

APPLICATION FOR BUILDING PERMIT

Wanganui District Council
PO BOX 637 WANGANUI

THE DIRECTOR OF WORKS AND SERVICES

DEAR SIR,

I hereby apply for a Building permit to erect/demolish

4017085

Date 12/02/90.

DWELLING WITH ATTACHED CARPORT

according to site plan and detailed plans, elevation, cross sections and specifications of building deposited herewith, in duplicate.

OWNER	
Name	B. HEALEY
Address	23A KENT RD WANGANUI
Phone	3458914 ^{nrk} 3458509

BUILDER	
Name	AS OWNER
Mailing Address	
Phone	
Fax	

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	3A
Farm No.	
Street Name	OAKLAND AVE
Town/District	WANGANUI
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	
Lot	1
D.P.	68704
Section	
Block	
Survey District	

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

--

FLOOR AREA	DWELLING UNITS
Whole Sq. Metres	226
Number Erected	

ESTIMATED VALUES \$		
Building	127,000	00
Plumb & Drain (Labour)	3,000	00
TOTAL	130,000	00

NATURE OF PERMIT (TICK BOX)	
☒	NEW BUILDING - including dwelling added, exclude domestic garages
☐	FOUNDATIONS ONLY
☐	ALTER, REPAIRED, EXTENDED - include conversions & resited buildings
☐	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
☐	DOMESTIC GARAGES & DOMESTIC OUTBUILDINGS - Sheds etc

FEES APPLICABLE			
BUILDING PERMIT (No.)	\$ 510.00	RCPT	12400-309
PLUMBING PERMIT (No. 6947)	\$ 220.00	RCPT	
DEVELOPMENT LEVY	\$	RCPT	
T.P. DISP. FEE	\$	RCPT	
PREPAID CROSSING	\$ 378.00	P.W.R.	1457
PREPAID SEWER CONNECTION	\$	P.W.R.	1456
PREPAID WATER CONNECTION	\$	P.W.R.	1455
STORMWATER CONNECTION	AT COST	P.W.R.	✓
BUILDING RESEARCH	\$ 130.00	RCPT	
SUB TOTAL OF FEES	\$ 1238.00		
BUILDERS DEPOSIT	\$ 150.00	RCPT	
TOTAL FEES	\$ 1388.00		

PLUMBERS/DRAINLAYERS	
Name	L. MOASE
Address	
Phone	
Fax	

DESIGN ENGINEER/PRINC. CONSULTANT	
Name	W. PALMER
Address	PAYNE SELLER
Phone	
Fax	

APPLICANTS SIGNATURE:	

METEOR PRINT

PERMIT MAY BE ISSUED SUBJECT TO THE FOLLOWING CONDITIONS:

~~That an engineers report be provided confirming completion of the site preparation work in accordance with the foundation investigation report 8-3-91.~~

THAT THE REQUIREMENTS OF THE ENGINEERS LETTER DATED 21st MARCH 1991 ARE COMPLIED WITH.

B.I.

Please have
underground P+T
cables included
in species before
plans are uplifted.

Thanks.

J

Please inform
owner of Street No

3A Oakland Ave.

Revised plans attached
(5th March 91)

WANGANUI CITY COUNCIL
CITY ENGINEERS DEPARTMENT

BUILDING PERMIT APPLICATION CHECK SHEET

Application for : DWELLING & CARPORT DATE 12/02/91

Address : OAKLAND AVE Lot No DP Sect

Notes :

DATE	DEPARTMENT		REMARKS
	Town Planning	Refer Attached Check Sheet <u> </u> Approved <u>[Signature]</u> Date <u>13.2.91</u>	
13/02	Building Inspector	Values on Application <u> </u> Ground Levels & Foundations <u> </u> Materials <u> </u> Construction <u> </u> Bracing (3604) <u> </u> Heating Appliances <u> </u> Public & Commercial Buildings <u> </u> Access for Handicapped <u> </u> Chapter 5 Egress etc (Check Sheet Yes/No) <u> </u> Approved <u>[Signature]</u> Date <u>15.3.91</u>	
	Drainage Engineer	SS Connection & Fee <u> </u> Approved <u> </u> Date <u> </u> SW Connection & Fee <u> </u> Approved <u> </u> Date <u> </u>	
	Water Engineer	Water Connection & Fee <u> </u> Approved <u> </u> Date <u> </u>	
	Structural Engineer	Structural Drawings & Calculations <u> </u> Approved <u> </u> Date <u> </u>	
15/02 15/03	Health Department	PERMIT # 6947 Value <u> </u> Plumbing & Drainage Requirements <u> </u> SW Requirements <u> </u> General Requirements <u> </u> Health & Food Regulations etc <u> </u> Dangerous Goods Requirements <u> </u> Approved <u>[Signature]</u> Date <u>22/3/91</u>	

GENERAL REMARKS

TOWN PLANNING

BUILDING INSPECTOR

① Rafters over Kitchen & dining area to receive midspan blocking ② Rafters over carport are not within the scope of NZ 3604 due to 100mm eave overhangs ③ provide midspan blocking to all first floor floorjoists ④ Bracing calculations are incorrect please amend ⑤ provide manufacturers specification in support of toughened glass to 700 x 3200 glass panels ⑥ engineers report on site, as site contains a lot of fill

DRAINAGE ENGINEER

WATER ENGINEER

STRUCTURAL ENGINEER

HEALTH DEPARTMENT Please provide existing & proposed finished ground levels for this site & Ground floor NC To have 50mm B/Vent please show on plan.

WANGANUI CITY COUNCIL
CITY ENGINEERS DEPARTMENT

BUILDING PERMIT APPLICATION CHECK SHEET

Application for : DWELLING & CARPORT DATE _____

Address : OAKLAND AVE Lot No 1 DP 68704 Sect _____

Notes : _____

DATE	DEPARTMENT		REMARKS
	Town Planning	Refer Attached Check Sheet _____ Approved: _____ Date _____	
<u>22/02</u>	Building Inspector	Values on Application _____ Ground Levels & Foundations _____ Materials _____ Construction _____ Bracing (3604) _____ Heating Appliances _____ Public & Commercial Buildings _____ Access for Handicapped _____ Chapter 5 Egress etc (Check Sheet Yes/No) _____ Approved _____ Date _____	
<u>12/02</u>	Drainage Engineer	SS Connection & Fee <u>SS Batching No Fee</u> Approved: _____ Date <u>13/2/91</u> SW Connection & Fee <u>SW @ cost</u> Approved: _____ Date <u>13/2/91</u>	
<u>12/02</u>	Water Engineer	Water Connection & Fee <u>upgrade existing to 20mm</u> Approved: _____ Date <u>13/2/91</u> <u>25/3/91</u>	
<u>12/02</u>	Structural Engineer	Structural Drawings & Calculations _____ Approved: <u>P Chen</u> Date <u>27/2/91</u>	
	Health Department	Value <u>PERMIT # 6947</u> Plumbing & Drainage Requirements _____ SW Requirements _____ General Requirements _____ Health & Food Regulations etc _____ Dangerous Goods Requirements _____ Approved: _____ Date <u>22/3/91</u>	

GENERAL REMARKS

TOWN PLANNING

BUILDING INSPECTOR

DRAINAGE ENGINEER

WATER ENGINEER

Please clarify water connection requirements ① 15mm ϕ connection only ② Is there an existing connection? (maybe you may not branch off someone else's connection) Q 13/2/71

