

BUILDING APPLICATION FORM

Appn Received

File Number **6530/06900 B**
Application No. **7353 91.125**

Date **22nd Aug** 1991

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

Erect dwelling at 21 Lake rd Rotorua
(Address of work)

For **W. P. Owen**
Mr/Mrs (Owner)

of (Postal Address)

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

PARTICULARS OF LAND

Lot No. **69** D.P. No.

Area **1406** Zoning

NUMBER OF SANITARY FITTINGS

Toilet Pans **ONE (1)**

Urinals **nil**

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.)

USE **Dwelling**

Area of ground floor **70m**

Gross floor area

Area of accessory buildings

Estimated value:

Building work \$ **38,000**

Plumbing & Drainage \$ **2,000**

Total \$ **40,000**

Builder's Name **Dennis Builder Ltd.**
(Please Print)

Address **PO Box 1967 Rotorua**

Phone No. **Ph. 3628426**

Signature of Applicant **[Signature]** **PP**

Applicant's name **W. Owen**
(Please Print)

Address **29 Wyckwood Cr**

FOR OFFICE USE ONLY

Application checked and approved by **[Signature]**
Building Inspector **12-9-91**
Date **12-9-91**
Town Planning Officer **[Signature]**
Date **12-9-91**
Plumbing & Drainage Insp.
Date
Structural Engineer
Date

Health Inspector **[Signature]**
Date **6.9.91**
Dangerous Goods Inspector
Date
Geothermal Inspector
Date
General Inspector
Date

Issue of Permit Approved
[Signature]
Engineer
Date **12-9-91**

SUBJECT	APPLN No.	PERMIT No.	RECEIPT	VALUE	FEE
Building	268 91.111539	1/2	Application fee		176.60
Plumbing			351296	\$ 1000	155.00
Drainage			103596	\$ 298	166.20
Water Connection			308	\$ 600	107.40
Damage Deposit (GST does not apply)				\$	
Vehicle Crossing				\$	
Sewer Connection				\$	
Building Research Levy			302	\$	40.00
Development Contribution			306	\$	72.00
			308	\$	1570.00
				\$	1.120.20

ALL FEES GST INCLUSIVE UNLESS OTHERWISE NOTED.

TOTAL: \$ **3252.40**

(See scale of fees and general information on back)

Bond refunded 27-11-94

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated value of work:

Not exceeding \$3,000	\$60.75
Over \$3,000 and not exceeding \$3,500	64.40
Over \$3,500 and not exceeding \$4,000	69.25
Over \$4,000 and not exceeding \$5,000	76.60
Over \$5,000 and not exceeding \$6,000	83.30
Over \$6,000 and not exceeding \$7,000	92.35
Over \$7,000 and not exceeding \$8,000	102.00
Over \$8,000 and not exceeding \$9,000	110.50
Over \$9,000 and not exceeding \$10,000	119.10
Over \$10,000 and not exceeding \$12,000	130.00
Over \$12,000 and not exceeding \$14,000	139.70
Over \$14,000 and not exceeding \$16,000	151.35
Over \$16,000 and not exceeding \$18,000	168.35
Over \$18,000 and not exceeding \$20,000	184.65
Over \$20,000 and not exceeding \$25,000	219.35
Over \$25,000 and not exceeding \$30,000	258.75
Over \$30,000 and not exceeding \$35,000	292.75
Over \$35,000 and not exceeding \$40,000	331.60
Over \$40,000 and not exceeding \$50,000	380.20
Over \$50,000 and not exceeding \$60,000	428.80
Over \$60,000 and not exceeding \$70,000	478.60
Over \$70,000 and not exceeding \$80,000	524.75
Over \$80,000 and not exceeding \$90,000	590.35
Over \$90,000 and not exceeding \$100,000	625.00
Over \$100,000 and not exceeding \$120,000	675.40
Over \$120,000 and not exceeding \$140,000	721.55
Over \$140,000 and not exceeding \$160,000	772.55
Over \$160,000 and not exceeding \$180,000	821.10
Over \$180,000 and not exceeding \$200,000	870.10
Over \$200,000 and not exceeding \$240,000	969.35
Over \$240,000 and not exceeding \$290,000	1,066.50

For every \$40,000 or part thereof in excess of
\$280,000 an additional fee of 397.20

A further 25% is payable upon the above fees where a structural check is required.

A Plan Review Fee of 50% of the Building Permit Fee is payable upon lodgement of the Building Permit Application.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building Bylaws 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 in metric to scale.

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 Bylaws.

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.

SEWER CONNECTIONS

Applicants are reminded of their responsibility to have regard to the levels of Council's drainage services before construction of a building commences. Failure to do so may result in plumbing alterations or pumping being required.

DEVELOPMENT CONTRIBUTIONS

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, you will be liable to make a development contribution to the Rotorua District Council. There are also other occasions in which a contribution is payable. If your proposal comes within this levy you are advised to contact the District Town Planning Department for further information.

Inspector: M

File No.

Receipt No.

357296

Date Permit Issued

P26101

16/9/91

OWNER

Name

W. P. Owen

Mailing Address

29 Wychwood Cres
ROTORUA

BUILDER

Name

Donovan Builders

Mailing Address

Box 1967

PROPERTY ON WHICH BUILDING IS TO BE ERRECTED/DEMOLISHED

SITE

Street No.

