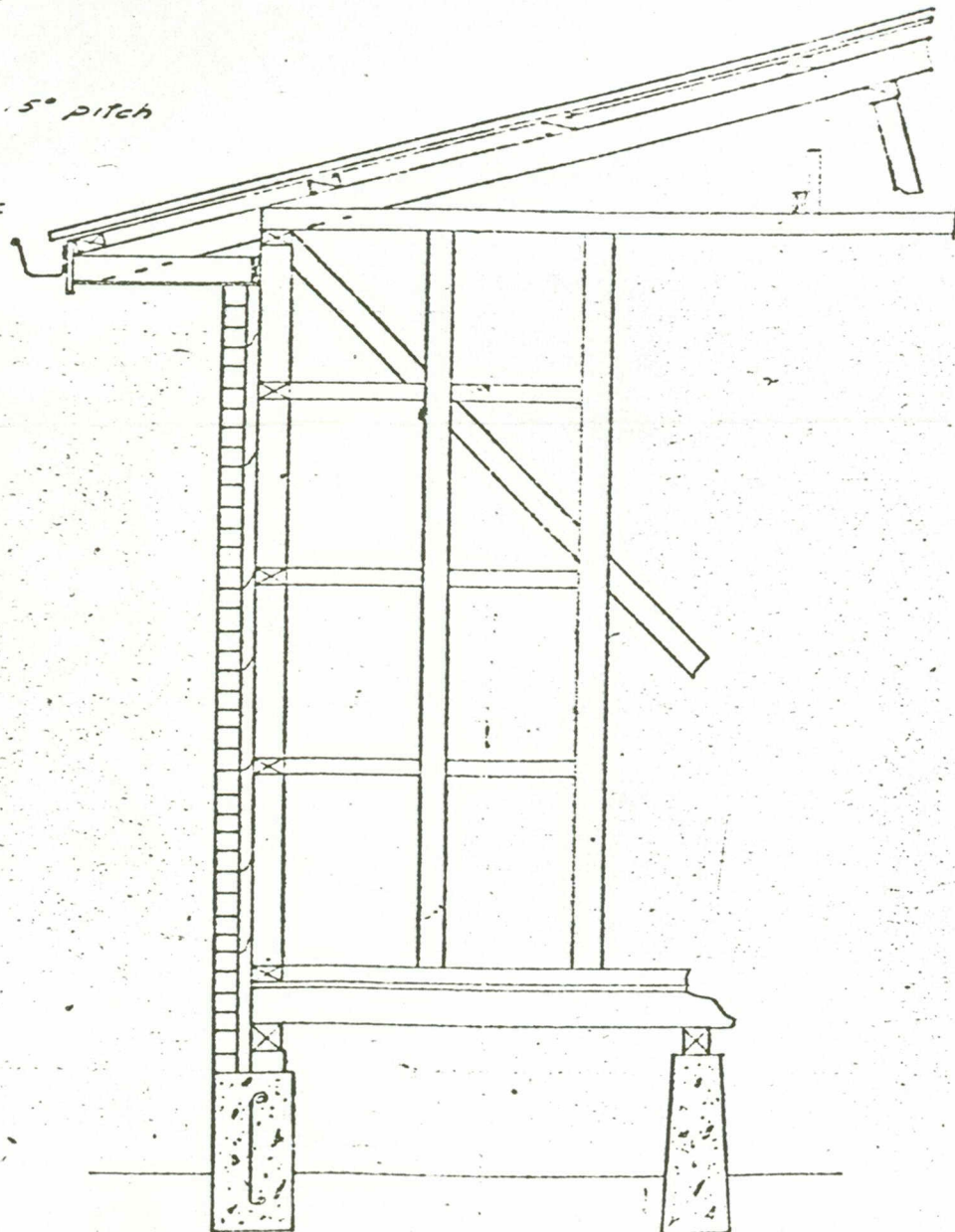
SECTION



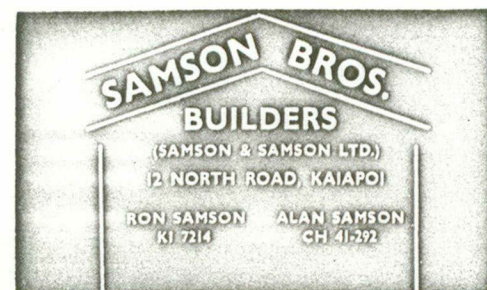
SECTION

- 24 Gauge lead edge ridge
- 26 Gauge cornices
- 3"x2" Purlins @ 2'-6" c/c
- 4"x2" rafters @ 3'-0" c/c 15° pitch
- 4"x2" under purlin
- 4"x2" strut
- 8"x1" Runner
- 4"x2" Ceiling joist @ 18" c/c
- 4"x2" Top plate
- 24G spouting
- Ex 8"x1" fascia
- 1/2" Polite 1'-0" soffit
- 1/2" stone tied
- 1/2" cavity
- 4"x2" Studs 18" c/c
- 4"x12" Brase
- 4"x2" Brangs 2'-0" c/c
- 24G Gable brick ties
- 16" Vertical
- 20" Horizontal

- 4"x2" Bottom plate
- Ex 4"x1" Treated Tag Floor
- 4"x2" Floor joist 18" c/c
- 4"x3" sleeper
- 10" Foundation
- 2- 3/8" Rods M.S.
- 1/2" M.S. stirrups @ 12" c/c



FLOOR PLAN



ALL BUILDINGS MUST HAVE SPOUTING
AND DOWNPIPES DISCHARGING TO STORM-
WATER DRAINS, WHICH MUST DISCHARGE
TO THE STREET CHANNEL.

