

OTAMATEA COUNTY COUNCIL

APPLICATION FOR A BUILDING PERMIT

Valuation reference : 1210 / b2 / 2

Name of Applicant : V.M. TOH HOPE

Address of Property : Kaiwaka - Mangawhai Rd, Kaiwaka

Permit required for : Dwelling



BC 0121006202

- | | | | | |
|----|--|----|---|------|
| 1. | Application received and numbered | 25 | 3 | 1986 |
| 2. | Application to A.O. or C.I. for checking | | | 19 |
| 3. | Further details sought (if required) | | | 19 |
| 4. | Application accepted for processing | | | 19 |
| 5. | Presiting Inspection carried out by County Inspector | | | |

Issue of Building Permit approved

(signed) County Inspector

7 4 1986

- | | | | | |
|----|--|---|--|----|
| 6. | Collate and issue building permit | | | 19 |
| | (a) Building Permit | ✓ | | |
| | (b) Plumbing and Drainage Permit | ✓ | | |
| | (c) Receipts (various) | ✓ | | |
| | (d) One copy of @an submitted with application | ✓ | | |
| | (e) me copy of specification submitted with application | ✓ | | |
| | (f) One copy of advice to applicant of inspection procedure | ✓ | | |
| | (g) Other (eg. copy of Design Certificate, calculations etc) | | | |

- | | | | | |
|----|---|----|---|------|
| 7. | Collate and prepare application for filing as per item no 6 | 10 | 4 | 1986 |
| 8. | Foundation inspection requested | | | 19 |

- | | | | | |
|-----|--|----|---|------|
| 9. | Foundation inspection carried out by County Inspector | 22 | 4 | 1986 |
| 10. | Prelining inspection requested | | | 19 |
| 11. | Prelining inspection carried out by County Inspector | | | 19 |
| 12. | Plumbing and drainage inspection requested | | | 19 |
| 13. | Plumbing and Drainage inspection carried out by County Inspector | | | 19 |
| 14. | County Inspector's comments | | | 19 |

Application completed and approved for filing

(signed) County Inspector

13 11 1986

- | | | | | |
|-----|------------------------|--|--|----|
| 15. | Date application filed | | | 19 |
|-----|------------------------|--|--|----|

14702

14702

OTAMATEA COUNTY COUNCIL

P.O. Box 1,
Paparoa.

(Office, Paparoa)

Phone 1
Paparoa

APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan (overleaf) detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:--

OWNER

Name

VERN M. TOLHOPE

Postal Address

PO Box 44 KAIWAKA.

Phone

22-12

BUILDER

Name

Postal Address

Phone

EXISTING USE OF SITE AND BUILDINGS NIL

NATURE OF PROPOSED BUILDING WORK DWELLING

e.g. additions to Dwelling, Bedroom, Lounge extensions etc.

VALUATION DEPT. ASSESSMENT No. : (from rate demand) 27011111

LEGAL DESCRIPTION OF SITE: (from rate demand or title deeds) LOT 2

D.P. 41063 BLK III OTAMATEA SD

Road or Street : MANGAWHAI ROAD KAIWAKA

AREA OF SITE: Acres _____ Roods _____ Perches _____

Hectares 8.07 sq. metres.

NATURE OF SOIL: (rock, clay, sand, loam etc.) LIMESTONE

FLOOR AREA: (proposed work — square measure)

	Basement	Ground Floor	Other Floors	Total
Main Building	<u>120</u>	<u>120</u>		<u>240</u>
Accessory Buildings				

ESTIMATED VALUE OF WORK & FEES

	Value	Fees
Main Buildings (excluding plumbing and drainage)	<u>\$47,500</u>	<u>\$196 00</u>
Accessory Buildings (excluding plumbing and drainage)	<u>\$</u>	<u>\$</u>
Plumbing	<u>\$500</u>	<u>\$33 6</u>
Drainage	<u>\$</u>	<u>\$11 2</u>
Building Levy Fee (on total value)	<u>\$50 000 00</u>	<u>\$50</u>
TOTAL FEE		<u>\$290 80</u>

CERTIFICATE : I hereby certify that the above information is correct in Council by-laws do hereby agree to abide by all provisions of the Otamatea County governing and regulating all matters the subject of the foregoing.