121

Street Name

Lake Rd

Town/District

Riding

LEGAL DESCRIPTION

Valuation Roll No.

6530.069 B

Lot

D.P.

Section

ML 19829

Block

5

Survey District

6531-371

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling

1 WC

FLOOR AREA

DWELLING UNITS

Whole
Sq. Metres70 m²Number
ErectedESTIMATED
VALUES
\$Building
Plumbing
Drainage
G.S.T.

38 000 -

2 000 -

TOTAL

40 000 -

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
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$	136 48	Water Connection	\$	
Street Damage Deposit	\$	35 56	DEV. CONT.	\$	995 73
Building Research Levy	\$		DIS. CRE. USE FEE	\$	60 -
Plumbing	\$	119 73	DISCRET. USE BONGS	\$	1570 -
Drainage	\$	95 47		\$	
Sewer Connection	\$			\$	
Vehicle Crossing Levy	\$		G.S.T.	\$	204 15
M.S. Plumbing	\$		TOTAL:	\$	3425 00

Receipt No. 357296 - 304

Date of Payment 12/9/91

Authorised Officer M. Tapia

Special Conditions:



BC

J03596

Date Inspected

REMARKS (e.g. stage reached with work)

16.9.91

Following inspection. Job not ready, but advised
contractor to compact hard fill and remove water
from foundations. Contractor to book another inspection.

when ready.

27-9-91 Footing inspection. Note Footings poured before inspection. Footings had 2 D12 rods with D10 starters returned into slab at 600g. Polythene taped, 665 mesh to good detail.

6-11-95 Mostly finished - New owners will call us when finished as advised

12-4-96 Completed.

COMPLETED (Signature)



Date

12/4/96

Date Permit Issued 169,91

2 KEY **BUILDER**

Name Donovan Builders

Mailing Address Box 1967

4 KEY LEGAL DESCRIPTION

Valuation Roll No. 6530.069 B

Lot _____ D.P. _____

Section ML 19829 Block 5

Survey District _____

NATURE OF PERMIT (TICK BOX)	
1	☒ NEW BUILDING — exclude domestic garages and domestic outbuildings
2	☐ FOUNDATIONS ONLY
3	☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED — include installation of heating appliances
4	☐ NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
5	☐ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

 003596
S. KUZMICH, Government Statistician

Document Set ID: 511672
Version: 3 - Version Date: 25/02/2009

9th September 1991

Please Quote
P26101

W. Owen,
29 Wychwood Cres,
ROTORUA.

LT210791CAL
6530/06900/PT

Appn No. 7353

Dear Sir,

PROPOSED DWELLING - OHINEWAIURU NO. 5 ML 19829 BLOCK 5 - 121 LAKE ROAD

Receipt of your application for the above is acknowledged. Perusal of the plans and specifications has raised the following points which are hereby drawn to your attention:

1. Town Planning

Development contribution will be levied on this dwelling.

2. Plumbing and Drainage

Name of registered drainlayer required.

3. Building

The site has an Outer A classification therefore North and East walls require half-hour fire resistant rating.

Receipt of your advice in respect of the above matters will enable your application to be more fully considered.

Yours faithfully

C. Alexander
Senior Building Inspector

✓
Will comply
[Signature]

Please initial when action completed:

	Initials	Date
Town Planning <i>Seen</i>	<i>ht</i>	<i>27-8-91</i>
Draughting	<i>N.W</i>	<i>3/9/91</i>
Senior Building Inspector	<i>CA</i>	<i>4.9.91</i>
Recreation & Community		
Technical Services Engineer		
Public Health Engineer		
Waterworks Engineer		
Assistant Works Engineer		
Dangerous Goods/Geothermal Inspector		
Senior Environmental Health Officer	<i>Pso</i>	<i>6 9 91</i>
Senior Plumbing & Drainage Inspector	<i>WS</i>	<i>6-9-91</i>
Senior Building Inspector	<i>CA</i>	<i>6-9-91</i>

Repaid 25/11/91 \$1570.00
Repaid 2/12/91 1800.00

28th August 1991

Please Quote
P26101

W. Owen,
29 Wychwood Crescent,
ROTORUA.

LT209264MTU
6530/06900/PT

Dear Sir/Madam,

PROPOSED DWELLING - LOT 58 ML 19829 - 121 LAKE ROAD

I wish to advise that the above property has been inspected by the Planning Department and that Discretionary Use approval is required for this proposal. The application filing fee is \$72.00 (including GST) and the following works are needed to satisfy the discretionary use criteria:

1. The formation and construction in permanent materials (concrete, hotmix, cobblestones, etc) of a driveway and vehicle manoeuvring area for the proposed dwelling.
2. Landscaping of the site to the satisfaction of the District Planner.

To ensure that such works are carried out satisfactorily, Council requires the applicant, pursuant to Section 39 of the Town and Country Planning Regulations 1978, to deposit such sum as it considers necessary to cover the completion of the works.

In this particular instance Council requires a bond to cover the works of One Thousand Five Hundred and Seventy dollars (\$1,570.00) which must be paid before the building permit can be uplifted.

Yours faithfully

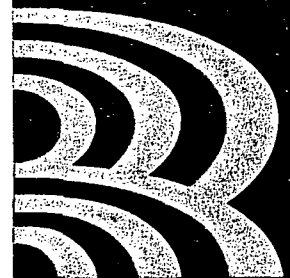
per *mr.*
V.J.G. Beckett
Senior Assistant Planner, Control

Michael

Wayne Owen rang regarding
122 Lake Road Discretionary
Use. he has paid \$3000
Bond for fencing.