Window trimmers to comply with NZSS 1900 Chapter 6-1.
Ventilation to comply with NZSS 1900 Chapter 6-1.



NO. 4

ADDRESS Evans Rk.

Siting North	East	South	West
Foundation			
Reinforcing			
Ventilations			
Piles			
Sleepers			
Floor Joists			
D.P.C.			
Flooring			
Plates			
Studs			
Dwangs			
Bracing			
Window Trimmers			
Ceiling Joists			
Runners			
Under Purlins			
Strutting			
Rafters			
Purlins			
Sarking			
Roofing			
Cavity Drainage			
Underlay			
Room Size			
Windows		on Plan	
Ventilation Area		on Plan	
Heating		To be specified.	
Cooking			
Chimney			
Laundry		To be specified.	
Storage			
Att Garage			
Separation			

ELECTRICAL

Inspector
Date 22.3.16

PLUMBING & DRAINAGE



Approved *RODZ* Inspector
10-3-67 Date

HEALTH

Approved Inspector
 Date

BUILDING

..... Inspector
..... Date

FEE REQUIRED IN RESPECT TO THIS APPLICATION

BUILDING

PLUMBING & DRAINAGE

CHANNEL CROSSING

ROAD OPENING FEES

FOOTPATH ONLY FEES

J. Spang

Builder

R. R. Hansen

Permit No. 463646
(FOR OFFICE USE ONLY)

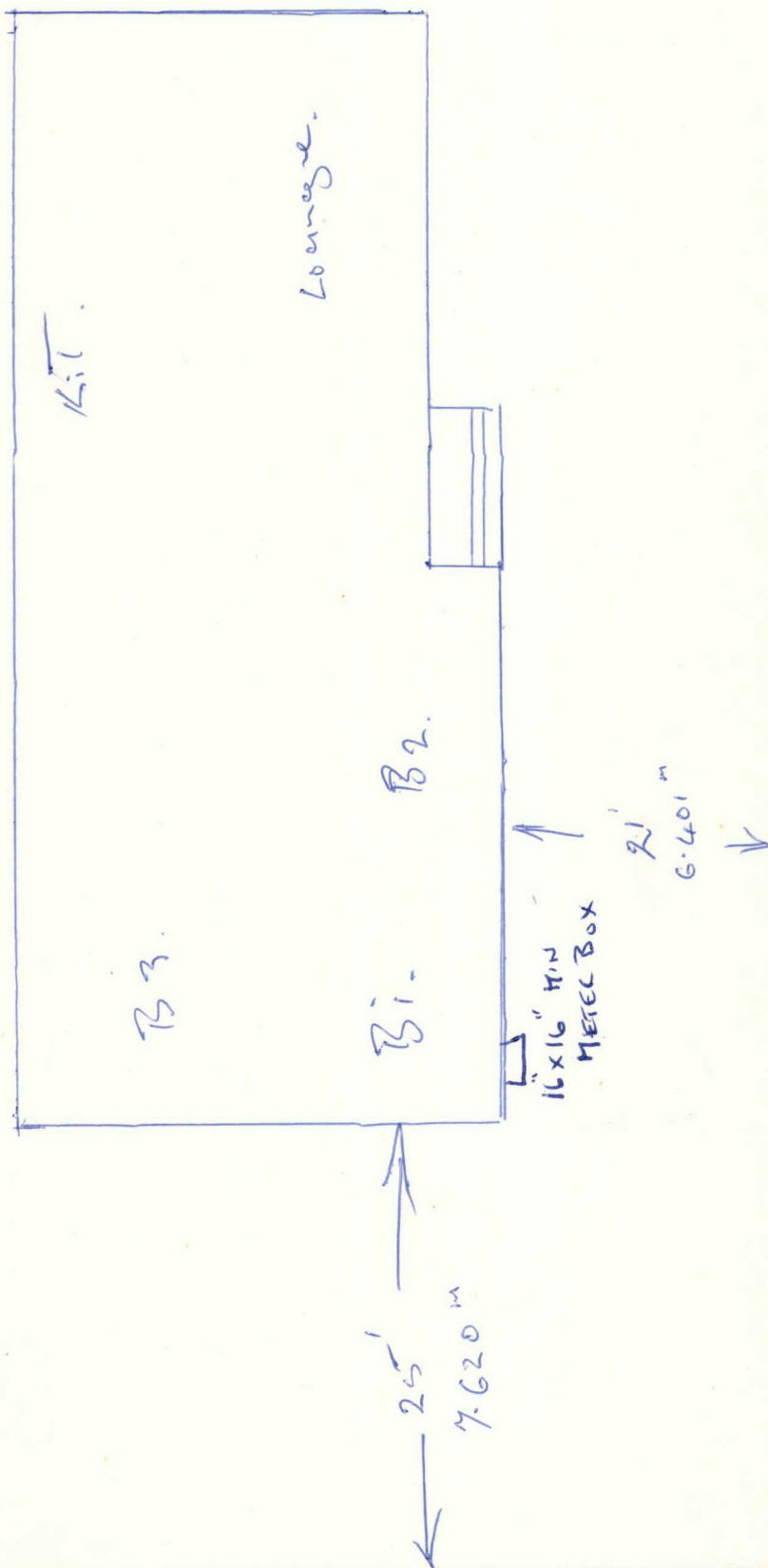
Street

Gran Pl.

No.

4.

Evans Pl.



Scale =

22.250 m
3/4