Signature of Applicant

Date 25 03 86

FOR OFFICE USE ONLY

Fee Paid — Building	Receipt No.	Date
Building Research Levy	Receipt No.	Date
Fee Paid — Plumbing	Receipt No.	Date
Fee Paid — Drainage	Receipt No.	Date
Vehicle Crossing Deposit	Receipt No.	Date
Vehicle Crossing Payment	Receipt No.	Date

TO HEALTH INSPECTOR:

Checked and approved

Signature : Date :

TO BUILDING INSPECTOR:

Checked and approved

Signature : Date: 7.4.86

TO TOWN PLANNING OFFICER:

Checked and approved

Signature : Date :

REMARKS :

PERMIT TO BE ISSUED SUBJECT TO: —

PERMITS :

Building Permit No. 037618	Signature	Date
Plumbing Permit No. }	Signature } 19 Feb	Date 9.4.86
Drainage Permit No. } 2312	Signature }	Date

GENERAL INFORMATION

(1) The following MUST accompany this Application :

PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATION (in ink or on print paper) including—

- Ground plans of proposed work showing position of all sanitary fittings and names and sizes of various rooms.
- Where the building is on a sloping site the correct height of foundations must be shown.
- Front and side elevations.
- Cross section showing framing with bracing.
- Where a building requires Plumbing and Drainage work a separate Application Form must be filled in and fee paid before a Building Permit can be issued.
- Application for entrance crossing from road.
- Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respect with the District Planning Scheme and with the By-laws.
- A report and calculations showing how the design complies with the By-laws in the case of building requiring specific design.

SITE PLAN

2 4 6 8 10 12 **14** 16 **18** 20 22 **24** 25

1. Position of existing buildings (drawn in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of Garage and Drive-ways whether required now or not.
4. Position of Septic Tank. Sanitary and Stormwater drainage.
5. Distances of each Building from boundary lines.
6. Boundary lines shown thus :

7. Any Building Line Restrictions imposed on land.
8. Site plan **must** be drawn accurately to scale. Indicate if not in metric.
9. Deviation from site plan is **not** permitted without previous **ap-**
proval of the Council.

2 Metres = 6.562 feet

REAR BOUNDARY

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

in any dispute as to value. the Engineer shall have the absolute determination of the value of the proposed work or building.

BUILDING PERMIT FEES

ESTIMATED VALUE OF WORK: (Value to exclude value of Plumbing and Drainage work).

Over	Not Exceeding	Fee Payable
	\$200	\$2.00
	\$400	\$4.00
	\$600	\$6.00
	\$800	\$8.00
	\$1,000	\$10.00
	\$1,200	\$12.00
	\$1,400	\$14.00
	\$1,600	\$16.00
	\$1,800	\$16.00
	\$2,000	\$20.00
	\$2,500	\$24.00
	\$3,000	\$28.00
	\$3,500	\$32.00
	\$4,000	\$36.00
	\$5,000	\$42.00
	\$6,000	\$48.00
	\$7,000	\$54.00
	\$8,000	\$60.00
	\$9,000	\$66.00
	\$10,000	\$72.00
	\$12,000	\$80.00
	\$14,000	\$88.00
	\$16,000	\$96.00
	\$18,000	\$104.00
	\$20,000	\$112.00
	25,000	\$128.00
	\$30,000	\$144.00
	\$35,000	\$160.00
	\$40,000	\$176.00
	\$50,000	\$196.00
	\$60,000	\$216.00
	\$70,000	\$236.00
	\$80,000	\$256.00
	\$90,000	\$276.00
	\$100,000	\$296.00

Fees for buildings valued in excess of \$100,000 at \$20.00 per \$10,000 value.

Design Certificate: Where a design certificate is required, the fees to be increased by 25%.