The work is now complete
and he is requesting his
bond.

please ring him when you have inspected
his property and advise him of refund
PI# 3477308 procedure.



3rd May 1991

Please Quote
P05402

G. Whimp,
10 Amokura Street,
ROTORUA.

LT192874PMI
6530/06900/

Private Bag RO 3029
Rotorua
New Zealand
Telephone (073) 484-199
Fax (073) 463-143

Address all
communications to:
District Manager
Rotorua District Council.

Dear Sir/Madam,

PROPOSED DWELLING - LOT 5 ML 19829 - 121 LAKE RD

I wish to advise that the above property has been inspected by the Planning Department and that Discretionary Use approval is required for this proposal. The application filing fee is \$72.00 (including GST) and the following works are needed to satisfy the discretionary use criteria:

1. The provision of fencing, hedging or screening to define covenant boundaries and to provide each of the proposed units with adequate privacy.
2. The formation and construction in permanent materials (concrete, hotmix, cobblestones, etc) of a driveway and vehicle manoeuvring area for the proposed dwelling.
3. Landscaping of the site to the satisfaction of the District Planner.

To ensure that such works are carried out satisfactorily, Council requires the applicant, pursuant to Section 39 of the Town and Country Planning Regulations 1978, to deposit such sum as it considers necessary to cover the completion of the works.

In this particular instance Council requires a bond to cover the works of one thousand five hundred dollars (\$1500.00) which must be paid before the building permit can be uplifted.

Yours faithfully

V.J.G. Beckett
Senior Assistant Planner, Control

PLANNING

28th August 1991

Please Quote
P26101

W. Owen,
29 Wychwood Crescent,
ROTORUA.

LT209264MTU
6530/06900/PT

Dear Sir/Madam,

PROPOSED DWELLING - LOT 58 ML 19829 - 121 LAKE ROAD

I wish to advise that the above property has been inspected by the Planning Department and that Discretionary Use approval is required for this proposal. The application filing fee is \$72.00 (including GST) and the following works are needed to satisfy the discretionary use criteria:

1. The formation and construction in permanent materials (concrete, hotmix, cobblestones, etc) of a driveway and vehicle manoeuvring area for the proposed dwelling.
2. Landscaping of the site to the satisfaction of the District Planner.

To ensure that such works are carried out satisfactorily, Council requires the applicant, pursuant to Section 39 of the Town and Country Planning Regulations 1978, to deposit such sum as it considers necessary to cover the completion of the works.

In this particular instance Council requires a bond to cover the works of One Thousand Five Hundred and Seventy dollars (\$1,570.00) which must be paid before the building permit can be uplifted.

Yours faithfully



per V.J.G. Beckett
Senior Assistant Planner, Control

PRELIMINARY AND GENERAL (ALL TRADES)

1. Permits.

The Contractors shall arrange to obtain all permits to build, etc., arrange all inspections and pay all fees as required by the local authorities.

2. Protection of work.

All parts of the work liable to injury and all adjoining property, existing work, footways, trees, etc., are to be protected until completion of the contract.

3. P.C. Sums (Nett sums).

The P.C. Sums quoted in this specification are nett and the contractor or sub-contractor concerned must add any cartage, fixing charges and profit he requires to all such items.

4. Site.

The site of the works will be pointed out to Tenderers who are advised to visit same and check the slope of the ground, quality of the soil, etc., as no extras will be paid for foundation work, site drainage and levelling not detailed or specified.

5. By-laws.

The whole of the work in this contract is to be carried out in strict accordance with the local authorities' regulations, and to be of a standard as approved by the loan company.

6. Extent of work.

This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonably implied on the accompanying drawings and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.

7. Insurance.

The Contractor shall at all times, keep the whole of the works fully covered by Insurance. Fire. Public liability. Workers' Compensation, etc.

8. Temporary Services.

The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, toilet, power, water, access to the building site, scaffolding.

9. Maintenance.

The Contractors shall maintain the property for a period of 30 days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.

10. Completion.

On completion all trade debris is to be removed from the site and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.

11. Contingencies.

Allow the sum of \$ for contingencies. The whole, or any amount remaining unspent at the completion of the contract shall be credited to the Owners.

12. Termite Stops.

Provision is to be made in all parts required by the Government Regulations for the fixing of termite stops should this building be erected in a gazetted termite area.

EXCAVATOR

1. Generally.

Remove all turf or other vegetation, including trees, stumps, etc., from the area to be built on.

Bulldoze the site to the levels shown on the drawings.
(Check original conditions).

Excavate as required for all wall footings, pile footings, steps, etc., as shown on the drawings.

Footing excavations are to be taken down to a solid bearing and to be not less than 300 mm deep, 450 mm in expansive clay.

Excavations are to be stepped to suit the slope of the ground, and kept level at the bottom, maintained free from water or fallen material and shall be firm before placing reinforcing or concrete.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus spoil on the site as directed by the Owners.

CONCRETOR

1. Materials.

Concrete to be pre-mixed with a test of 17.5 MPa after 28 days.

Reinforcement to be deformed mild steel rods or reinforcing mesh, as detailed free from scale, loose rust, paint, grease, dirt, etc.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed or coated with mould oil prior to concrete placement.