STRUCTURAL ENGINEER

HEALTH DEPARTMENT

BUILDING PERMIT CHECK LIST

Property reference <u>3A. Oakland Ave.</u>				
Type of Building <u>Dwelling with carport.</u>				
Net Site Area <u>477 ~ 2</u>		Zoning <u>RA</u> Reserves		
REQUIREMENTS	REQUIRED	PROVIDED	O.K.	
1. Coverage	<u>35% = 167 ~ 2</u>	<u>130 ~ 2</u>	✓	
2. Density			NA.	
3. Height	<u>10 ~</u>	<u>carport 3m. 5.5m.</u>	✓ ✓	
4. Front Yard (including Beautification)	<u>9m x 9m Δ</u>		✓ ✓	
5. Side Yards <u>South</u>	<u>$\frac{10.2 + 16.5}{10} = 2.65$</u>	<u>Garage o.k. plenty</u>	✓	
6. Rear Yards	<u>$\frac{15 + 16.5}{10} = 3.15$</u>	<u>Garage o.k. 3-1</u>	✓ ✓	
7. Outdoor Living Space			✓	
8. Storage Area			✓	
9. Service Area			✓	
10. Car Spaces			✓	
11. Vehicular Access			✓	
12. Loading Bays / Crossings / Distance from Intersection			✓	
13. Trees / Historic Places			✓	
14. Proposed Road / Service Lane			✓	
15. Road Widening & BLR			✓	
16. Easements / Site Dimensions			✓	
17. Floor Area Ratio			✓	
18. View Protection Plane			✓	
19. Sunlight Protection Plane			✓	
20. Services	<u>underground</u>			
Design Approval Required Yes / No Date: _____				
Dispensations Required in respect of No's: _____				
Dispensation Approved / Declined Reason: _____				

PAYNE SEWELL LTD

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

8 Bates St, P.O. Box 168, Wanganui. Ph (064) 58-229. Fax (064) 54-287
OFFICES: WANGANUI, PALMERSTON NORTH, LEVIN, MARTON, WAIKANAЕ, HAWERA

21 March 1991

Mr B Healey
23A Kent Rd
WANGANUI

Dear Sir

Re: Foundation Investigation - 7A Oakland Avenue

We have tested filling placed on the above property on 19/3/91 and subsequent to a further rolling on 21/3/91 as requested.

6 Scala Penetrometer readings were obtained on 19/3/91 and a further 5 Scala Penetrometer readings taken on 21/3/91. Maximum penetration per blow in overlying sand fill on 21/3/91 did not exceed 25mm per blow except at the back of the carport where between 40 and 50mm per blow was recorded. Where sand filling overlies previous clay filling (ie towards the front of the L) penetration of 35mm-40mm per blow were recorded at depths of over 800mm. Penetrometers at the back of the site on original ground were between 5mm-10mm per blow.

In our opinion the site is now suitable for building as a maximum expected bearing pressure under footings is calculated to be approximately 60kpa under Dead plus Live Conditions. Some differential settlement may occur between the part of the house on original ground and that on filled ground but this is not expected to exceed 20mm differential settlement which is regarded as acceptable for modern buildings. Normal probing of footings as they are excavated will be required to ensure that any local "soft spots" are discovered and dug out if necessary.

Thank you for the opportunity of being of assistance to you.

Yours faithfully



W L Palmer
PAYNE SEWELL LIMITED



PAYNE SEWELL LTD

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

8 Bates St, P.O. Box 168, Wanganui, Ph (06) 345-8229, Fax (06) 345-4287
OFFICES: WANGANUI, PALMERSTON NORTH, LEVIN, MARTON, WAIKANAЕ, HAWERA

8 March 1991

Mr B Healey
23A Kent Rd
WANGANUI

Dear Sir

Re: Foundation Investigation - 7A Oakland Avenue

We have carried out a foundation investigation at the above address as requested. You augered six holes to depths of approximately 1m in the approximate locations shown on the accompanying site plan.

Existing Condition:

Holes 1, 2 and 6 showed topsoil varying in depth from approximately 200mm in hole 1 to 600mm in hole 2 underlain by dense brown sand with Scala penetrometer readings varying from 25mm per blow to 8mm per blow in the underlying sands.

Hole 3 consisted of topsoil filling overlying mottled brown clay filling. Scala penetrometer readings varied from 22mm per blow in the upper layers down to about 700mm and then progressively increased to 35mm per blow at 1400.

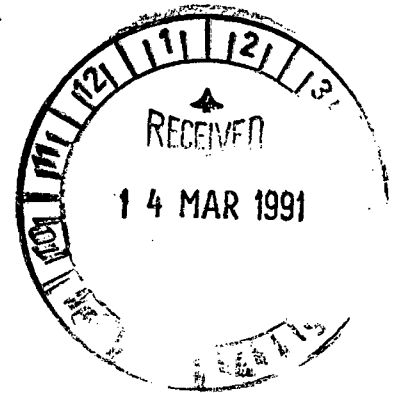
Hole 4 consisted of topsoil over damp yellow/brown clay with Scala penetrometer values of 30mm to 40mm per blow in the clay.

Hole 5 consisted of approximately 600mm of filling with topsoil overlying what appeared to be topsoil. Scala penetrometer readings were 15mm/blow from 450mm to 600mm and then increased to approximately 40mm per blow up to 1200mm and then 25mm per blow up to 1450.

We conclude that the back of the site is generally original ground and that the proposed living area will be extending out over filled ground. In order to provide a level building site further filling of up to approximately 1m above existing ground level will be required particularly under the carport, kitchen and living areas.

Recommendation:

We recommend that all topsoil be removed from under the proposed house and carport and for a distance beyond exterior foundation lines of at least one metre. The exposed subsoils should be proof rolled with a heavy roller before backfilling. Any soft areas discovered should be dug out and backfilled with compacted sand. All sand filling shall be spread in 200mm maximum thickness layers and compacted to achieve a Scala penetrometer reading of not more than 15mm per blow averaged over 5 blows. This filling shall extend at least to



one metre beyond exterior foundation lines and be battered at a slope not exceeding 30 . Top soil may be respread on top of the sand beyond the exterior footing line down to a level not greater than the underside of the adjacent footing.

Thank you for the opportunity of being of assistance to you.

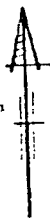
Yours faithfully

A handwritten signature in dark ink, appearing to read 'W L Palmer', with a stylized, flowing script.

W L Palmer

PAYNE SEWELL LIMITED

NORTH



100 ϕ S.S.
FALL 1:60

31.23

5.84

9.0m SPLAY

A V E N U E

20" WATER SUPPLY
FROM EXISTING CONNED
PROVIDE NEW T.O.B.Y.

39.70

3.0m

EXISTING SEWER & M.I.
FROM ADJACENT SECTION
TO BECOME REDUNDANT
RE-USE OUTFALL FOR
NEW S.S. CONNECTION

T.O.K.
DATUM

O A K L A N D

9.0m SPLAY

23.36

3.1m
CHECK

0.9m

SITE AREA : $477m^2$

100 ϕ S.W. LAID IN
TRENCH COMMON WITH
AND CONNECT INTO ST
S.W. MAIN OR K.-C

SHEET A
(CIRCLE whichever is applicable)* NOTE: UPPER STOREY
SIMILAR TO LOWER
(CALCULATIONS
FOR LOWER)

NAME: B. HEALEY

* STOREY: Single or top
OR Lower of two or middle of three
Lower of three

WIND AREA: High / Medium / Low

STOREY HEIGHT = 2.45 m

SITE ADDRESS:

7A OAKLAND AVE

ST. JOHNS HILL

WANGANUI

1)

FOR EARTHQUAKE

Roof weight : light / heavyAverage roof slope : 1.0 °Earthquake Zone: A / B / CE = 5 B.U.'s/m²

2)

WIND along the building (W1)