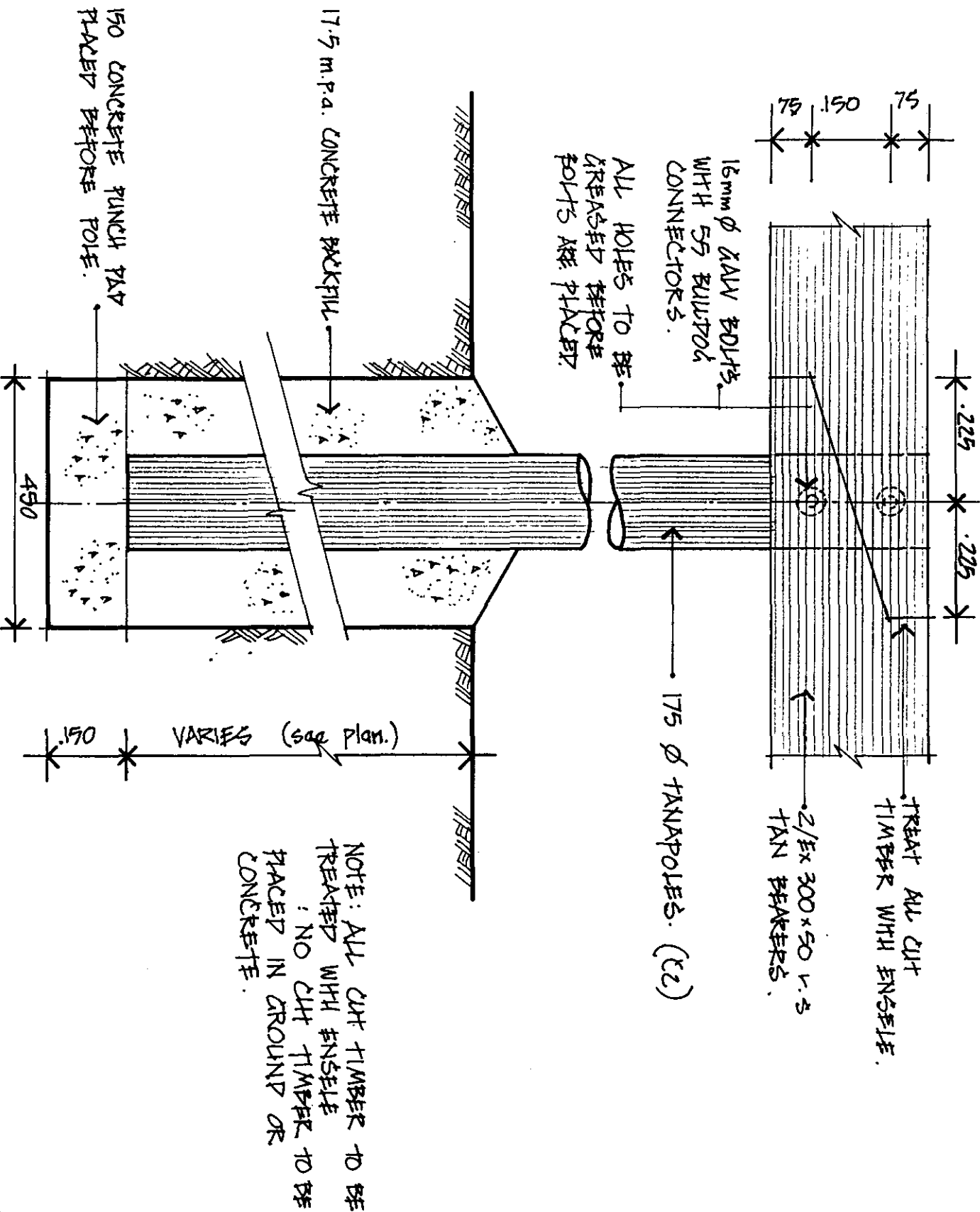
BUILDING RESEARCH LEVY FEE

In addition to the fee there will also be payable a Building Research Levy in accordance with the Building Research Act 1968 which is set at \$1.00 in excess of \$1,000 or part thereof of the total fee for each Building Permit issued. Permits for work of a value less than \$10,000 are exempted.