2. Concrete Work.

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps and porch slabs, chimney foundations, etc., as indicated on the drawings and reinforced as shown. Steps to have 150 mm risers and 300 mm treads.

Hard filling to be 75 mm down scoria or 'run of the pit' metal compacted in layers of 150 mm depth maximum. Blind with 25 mm of sand and overlay with black polythene damp proof course with taped joints.

All floor slabs to be laid to true and straight surfaces, screeded, wood floated and finished with a steel float or power float to a fine finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires, etc., as required, prior to the pouring of the concrete. Holding down bolts to be 300 mm maximum from corners and at 1.4 m centres maximum.

All exposed concrete work (except floors) to be roughened or scratched for subsequent plastering.

Construct the various anchor piles, braced piles, cantilever piles, timber piles and ordinary piles as shown on the foundation plan and in accordance with N.Z.S. 3604.

BLOCKLAYER

Materials.

Blocks are to be of the sizes as shown on the drawings, delivered to the site on pallets, to be free from cracks and chipped edges, and kept dry.

Mortar is to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

Laying.

Construct the various block walls as shown on the drawings.

Corners to be plumbed both ways, courses to be level and straight.

The blocks are to be kept dry before and during laying and while the mortar is setting.

Sills are to be purpose made masonry unit sill blocks. Jamb blocks are to be rebated.

Ventilators are to be matching in colour and size, spaced 600 mm from the corners and at 1.8 m intervals.

Joints are to be 10 mm thick max, rounded on exposed faces.

Build in holding down bolts 300 mm from the corners and at 1.4 m centres.

Reinforce and concrete fill the various bond beam courses and vertical cavities as shown on the drawings.

On completion clean down all exposed faces of the block work and leave free from all defects and mortar stains.

BRICKLAYER

Materials.

Bricks to be hard square, well burnt bricks, delivered to the site in packets and free from chipped edges. The bricks are to be wetted before laying.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

Laying.

Construct the various brick and brick veneer walls, chimney, flower boxes, etc., as shown on the drawings.

All corners are to be plumbed both ways and the courses are to be level and straight. Perpenders are to be in alignment. Joints to be 10 mm thick maximum weatherstruck on exposed faces.

Sills are to be bricks on edge, or purpose made sill bricks as directed protruding 25 mm beyond the face of the wall.

Build in vermin proofing at bottom plate level and galvanised ties spaced at not more than 600 mm horizontally and 350 mm vertically or 450 mm horizontally and 400 mm vertically.

Maintain a 40 mm min. cavity to be kept clear of all mortar droppings and to be drained and ventilated.

Co-operate with the Carpenter in the building in of all exterior joinery.

On completion clean down the exposed faces of all brickwork and leave free from all defects, mortar stains, etc.

CARPENTER

1. Materials Schedule.

Material	Size	Grade	Remarks
Sub-floor jack studs	100 x 75 mm	Radiata No. 1 fr B.T. or M/S	
Sub-floor bracing	100 x 75 mm	Radiata No. 1 fr B.T. or M/S	
Bearers	100 x 75 mm min.	Radiata No. 1 fr B.T. or M/S	Wired or bolted
Wall plates	100 x 50 mm	Radiata No. 1 fr B.T. or M/S	Bolted down
Floor joists	150 x 50 mm	Radiata No. 1 fr B.T. or M/S	At 400 mm to 600 mm crs
	or as detailed		
Herringbone strutting	40 x 40 mm	Radiata No. 2 fr B.T.	At 2.5 m crs
Solid bridging	Joist depth x 40 mm	Radiata No. 2 fr B.T.	At 2.5 m crs
Top and bottom plates	100 x 50 mm	Radiata No. 1 fr B.T.	
	75 x 50 mm	Radiata No. 1 fr B.T.	Long lengths
Studs	100 x 50 mm	Radiata No. 1 fr B.T.	
	75 x 50 mm	Radiata No. 1 fr B.T.	At 600 mm crs max.
Trimmer studs		Radiata No. 1 fr B.T.	See table below
Lintels		Radiata No. 1 fr B.T.	See table below
Nogging (Dwangs)	100 x 50 mm	Radiata No. 2 fr B.T.	3 rows to walls
	75 x 50 mm	Radiata No. 2 fr B.T.	4 rows to vert. boards
Bracing	galv. metal angle or		
	100 x 25 mm	Radiata Merch B.T.	Checked in flush
Ceiling joists	100 x 50 mm	Radiata No. 1 fr B.T.	At 900 mm crs max.
Ceiling bracing	100 x 25 mm	Radiata Merch B.T.	
	100 x 50 mm	Radiata No. 1 fr B.T.	Diagonal
Ceiling nogging	75 x 50 mm	Radiata No. 2 fr B.T.	At 1.8 m crs max.
Rafters	100 x 50 mm	Radiata No. 1 fr B.T.	At 480 mm crs to 900 mm crs
Ridge Boards and			
Hip rafters	150 x 25 mm	Radiata Merch B.T.	Minimum
Valley rafters	100 x 50 mm	Radiata No. 1 fr B.T.	Minimum
Valley boards	150 x 25 mm	Radiata Merch B.T.	
Underpurlins	100 x 50 mm	Radiata No. 1 fr B.T.	Minimum
Roof struts	100 x 50 mm	Radiata No. 1 fr B.T.	As detailed.
Collar ties	150 x 25 mm	Radiata Merch B.T.	1.8 m crs max.
Purlins (Iron roof)	75 x 50 mm	Radiata No. 1 fr B.T.	750 mm crs max.
Roof trusses	Gangnail or similar		At 900 mm centres
Eaves framing	75 x 40 mm	Radiata No. 2 fr B.T.	
Fascia boards	ex 200 x 25 mm	Radiata M/S finger jointed	Grooved.
Barge boards	ex 200 x 25 mm	Radiata M/S finger jointed	Grooved.
Weatherboards	ex 200 x 25 mm	Radiata M/S finger jointed	B.B. or "Hardiplanks".
Vertical boards	ex 200 x 25 mm	Radiata M/S finger jointed	or as detailed.
Exterior facings	ex 75 x 25 mm	Radiata M/S finger jointed.	
Scribers	Standard	Radiata M/S, White pine M/S, Cedar (pre-primed).	
Flooring	3600 x 1800	H.D. particle bd or 3600 x 1200 "Customfloor".	
Interior door jambs	ex 25 mm	D.A. Rimu or Radiata F.J.	10 mm bevelled stops
Architraves	40 x 10 mm	D.A. Rimu or Radiata F.J.	Bevelled two edges
Skirtings	65 x 10 mm	D.A. Rimu or Radiata F.J.	Bevelled one edge
Sill boards	ex 25 mm	D.A. Rimu or Radiata F.J.	Sanded. Grooved back.
Cornices	40 mm	D.A. Rimu or Radiata F.J.	Bevelled or splayed.
Splash boards	ex 25 mm	D.A. Rimu or Radiata F.J.	Primed. Grooved back.
Shelving	ex 25 mm		Dressing grade
Exterior trim	Mouldings as required	Radiata M/S	
Interior trim	Mouldings as required	Radiata F.J. or D.A. Rimu, or clean Radiata.	