Average roof height : 1.0 mGreatest roof slope : 1 °

ALONG

w1 wall = 27 B.U.'s/mw1 roof = 0 B.U.'s/mW1 total = 27 B.U.'s/m

3)

WIND across the building (W2)

Average roof height : 1.0 mGreatest roof slope : 1 °

ACROSS

w2 wall = 27 B.U.'s/mw2 roof = 0 B.U.'s/mW2 total = 27 B.U.'s/m

ROOF or BUILDING LENGTH

BL = 14.2 m

ROOF or BUILDING WIDTH

BW = 10.2 m

GROSS ROOF or BUILDING PLAN AREA

GPA = 113.4 m² EXCL. CARPORT

EARTHQUAKE: LOAD (ALONG and ACROSS)

E x GPA = 5 x 113.4 = 567 B.U.'s

WIND: LOAD ALONG

W1 x BW = 27 x 10.2 = 275 B.U.'s

WIND: LOAD ACROSS

W2 x BL = 27 x 14.2 = 383 B.U.'s

ALONG

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind along	A	102		9	83	3.6	298
	B	102 60		9	83	2.8	232
	C	70		1	50	1.8	75
	D	50		8	67	1.8	120
	E						
567	TOTAL					725	

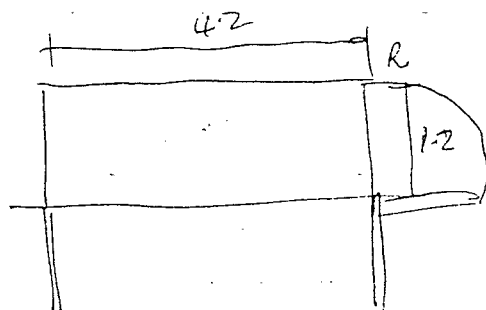
ACROSS

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M	142	1	8	67	1.0	67
			2	9	83	2.2	182
			3	8	67	1.6	107
	N	142 79		9	83	3.0	249
	O	63		9	83	3.0	249
	P						
	Q						
567	TOTAL					854	

Healy Residence - Oakland Ave

250x50 floor joists @ 600% ok for 4.15m
 200x50 cantilevered joists @ 600% ok for 1450mm balcony.

Balcony at end of building



beam to span 4.2m carrying $b \times (.5 + 2) = 1.5$ kN/m
 handrail - balcony $.4 \times 1$

Try 2/200x50 $M = 2 \times 4.2 \times 4.2^2 / 8 = 4.41$ $f = \frac{4.41}{2 \times 2948} = 7.5 \text{ MPa}$ ok

$$\Delta = \frac{5}{384} \times \frac{2 \times 4.2^4}{8 \times 2 \times 28.6} \times 1000 = 17.7 \text{ mm}$$

$$.004 \times 4200 = 16.8 \text{ mm say ok for balcony}$$

say beam at R = $\frac{1.5 \times 4.2}{2} = 3.15$ kN

ie $M = 7 \times 1.2 = 8.4 \text{ kNm}$ $\frac{2 \times 5.4 \times 2.7}{4.2} = 6.9 \text{ kN say 7 kN}$ 35 MPa 2 MPa 150 MPa 18 well ok

Main Floor. beam span 3.6m carry 2.1m of floor

ie $(.5 + 1.5) \times 2.1 = 4.2 \text{ kN/m over 3.6m}$

say 2/250x50 well ok

fat. load = $1.8 \times 4.2 = 7.6 \text{ kN}$ $51 \times 51 \times 3.2 \text{ LHS}$
 well ok

roof rafters span 6m 300x50 @ 900% requires mid span support

check notch to 200mm

$$DL = .25 \times 3 = .75 \times .9 = .675$$

$$+ LL = 1 \text{ kN ft}$$

$$\text{ie } 1.675$$

$$v = \frac{1.675 \times 6^3}{2 \times 194 \times 47} = 2.8 \text{ MPa}$$

Look at horizontal beam - at mid height of 5.15' high wall spanning 6'

i.e. have a look at wind load say 6' - corner.
 of 3 - $V = 1.67 \times 0.6 = 30.82$ $q = 582 \text{ psf}$

$$i.e. \text{ corner} = \frac{5.15}{2} \times 582 \times 6 \times 1.8 = 6.74 \text{ kN/m} \quad Z = 40.9$$

$$1.52 \times 51 \text{ C} \quad Z = 41.8$$

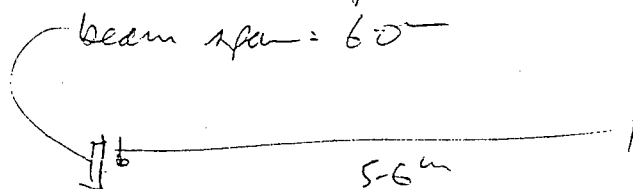
Load at each end for bolting = $3 \times \frac{5.15}{2} \times 582 = 4.5 \text{ kN}$

$$\Delta = \frac{5}{384} \times \frac{582 \times 6^4 \times 1000}{200 \times 2.08} = 17.5 \text{ mm}$$

$$0.03 \times 6000 = 18 \text{ mm say OK}$$

would also get some propping from balcony.

Beam at end of canopy



$$i.e. 2.8 \left(\frac{1}{2} \times 0.25 + \frac{1}{2} \times 0.15 \right) = 1.12 \text{ kN/m}$$

$$or \text{ wind} = 0.77$$

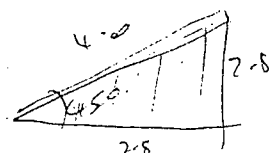
$$= 2.8 \left(1.2 \times 582 - 0.7 \times 15 \right) = 1.68 \text{ kN/m}$$

$$\text{uplift} = \frac{1.68}{2} \times 3 = 5.04 \text{ kN uplift.}$$

Glazing beam span 4.0 m 0.75 m
 say $1.3 \times 582 \times 0.75 = 1.57 \text{ kN/m}$ over 4 m
 i.e. 200×50 OK.

$$K_8 = 0.58 \quad i.e. \quad R_b = 6 \times 1.75 \times 582 = 6.09 \text{ MPa}$$

$$\text{actual} = \frac{1.57 \times 4 \times 4}{8 \times 2948} = 3.8 \text{ MPa} < 6.09 \text{ MPa OK}$$



$$M = \frac{wL}{8} = \frac{2.8 \times 1.1 \times 582 \times 2.8 \times 4}{8} = 1.25 \text{ kN-m}$$

i.e. 100x100 top plate.
 or 125x75 if 125 wall
 framing covered.

Top plate where shown as double 100x50

Horiz span 2.8m

Consensus OK as far other side.

$$M_2 = \frac{582 \times 2.9 \times 2.9}{8} = 561 \text{ kNm} \quad f = \frac{561}{69.22 \times 2} = 4.04 \text{ kN}$$

$$\Delta = \frac{5}{384} \times \frac{582 \times 2.9^4 \times 10000}{8 \times 206 \times 10^9 \times 3.253 \times 2} = 10 \text{ mm}$$

allowable $\left\{ \begin{array}{l} 0.04 \times 2900 = 11.6 \text{ mm} \\ 0.06 \times 2900 = 17.4 \text{ mm} \end{array} \right.$ OK
Says OK

SHEET A
(CIRCLE whichever is applicable)

* NOTE: UPPER STOREY
SIMILAR TO LOWER.
(CALCULATIONS
FOR LOWER).