PLUMBING AND DRAINAGE PERMIT FEE

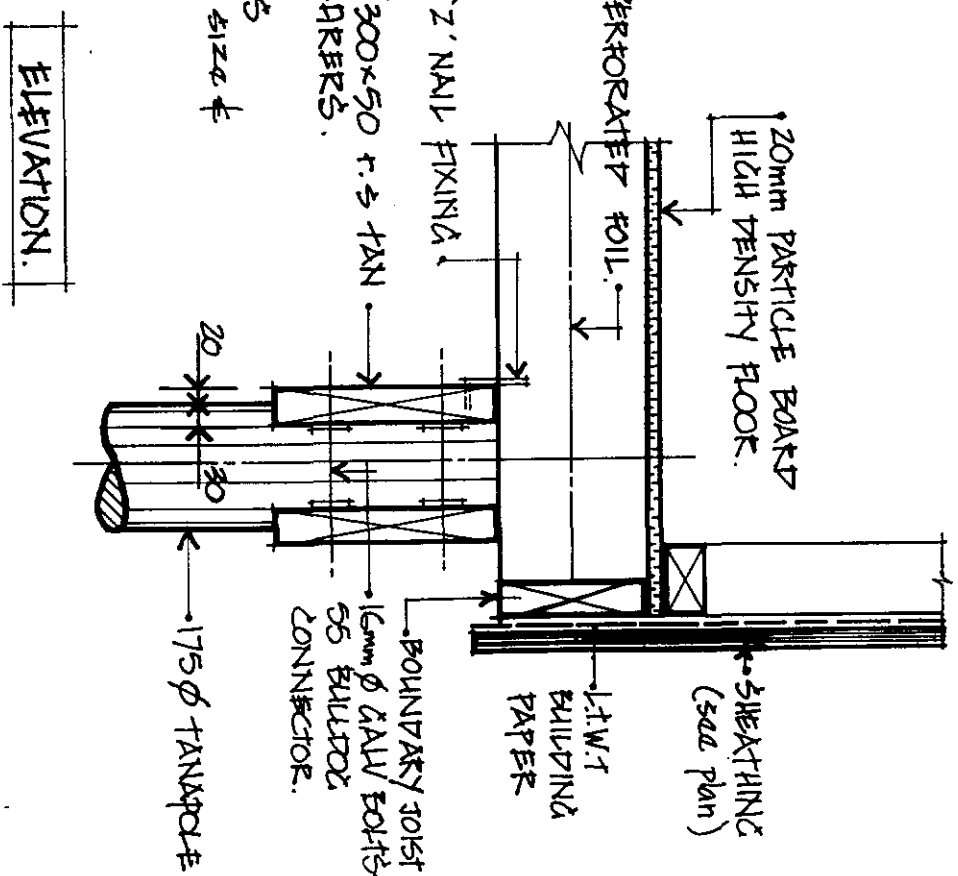
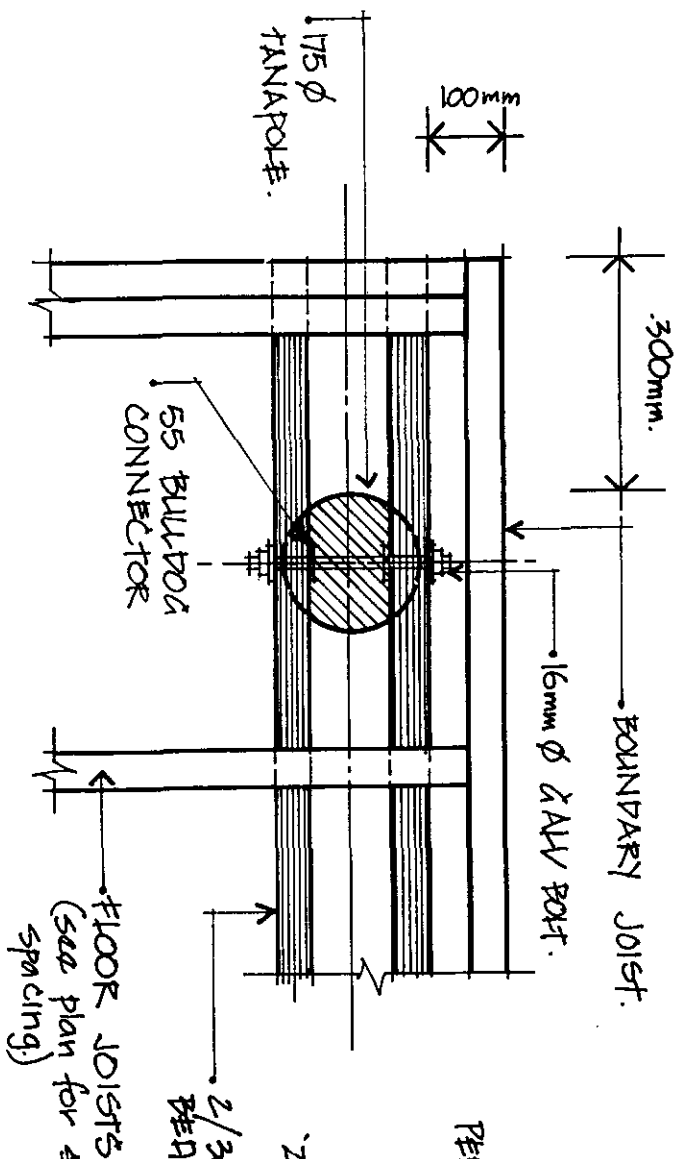
Estimated Value of Work	Fees Payable
Not exceeding \$50	\$1.60
Exceeding \$50 but not \$100	\$3.20
Exceeding \$100 but not exceeding \$200	\$4.60
Plus \$3.20 for every \$200 or part thereof in excess of the first \$200.	