Trimmer Studs (Light roof and heavy roof).

Single or top storey

Openings up to 1.8 m wide	100 x 50 mm
Openings 1.8 m to 2.4 m wide	100 x 75 mm Solid or built up
Openings 2.4 m to 3.6 m wide	100 x 100 mm Solid or built up

Bottom of two storeys

Openings up to 0.9 m wide	100 x 75 mm
Openings 0.9 m to 3.0 m wide	100 x 100 mm Solid or built up
Openings 3.0 m to 3.6 m wide	100 x 125 mm Solid or built up

Lintels (light roof only).

Opening Width	Lintel Size
Up to 1.5 m	100 x 100 mm
1.5 to 1.8 m	125 x 100 mm
1.8 to 2.4 m	150 x 100 mm
2.4 to 3.0 m	200 x 100 mm
3.0 to 3.6 m	250 x 100 mm

2. Construction.

All materials are to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

Sub-floor jack studs are to be wired to foundation piles with 4 mm galv. wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined.

Sub-floor bracing to be diagonal, as required and as directed by the local authority inspector.

Floor joists to be on edge, set out to suit the flooring sheets, nailed with two 100 mm nails at every crossing and trimmed as required for stairwell openings, slabs, etc.

Double the floor joists at each end of the building and under the bearing partition. Floor joists spanning more than 2.5 m are to be stiffened with herringbone strutting or solid bridging in rows at 2.5 m centres maximum.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt joined over continuous support, top plates to be halve jointed or butt jointed and fastened with nail plates.

Studs are to be set out to accommodate 2.4 m high wall lining sheets, and are to be held to the plates with two 100 mm flat headed nails at each end. Bowed studs are to be straightened with sawcuts, wedges and 100 x 25 mm, 2 pieces 450 mm long (one each side).

Lintels are to be checked 15 mm minimum into solid trimmer studs. Where built up trimmer studs are used one 100 x 50 mm stud is to be run up past the trimmer to the top plate and the remaining 100 x 50 is to run up to the underside of the lintel, and blocked above.

Nogging (Dwangs) shall be 50 x 50 mm min. spaced in rows at 1.350 m centres, maximum, set out to accommodate the wall lining sheets and where required drilled or notched for ventilation. To be nailed with two 75 mm nails at each end.

Ceiling nogging (dwangs) to be set out to accommodate the ceiling lining sheets and cornices. Around the perimeter of each room and in rows at 900 m centres maximum.

Bracing to be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees and not more than 55 degrees from horizontal max.

To be positioned as shown on the drawings.

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be on edge and spiked to the wall plates with two 100 mm nails at each end. Where practicable, the ceiling joints are to come alongside rafters and to be spiked thereto.

Ceiling joists spanning more than 3.0 m are to be stiffened with ceiling runners well spiked at every crossing.

150 x 50 mm runners will span up to 1.95 m.

200 x 50 mm runners will span up to 2.6 m.

250 x 75 mm runners will span up to 3.65 m.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with two 100 mm nails to the plates.

Supply and fix the necessary ridge boards, hip rafters, valley rafters, valley boards, underpurlins and roof struts and collar ties and braces as required to complete the roof framing and as detailed on the drawings.

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed 'Gangnail' roof trusses fixed plumb, fastened to the plates with framing anchors, stiffened with runners and braced at each end of the building. The trusses are to be positioned directly over studs or supporting nogging is to be fixed between the studs directly under the top plate.

Purlins (iron roof) to be spaced to accommodate the roof covering and ridging and fastened to the rafters with one 100 mm nail and one 75 mm skew nail at every crossing.