NAME: B. HEALEY

* STOREY: Single or top
OR Lower of two or middle of three
Lower of three

WIND AREA: High / Medium / Low

STOREY HEIGHT = 2.45 m

SITE ADDRESS:

7A OAKLAND AVE
ST. JOHNS HILL
WANGANUI

1)

FOR EARTHQUAKE	
Roof weight : <u>light</u> / heavy	E = <u>5</u> B.U.'s/m ²
Average roof slope : <u>1.0</u> °	
Earthquake Zone: <u>A</u> / B / C	

2)

WIND along the building (W1)		
Average roof height : _____ m	ALONG	w1 wall = <u>27</u> B.U.'s/m
Greatest roof slope : _____ °		w1 roof = _____ B.U.'s/m
		W1 total = <u>27</u> B.U.'s/m

3)

WIND across the building (W2)		
Average roof height : _____ m	ACROSS	w2 wall = <u>27</u> B.U.'s/m
Greatest roof slope : _____ °		w2 roof = _____ B.U.'s/m
		W2 total = <u>27</u> B.U.'s/m

ROOF or BUILDING LENGTH

BL = 14.2 m

ROOF or BUILDING WIDTH

BW = 10.2 m

GROSS ROOF or BUILDING PLAN AREA

GPA = 113.4 m² EXCL. CARPORT

EARTHQUAKE: LOAD (ALONG and ACROSS)

E x GPA = 5 x 113.4 = 567 B.U.'s

WIND: LOAD ALONG

W1 x BW = 27 x 10.2 = 275 B.U.'s

WIND: LOAD ACROSS

W2 x BL = 27 x 14.2 = 383 B.U.'s

ALONG

1	Wall or Bracing Line		Wall Bracing Elements Provided				
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	B	60		9	83	2.8	232
	C	70		1	50	1.8	75
	D	50		8	67	1.8	120
	E						
567					TOTAL	725	

ACROSS

1	Wall or Bracing Line		Wall Bracing Elements Provided				
	2	3	4	5	6	7	8
Total Bracing Units Required for this storey	Line Label	Minimum B.U.'s Required	Bracing Element NO.	Type (table 20)	Rating B.U.'s (table 20)	Length of Element (m)	B.U.'s Achieved
From sheet A greater of earthquake or wind across	M	142	1	8	67	1.0	67
			2	9	83	2.2	182
			3	8	67	1.6	107
	N	79		9	83	3.0	249
	O	63		9	83	3.0	249
	P						
	Q						
567					TOTAL	854	

SPECIFICATIONS FOR THE ERECTION OF A RESIDENCE

FOR MR AND MRS BR HEALEY

SPECIFICATIONS FOR THE ERECTION OF A RESIDENCE

FOR MR AND MRS BR HEALEY

GENERAL:

All work is to be executed as indicated or implied by the drawings and specifications. Anything specified but not shown on the plans, or anything not specified but necessary in accordance with the usual customs of the trade concerned shall be allowed for by the contractor in his tender.

All work shall comply with the N.Z.S.S. 1900, and the Wanganui District Council by-laws.

All trades are to wait upon and make good after all other trades as may be necessary or required by the contractor. All trades are to be responsible for the cleaning away of their rubbish from the site.

INSURANCES:

The contractor shall take out insurance to cover Builder's Risk, Fire Risk, and Workers' Compensation and shall maintain such policies in force until completion.

MAINTENANCE PERIOD:

The contractor shall maintain the work for a period of thirty days after completion.

PERMITS AND FEES:

The contractor shall take out all permits and pay all fees etc as required.

PAYMENTS:

Payments will be made monthly up to 90% of the value of materials and work done on the site. 10% may be retained, to be paid after thirty days of completion to comply with the Wages Protection and Contractor's Liens Act or its amendments.

SUBCONTRACTORS:

The above clauses also apply to all sub-contractors.

SITE:

The site of the work is:

7A Oakland Avenue
St Johns Hill
WANGANUI

C O N C R E T O R

EXCAVATIONS:

Excavate for foundation walls etc to a minimum depth of 300mm below ground level, or more to sold bearing.

CONCRETE:

Concrete shall be 6 parts metal to 1 part cement, with only sufficient water added to make a workable mix. Concrete shall be machine mixed and gently tamped.

Metal and sand shall be clean, sharp and free from loam.

FOUNDATIONS:

Pour continuous concrete footing 230mm x 150mm, min 300mm into ground, reinforced with two 12mm dia. rods hooked and lapped 500mm at all joints and bent around corners. Pour 125mm continuous concrete foundation wall on footing to top of floor slab, reinforced with one 12mm rod at top. Make provision for tying in floor reinforcing. Build in 200mm x 2mm holding down at 1m cc.

FLOOR SLAB:

Under residence floor area provide 125mm hardfilling to be well consolidated. Cover with .005 Polythene dampcourse with all joints sealed, and care to be taken not to puncture film. Pour 100mm concrete slab to garage and residence, residence slab to be reinforced with 665 H.R.C. mesh. Floor to be screeded absolutely smooth and level. All foundations and floor slab in accordance with standard requirements, N.Z. Housing Corporation.

Co-operate with plumber and electrician to make provision for pipes or pipe ducts.

DAMPCOURSE:

Between all timber and concrete surfaces, place a layer of malthoid dampcourse.

CARPENTER AND JOINER

All timber shall be the best of its respective kind. All framing shall be treated pine No. 1 framing. All interior finishing timber shall be clean dry dressed O.B. Rimu.

SCHEDULE OF TIMBERS:

Bottom & Top plates	100 x 50mm
Studs	100 x 50mm at 45cm cc
Stud height	2.4m
Dwangs	100 x 50mm 3 rows to each wall.
Braces	Galvanised metal bracing at 45 deg
Ceiling joists	200 x 50mm at 45cm centres
Fascia Board	150 x 25mm
Trimmer Studs	100 x 75mm or 2/100 x 50mm over 1.2m opening
Lintel Trimmers	Openings up to 1.4m - 100 x 75mm Openings up to 1.8m - 100 x 100mm Openings up to 2.3m - 125 x 100mm Openings up to 3.2m - 175 x 100mm OR Openings up to 250 x 50mm

FRAMING:

Space studs at not more than 45cm cc. Frame all angles with 3 studs. Provide 3 rows of dwangs to all walls. Ventilate framing by notch or boring plates and dwangs. Cut diagonal bracing in flush with faces of studs at an angle of 45 degrees to provide continuous bracing to all walls and partitions.

Roof pitch shall be 01 degrees. Construct roof with 150 x 50 rafters at 1m cc cut tight up to ridge board and birdsmouthed over top wall plates.

Construct ceilings of 200mm x 50mm joists at max. cc, lapped at least 300mm over partitions. Set joists at right angles to the ridge. Secure joists spanning more than 2.4m to ceiling runners. Dwang all ceilings with 100 x 50mm dwangs.

CARPENTER AND JOINER

ROOF:

Cover the whole of the roof area with Butynol roofing, fixed exactly in accordance with the maker's requirements.

EXTERIOR WALLS:

All framing to be covered with building paper, lapped 50mm and tacked. All exterior walls to be covered with 7.5mm harditex.

INTERIOR LININGS:

Line all walls with first grade Gibralter Board. This includes inside of cupboards and wardrobes.

Line all ceilings with Gibralter Board. Finish around edge of ceiling and wall with timber scotia.

WINDOWS:

Sash sizes to be indicated on the plan, with opening sashes as indicated on the elevations. Windows on elevations to be divided equally with glazing bars.

Glaze bathroom and W.C. sashes with selected obscure glass and the remainder with the best quality clear glass.

Windows aluminium type per manufacturer.

DOORS:

Exterior frames shall have solid rebated jambs, Ht. Mataia sills and ex 75mm x 25mm Ht Rimu facings. Interior jambs shall be 38mm solid rebated B.A.R.