BEARER JOINT & POLE FIXING.



DRAWN: 6.7.84
SCALE: 1:10

DET 1



ELEVATION.

NOTE: ALL CUT TIMBER TO BE TREATED WITH ENSELE.

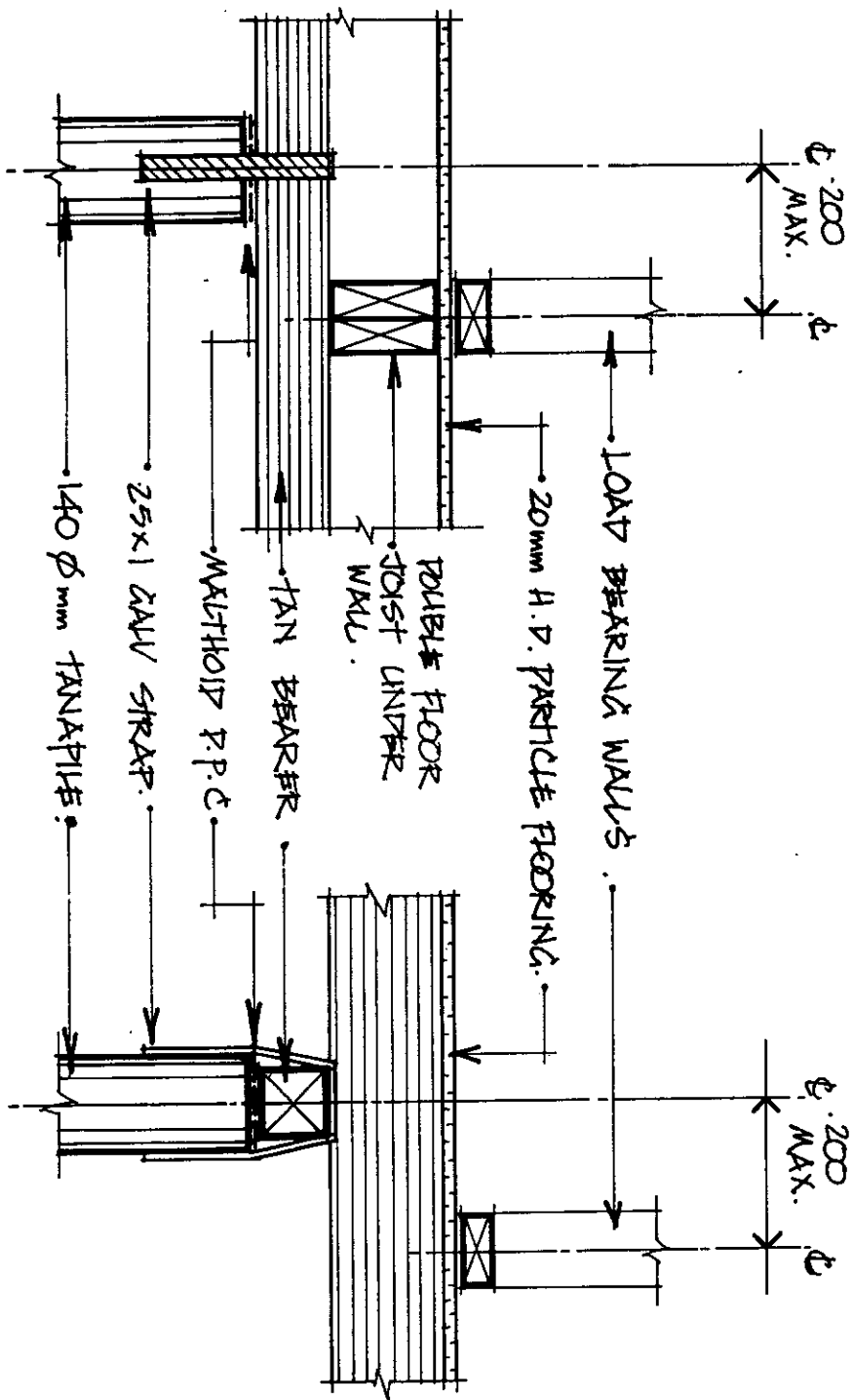
NO CUT TIMBER TO BE PLACED IN AROUND OR CONCRETE.