Eaves runner to be nailed to the outside of the wall frames.

Eaves bearers to be nailed securely to each rafter overhang.

3. Exterior finish.

All exterior joinery, exterior timber linings or trim and all end grain joints are to be given a coat of primer or stain prior to fixing.

Behind all asbestos-cement wall linings and as detailed on the drawings, fit a breather type building paper lapped 100 mm.

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred where joined and fastened with galvanised nails.

Wall areas are to be covered with exterior lining as shown on the drawings. Weatherboards are to have scribed internal corner joints and mitred external corners without soakers. Fix with 60 mm galv. nails minimum.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths with 60 mm galv. nails.

Soffits, verges and porch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds.

Build in the various exterior joinery frames as supplied under "Joiner". Fit sill trays, head capping and flashing, trim at sides with scribes and under the sill with a quadrant mould, all as required.

Exterior doors to be fitted on one and half pairs of 100 mm galvanised loose pin (brass) butts.

Provide and fix a ledge and brace type foundation, access door and frame, positioned as directed.

4. Interior Finish.

Flooring to be laid in large single sheets of high density particle board or fibre board with joints in alignment both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists. Check with the Owners regarding the laying of flooring before the wall framing is erected.

Nail the flooring with 60 mm galv. jolt head nails at 150 mm centres on the joints and at 300 mm centres on intermediate floor joists.

On completion of the contract the floor nails are to be punched and the floor machine sanded with two papers to a fine finish.

Care must be taken that the flooring is not stained by rust marks, tea or coffee, etc.

Interior wall linings generally to be 10 mm gibraltar board sheets fixed with vertical joints and nailed with flat headed galvanised clouts, double nailed to studs and nogging. Sheets to service rooms may be glue fixed with horizontal joints. Sheets to be used as bracing panels must be nailed at 150 mm crs around the perimeter.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected "laminated plastic" sheet with plastic jointer and corner mouldings.

Ceiling linings to be fibrous plaster sheets, well glued or wadded to ceiling framing and with all joints, nail holes and other imperfections stopped flush and left ready for the painter or plaster board sheets with taped joints.

Nog for and build in the various joinery fittings as supplied under "Joiner" and trim to walls, floor and ceiling with quadrant and bevelled mouldings as required.

Nog for and build in the various fittings as supplied under "Plumber" and trim around with splash boards primed and set in mastic and other finishing trim and mouldings as required.

Interior doors are to be fitted with 1½ pairs of 90 mm A.C. or F.B. loose pin butts.

Architraves to be fitted in single lengths, with glued mitred joints.

Skirtings to be scribed to the floor and internal corners and mitred at external angles.

Sill boards to be housed to jambs and mullions and bevel scribed to sashes. To finish flush with the inside of the jambs and to be finished with a returned architrave.

Coat cupboard and wardrobes to be fitted with one shelf ex 300 mm wide fixed 1.750 m above the floor and with a 20 mm galv. pipe hanger rail under.

Linen, hot water and other cupboards to be shelved with slatted shelves ex 100 x 25 mm as directed.

Allow the P.C. sum of \$..... for all hardware, and allow to order, take delivery of and fix same.

Form a ceiling access door in a convenient and inconspicuous place (wardrobe).

Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess lined with fire resistant material and trimmed around as required.

Supply and fix the sundry internal finishing mouldings and trim as required. 12 mm quadrants to internal corners of service rooms, etc.

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.

All internal finishing timbers shall be sanded to remove machine marks and on completion, shall be free from all hammer marks, splits or other defects.

All nails in exposed work (interior and exterior) are to be punched.

ROOFER

1. Generally.

Refer to the drawings for the type of roofing to be used.

4. Galvanised iron.

The roof area is to be covered with 75 mm x 1 mm galvanised wire mesh stretched taut and securely stapled to the purlins. Overlay with breather type building paper.

Roofing to be 0.5 mm galvanised corrugated iron sheeting, with primed laps, in single lengths, with 1½ corrugations side lap and nailed with lead headed or spring head nails in accordance with standard practise.

Ridges and hips to be covered with lead edged ridging, primed on the underside, in long lengths with the lead edge dressed down into the corrugations of the iron.

Barges to be covered with purpose made barge flashings with a nailing edge on to the barge board.

Supply and fix all flashings, lead caps, etc., to make the roof thoroughly watertight and birdproof.

Priming to be calcium plumbate.

PLUMBER AND DRAINLAYER

1. Generally.

The whole of the plumbing and drainlaying shall be done in strict accordance with the local authorities' by-laws and drains shall be laid by registered workmen only.

The plumbing contractor shall obtain all necessary permits for the work and pay all fees in connection thereto.

2. Exterior work.

Supply and fix all necessary flashings, lead caps, sill trays, etc., in conjunction with the Builder to make a thoroughly watertight job.

Supply and fix galvanised or PVC spouting to all eaves, laid with even falls to 75 mm diameter downpipes. Downpipes to be sealed into stormwater drains at foot.

Valleys to be standard, galvanised, laid over building paper.

3. Water service.

Lay on cold water from the main, feed through a pressure reducing valve to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostatically controlled electric element.

Lay on hot and cold water services to the various fittings as shown on the drawings and to 2 hose standards positioned as directed. Hot water service to run in copper. Main and cold water may run in plastic if approved by Owners, Loan Company and Local Authority Inspector.