Back Door	2m x 76cm flush exterior grade door, top panel glazed
W.C. Door	2m x 50cm O.B.R. Flush
Other interior doors	2m x 76cm O.B.R. Flush
Wardrobe and Cupboard doors	2m x 50cm O.B.R. Flush

All main doors shall be hung on 1½ pair 90mm loose pin butts, and cupboard doors on 1 pair 75mm loose pin butts.

CARPENTER AND JOINER

Wardrobe: Sliding doors to be sylon track or similar.

SKIRTING AND ACHITRAVES:

All skirtings and achitraves shall be ex 75mm x 15mm and be well sanded.

KITCHEN FITTINGS:

Shall be constructed of treated pine. They shall generally finish 75mm high with 75mm x 75mm toespace.

Sink bench -- 2m long 0.5m side with stainless steel top
and upstand and two 0.5m x 0.350m bowls.
Unit to owner's directions.

HOT WATER CUPBOARD:

Fit 2 rows of slat shelves and flush door.

WARDROBES:

To have one shelf at 1.65m above floor and a 15mm dia. pipe for coathangers.

HARDWARE:

Allow the P.C. sum of \$1,800.00 for the purchase of all lockets and other door furniture.

P L U M B E R A N D D R A I N L A Y E R

All work is to be carried out in accordance with the N.Z. Standard Code of Sanitary Plumbing and Drainage Regulations 1959. Anything not specified but necessary in accordance with the above regulations and the Wanganui District Council by-laws must be allowed for by the plumbing contractor in his price.

FLASHINGS:

In general the whole building shall be flashed wherever necessary with 24g. galv. iron, to make a watertight job.

SPOUTING AND DOWNPIPES:

P.V.C. type.

Allow for two 75mm galv. downpipes discharging into gully traps.

COLD WATER:

Connect water to city supply in 20mm g.w. piping and run to all fittings.

HOT WATER SUPPLY: GAS

Provide and install a 150 litre cooper circulating cylinder complete with "Ajax" valve, with all necessary stopcocks, valves, feed pipes, sludge cock, overflow etc necessary to complete. Run 20mm lead to bath/shower, 12mm to basin, sink and tub. Hot water piping to be drawn cooper tube with welded joints, all to be properly lagged with hair felt wired on.

TAPS:

Interior taps, valves etc shall be "Lynden" type. Standpipes, (two) to be of polished brass fitted for a 12mm hose fitting.

WASTES:

Wastes shall be W.R, and shall run to gully traps in diameters to suit regulations.

GULLY TRAPS:

Shall be level inlet type placed where required and shall have side built in concrete finished smooth. Provide cast iron grating.

VENTS:

Main and terminal vents shall be placed where required and shall be 75mm P.V.C. all the way, finished with a wire cowl.

ELECTRICIAN

GENERAL:

The whole installation shall be done in accordance with the 1961 N.Z. Wiring Regulations. Wiring shall be in T.P.S. cables of appropriate ratings.

MAINS AND SWITCHBOARD:

Install mains cable to switchboard position, where directed by owner. Fit up and leave switchboard in perfect order to the Power Board's requirements. Meter to be mounted so as to be easily read from outside.

LIGHT CIRCUITS:

Shall be wired on a minimum of 2 circuits. Allow for 19 interior ceiling mounted batten holders; 4 exterior light batten holders soffit mounted.

All light and switch positions to be determined by owner. All switches shall be flush ivory rocker type. Provide suitable sized lamps at each outlet.

SOCKET OUTLETS:

Allow for 8 single switched socket outlets; 6 double switched socket outlets; 2 combined socket and television.

All socket outlet positions to be determined by owner. Socket outlets to match lighting switches. Socket outlets in kitchen, laundry and garage to be wired on 20amp fused circuits. Remainder to be divided between two 15amp M.C.B's.

WATER HEATING:

Supply 1500 watt element and thermostat for hot water cylinder and co-operate with plumber in installation of same.

RANGE:

Provide and install a "Shacklock" Chef 24 Deluxe electric range. Control same with switch mounted above range within easy reach. Flexible range connection to be concealed behind range.

*All power and telephone
to service the building to
be tested underground
B2012.*

P A I N T E R A N D P A P E R H A N G E R

PAINT:

All materials to be of the best obtainable and to be N.Z.S.S. All paint shall be approved ready mixed paint brought on the job in the original containers. All surfaces shall be protected from paint splashes. All colours to be selected.

EXTERIOR WOODWORK:

All exterior woodwork to be given three coats of stain; owners choice. Stop all nail holes and defects with best quality oil putty.

INTERIOR WOODWORK:

All woodwork to be painted to receive one coat of priming, stop all nail holes and defects, apply two undercoats and one coat of full gloss enamel. This includes the back and edges of all cupboard doors and all shelves and back of cupboards.

INTERIOR WALLS AND CEILINGS:

All joint and nail holes in gibraltar board to be stopped and trowelled to a smooth even surface. All gibraltar board to be given one coat of glue size before papering is carried out. All papers to be trimmed, cut true and square and butt jointed, and hung true and plumb.