ALL BOLTS & HOLES TO BE GREASE BEFORE BOLTS ARE PLACED.

TANAPOLE FOUNDATION DETAILS.

DRAWN: 6.7.84
SCALE: 1:10

LOAD BEARING INTERIOR WALLS



DRAWN: 30.7.84
SCALE: 1:10

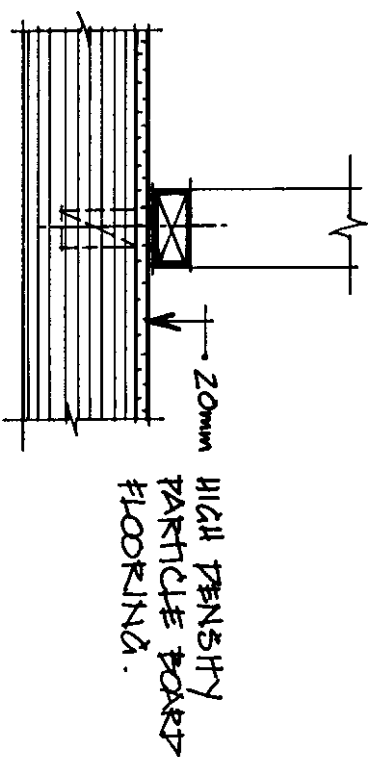
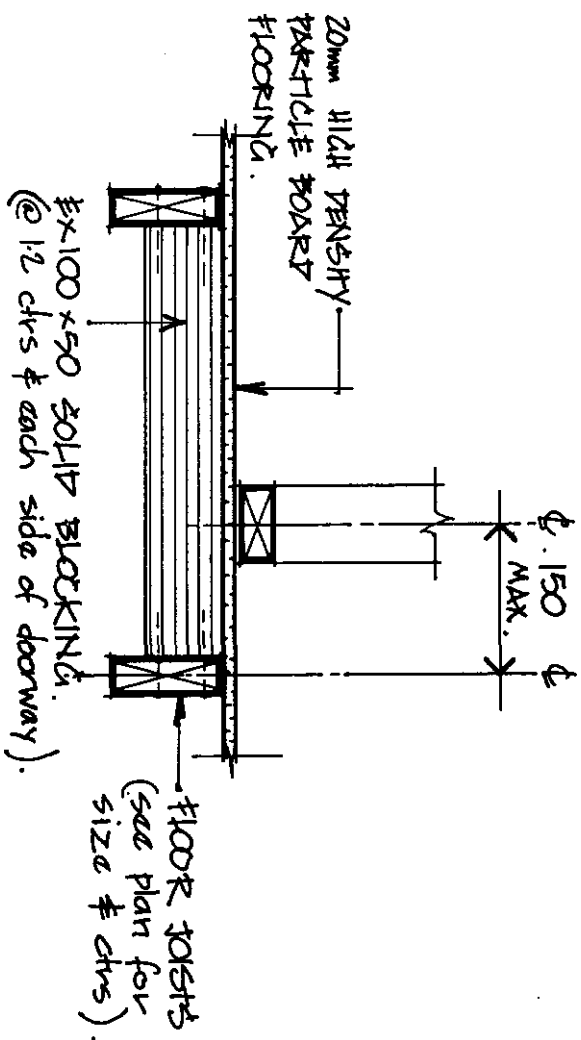
NON-LOAD BEARING INTERIOR WALLS.