4. Fittings.

Provide and set up the fittings as shown on the drawings and provide regulation traps and wastes to same. Traps and wastes may be plastic if approved.

Bath, first quality, white.

Vanity unit — selected formica top, white basin, drawers and doors under.

Sink top — selected stainless steel.

Shower tray — stainless steel.

W.C. — White, china, wash-down pedestal with plastic double-flap seat and low-down plastic flushing cistern.

Tub — Stainless steel, with cupboard under.

Washing machine — to be supplied by the Owner.

Taps — C.P. as selected by the Owners, exterior hose taps — brass.

Shower rose — C.P. swivel type.

Shower mixer unit as selected by the Owners.

Waste disposal unit to be type fitted with a copper trap and waste.

5. Drains.

Stormwater to be taken in second quality socketted earthenware pipes to stormwater main connection, or standard soak holes.

Sewer drains to be first quality glazed socketted earthenware pipes, 100 mm laid with even falls and easy bends to a main connection as directed.

Provide and fix all necessary gully traps, terminal and back vents, cleaning eyes, inspection junctions and bends, etc., as may be necessary to comply with the local authorities' regulations.

Provide and set the field tile drains set in scoria, if shown on the site or basement plan.

JOINER

1. Timber Grades.

Exterior Joinery — Heart Rimu or Radiata M/S finger jointed.

Door Sills — Heart Matai.

Sashes — Redwood or Radiata M/S finger jointed.

Interior Joinery — D.A. Rimu or Radiata finger jointed or clean Radiata.

All to be dry seasoned timber run to standard profiles.

2. Windows.

Aluminium windows where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes, etc. To be installed as per the manufacturer's directions.

Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J.M.F. 'Sundyne' profile, of standard construction and high class workmanship. Opening awning type sashes to be fitted with 'Interlock' stays of approved sizes.

The windows are to be glazed with standard quality glass, with selected obscured glass to bathroom and W.C. windows and as directed.

3. Doors.

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flush type, with D.A. Rimu facing sheets and clashing strip to the closing edge.

Sizes:

Main doors — 1.980 m x 760 mm.

Bathroom, W.C. — 1.980 m x 710 mm.

Wardrobe and Cupboards — 1.980 m x 660 mm or 1.980 m x 610 mm or 1.830 m high with upper cupboards.

Interior door jambs are to be ex 25 mm with 10 mm bevelled planted stops.

Glazing to doors or door frames to be selected obscured glass.

4. Fittings.

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units as directed.

Sink top as specified under "Plumber". Other bench tops to be of selected "formica" or "laminex" with matching edges.

Cupboard doors to have solid core hardboard faced doors or fibre board.

Drawers to have sides dovetailed to fronts and hardboard bottom.

Supply a standard bathroom cabinet with a mirror rebated and beaded to the door.

5. Stairs.

Closed type — To be constructed with strings ex 250 x 50 mm treads ex 40 mm thick and risers ex 25 mm thick. The treads and risers are to be housed 15 mm, glue wedged and glue blocked to the strings. Nosing to be 30 mm maximum.

Open type — To be constructed with undercarriages ex 150 x 75 mm tread cleats and treads ex 50 mm thick timber — no risers.

Supply handrails ex 75 x 50 mm bevelled and rounded to one side of each flight of stairs.

ELECTRICIAN

1. Generally.

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange for all inspection required.

2. Supply.

Arrange for a mains supply to the building. Check the conditions before tendering.

3. Boards.

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient to the Owners.

4. Lights.

Provide and fix the lights, switches and power outlets as listed hereunder, all to be positioned by the Owners after the floor has been laid.

Passage and stairwell lights to have two way switches.

..... Interior lights.

..... Exterior lights.

..... Power outlets with switch gear.

5. Fittings.

Allow the P.C. Sum of for the purchase of an electric range and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element, supplied under "Plumber".

Allow the P.C. Sum of for the supply of an electric wall heater and allow to order, take delivery of and install same.

Allow the P.C. Sum of for the purchase of special light fittings and allow to order, take delivery of and fit same.

Allow to supply and install an exhaust hood or fan as detailed on the drawings.

Allow to wire up for the waste disposal unit supplied under "Plumber".

Allow to provide and install a selected razor outlet positioned as directed by the Owners.

Earth all metal waste pipes and metal fittings as required by the regulations.

Aerial, earth and T.V. aerial sockets as directed by the Owners.

PAINTER AND PAPERHANGER

1. Generally.

Allow to submit the plan to a colour service for a colour scheme and to the Owners for approval.

All paint and varnish is to be delivered to the job in new tins, unopened and currently usable.

2. Exterior.

Woodwork — Prime, stop and paint in one undercoat and one finish coat with a high gloss finish.

Stained work — One coat of stain prior to fixing, the nail holes, etc., are to be stopped with coloured stopping followed by one further coat of the stain.

Metalwork, including spoutings, downpipes, wrought iron work, etc. — Approved primer for galvanised iron, one undercoat and one finish coat.

Asbestos-cement sheets — Two coats of plastic paint. Solid plaster and concrete block work to be left unpainted.

Iron roof — to be left unpainted.

3. Interior.

Interiors of all service rooms to be primed or sealed, stopped, undercoated and finished with high gloss enamel.

All other ceilings to be given two coats of flat ceiling paint.

All other wall areas to be lined with wallpaper, hung in single lengths, plumb, and with butt joints.