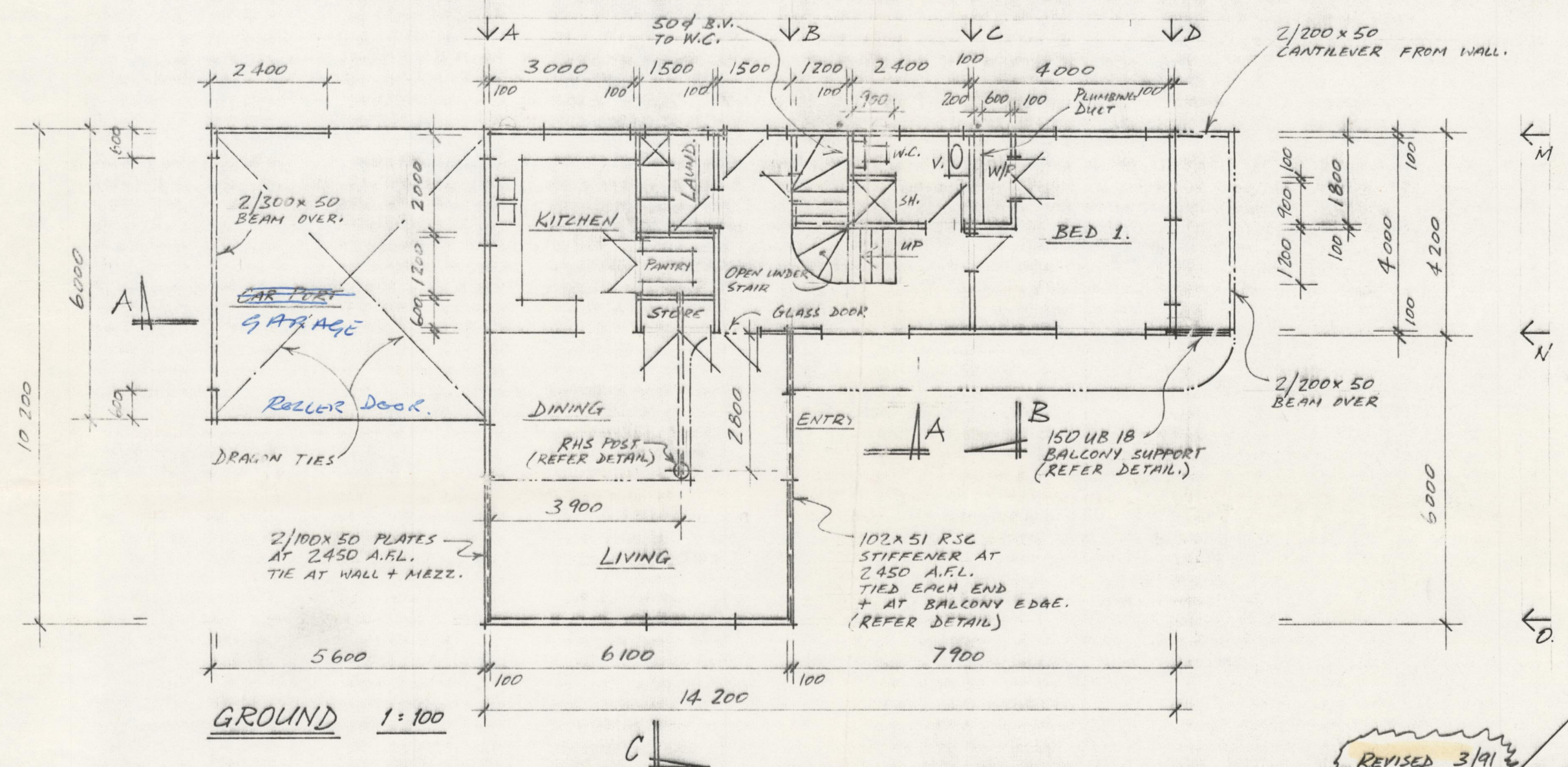
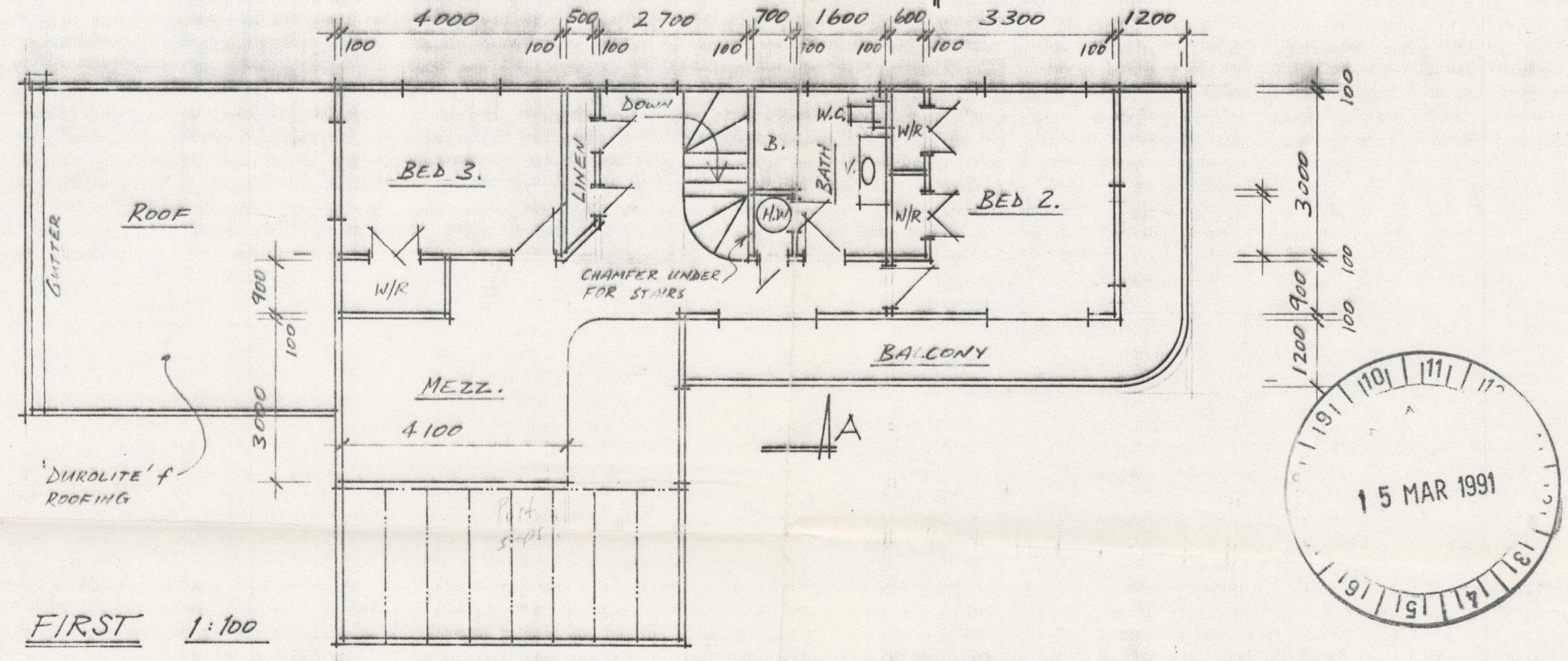
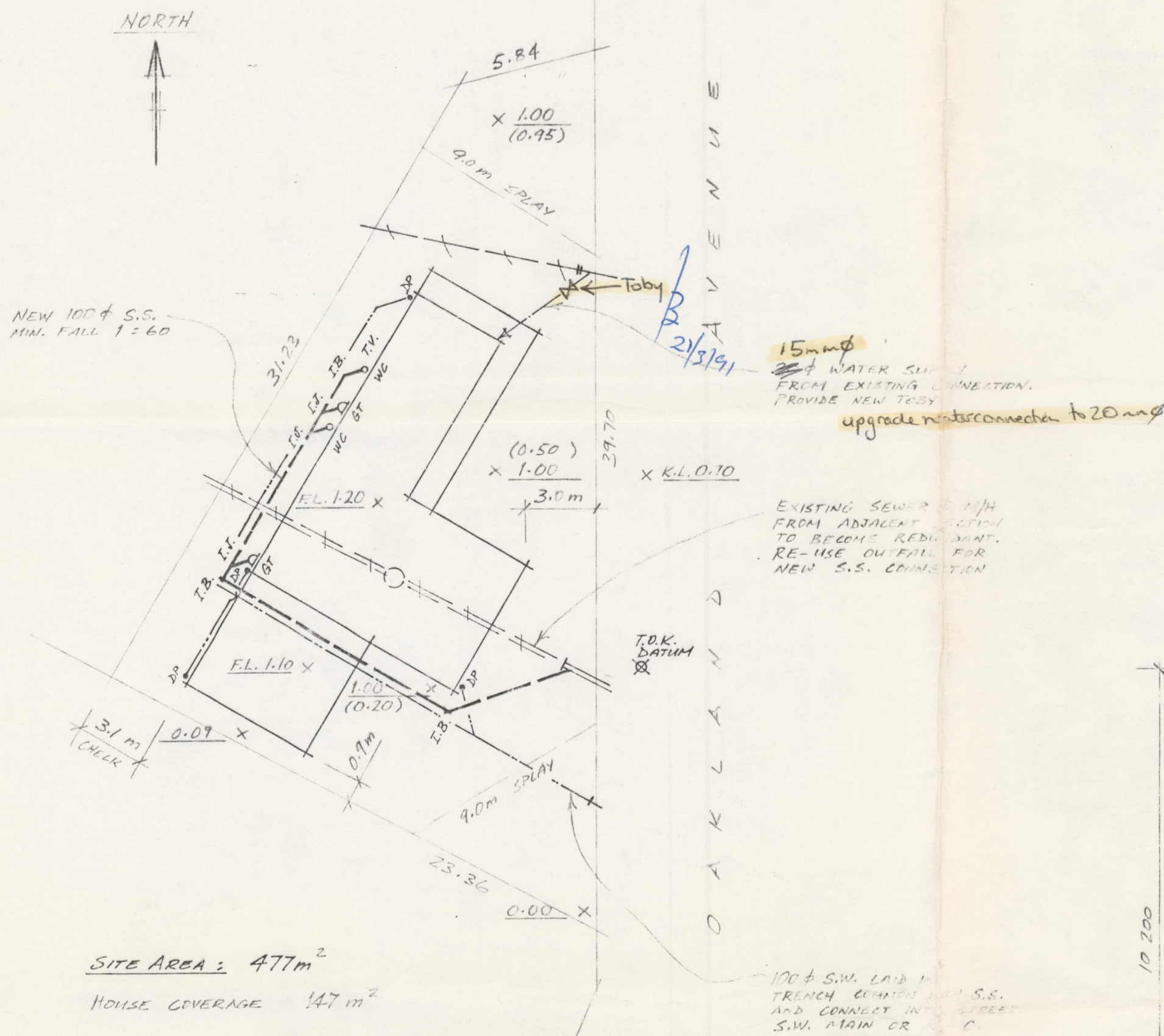
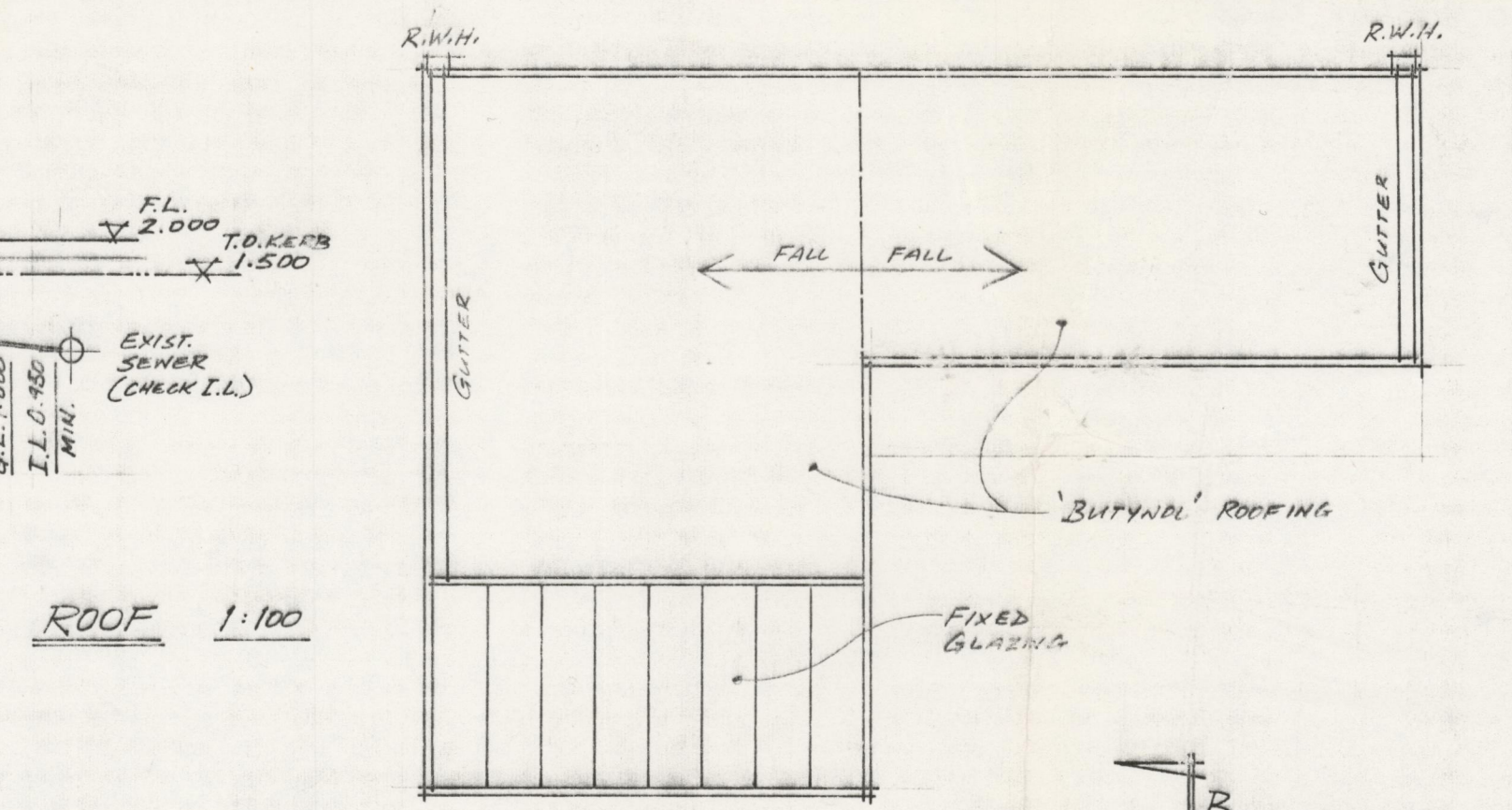
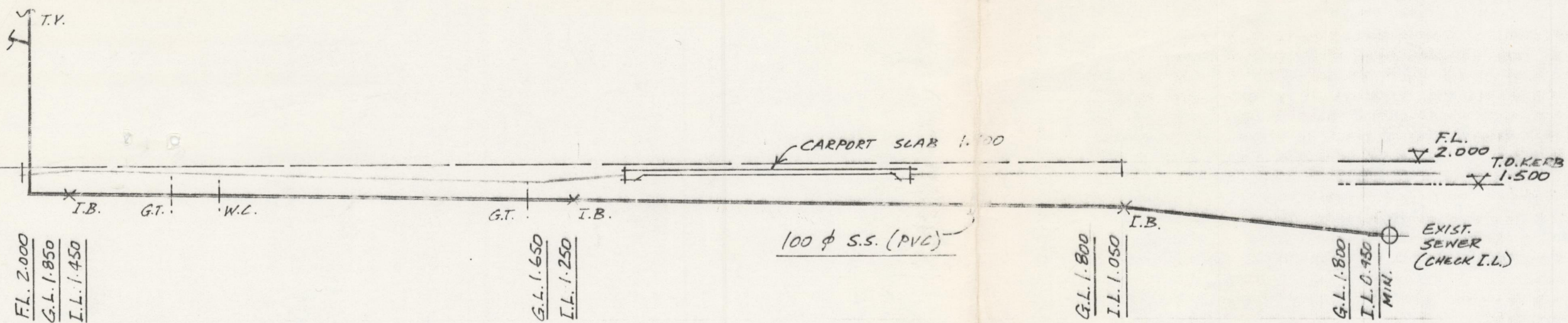
All papers to be left free of all defects and disfigurements.