P.C. value per roll.

Flush doors only to be sealed, and given two coats of satin finish varnish. To be rubbed down between coats.

All other interior finishing woodwork to be primed, stopped, undercoated and finished with a semi-gloss paint.

4. Completion.

On completion the residence is to be left clean and tidy, window and other glasswork is to be cleaned. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

INSULATION

1. Walls.

Interior faces of all external wall areas are to be lined with "Gib foil" sheets or fibreglass batts are to be tight fitted to wall spaces, with a minimum thickness of 75 mm.

2. Ceilings.

Provide and fix selected fibreglass batts as shown on the drawings. Minimum thickness 100 mm. A vapour barrier of polyethylene may be stapled to underside of ceiling framing before ceiling lining is fixed.

"Gib foil" sheets may also be used as a vapour barrier.

121 Lake Rd

NAME

W & P Owen

ADDRESS

STOREY:

Single or uppermost

lower of 2 or middle of 3

lower of 3

ROOF TYPE:

Light or heavy

ROOF PITCH:

0° - 25° or 26° - 45°

WIND AREA:

High or Low or Medium

EARTHQUAKE ZONE

A or B or 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

W = 9 B.U. s/m

E = 2 B.U. s/m²

BL = 10.7 m

BW = 6.6 m

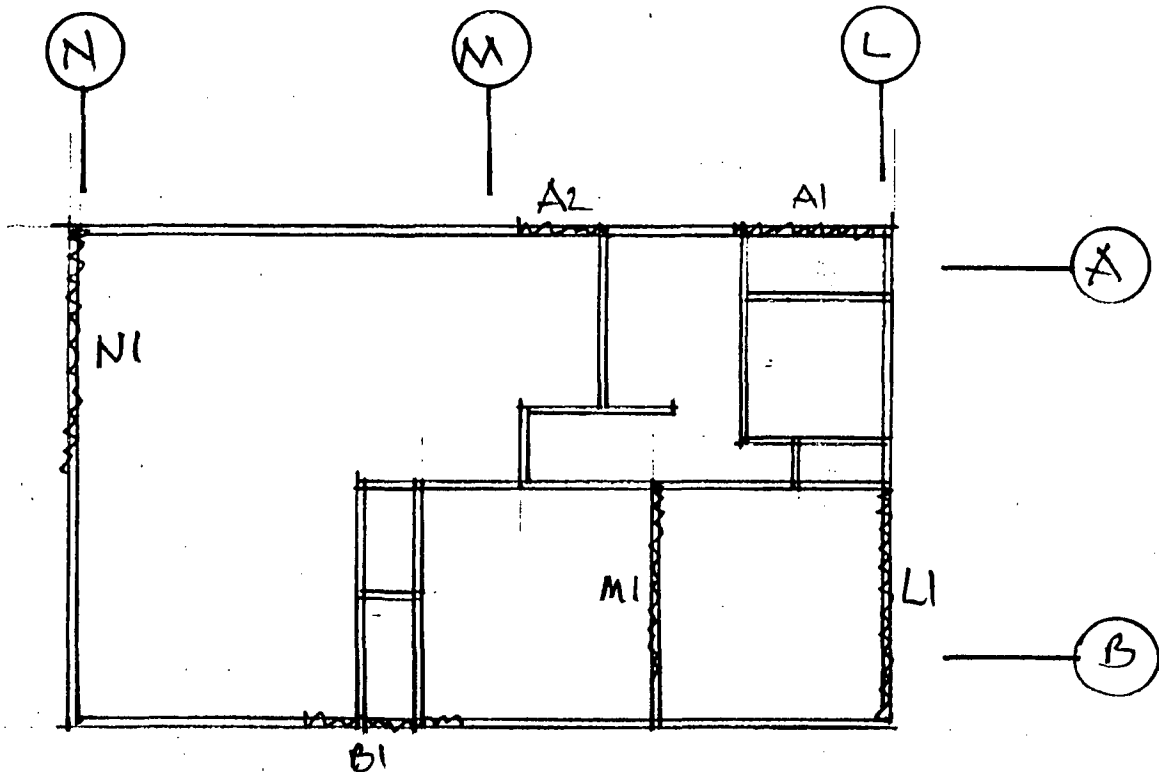
GPA = 71 m²

E x GPA = 2 x 71 = 142 B.U.s

W x BW = 9 x 6.6 = 60 B.U.s

W x BL = 9 x 10.7 = 97 B.U.s

FLOOR PLAN



1 Total B.U.'s required	2 3 Wall Line		4 5 6 7 8 Wall Bracing Elements Provided				
	Label	Minimum B.U.'s required	Label No	Type	Rating B.U.'s/m	Length (m)	B.U.'s provided
ALONG 142	A	10.7 X10	A1	1	42	1.8	75
			A2	1	42	1.8	75
		107	Sub-total				150
	B	10.7 X10	B1	1	42	2.6	109
		107	Sub-total				109
	C						
			Sub-total				
	D						
			Sub-total				
	TOTAL		TOTAL				259
ACROSS 142	L	6.6 X10	L1	1	42	2.4	100
		66	Sub-total				100
	M	1N7	M1	2	62	2.4	148
		70	Sub-total				148
	N	6.6 X10	N1	1	42	2.4	100
		66.	Sub-total				100
	O						
			Sub-total				
	P						
			Sub-total				
	TOTAL		TOTAL				348