All walls to be painted, to first be papered with a good quality lining paper to receive two undercoats and one good coat of approved enamel.

To allow a P.C. sum of \$20.00 per roll for all remaining rooms to be papered, including the inside of wardrobes.

CEILINGS:

All nail holes to be pointed and filled, the whole of the left free from irregularities that might show after painting. All ceilings to be given a coat of sealer, one undercoat and one finishing coat, either enamel or matt as selected by owner.



PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Mr L MOASE LTD of 210 PURIRI STREET WAIKANAUI a Registered Plumber/Drainlayer is hereby authorised to carry out work described herein, as set forth in the plans deposited with me, in the premises owned (or occupied by)

Description of work: ERECT DWELLING WITH ATTACHED GARAGE
AND S/WATER DRAINAGE AND GENERAL PLUMBING.

L. Steele INSPECTOR

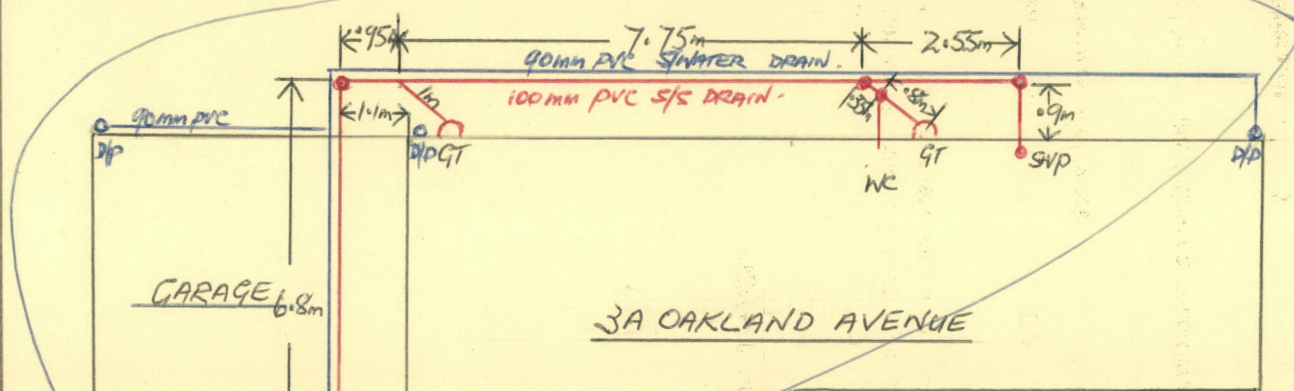
24-44

[illegible]

BANK

BOUNDARY

Inspected & measured GS 5/4/91.



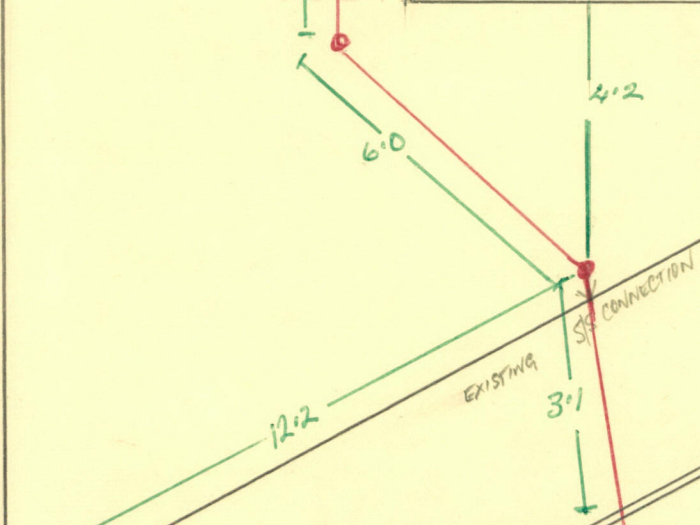
GARAGE 6.8m

3A OAKLAND AVENUE

BOUNDARY

KEB

OAKLAND AVENUE

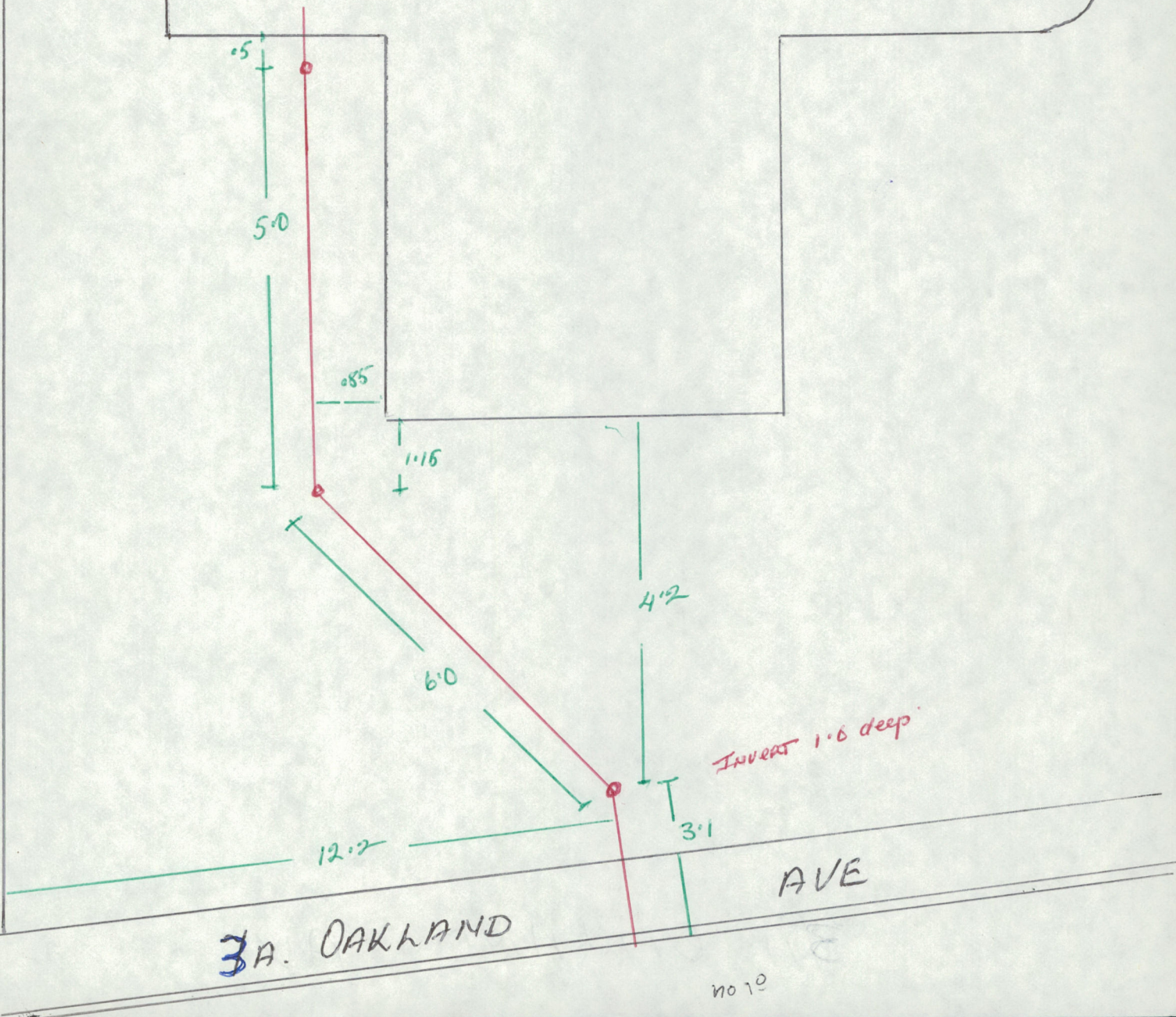


7A OAKLAND Ave.

SS DRAIN LAID BY S. MORSE

INSPECTED G. STEELE

ON 25-6-91



VALUATION ROLL No.

PT 18/356
 8/356

LEGAL DESCRIPTION

LOT 1 DP 68704
 DP 68704

19571
 OAKLAND AVE
 3A OAKLAND AVE

DRAINAGE & PLUMBING PERMITS

BUILDING PERMITS

Existing Use

Designation

Zoning

Undersize Section

Building Line Restriction

Proposed Street

Proposed Service Lane

Proposed Access Way

Conditional Use

File:

Specified Departure

File:

Dispensations

Reference

Date

Permit No.

Date

Permit No.

Date

Nature of Work

6947

HO17085

28.3.91

ER DWL & CARPORT

Dangerous
Goods Licence

Fill Points

Housing File No.

Underground Tank

Type

Capacity
gals

Water Connection

Reg. No.

Amt. Paid.

1456

AT COST

Water Meter

Water Bore

Drainage Connection

Reg. No.

Amt. Pd.

Pool

Filtered

Unfiltered

Back Flow
PreventerStormwater
Connection

Reg. No.

Amt. Pd.

1455

AT COST

Heating

Gas

Oil-fired

Coal-
Wood

Electric

Other

Kerb Crossing

Reg. No.

Amt. Pd.

1457

\$378