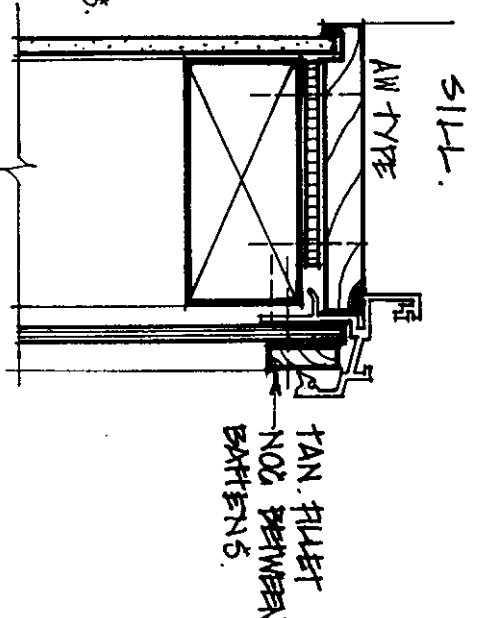
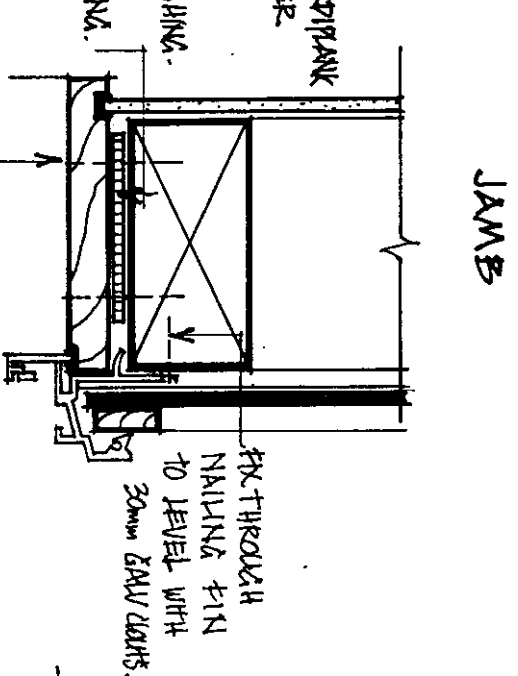
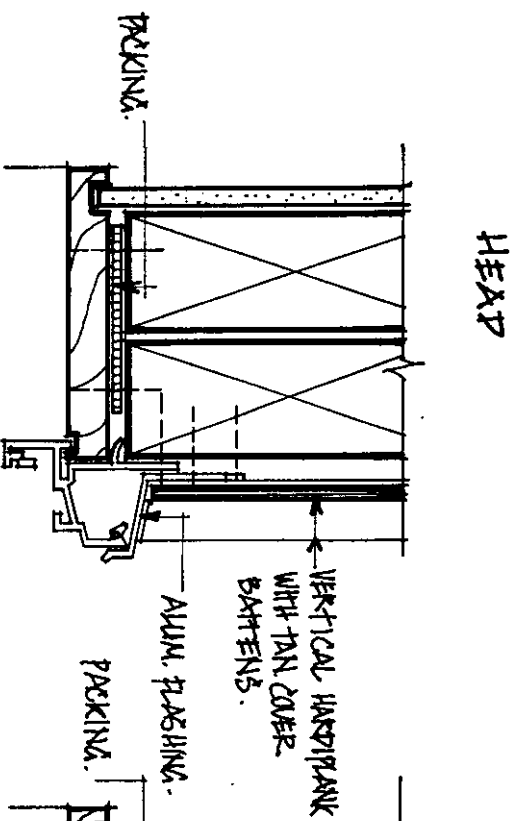
DRAWN: 30.7.84
SCALE: 1:10

DETAIL N°

115

NOTE: IF WALL IS LESS THAN
150 AS SHOWN & WALL DOES
NOT CONTAIN BRACING ELEMENTS
NOC. CAN BE LEFT OUT.

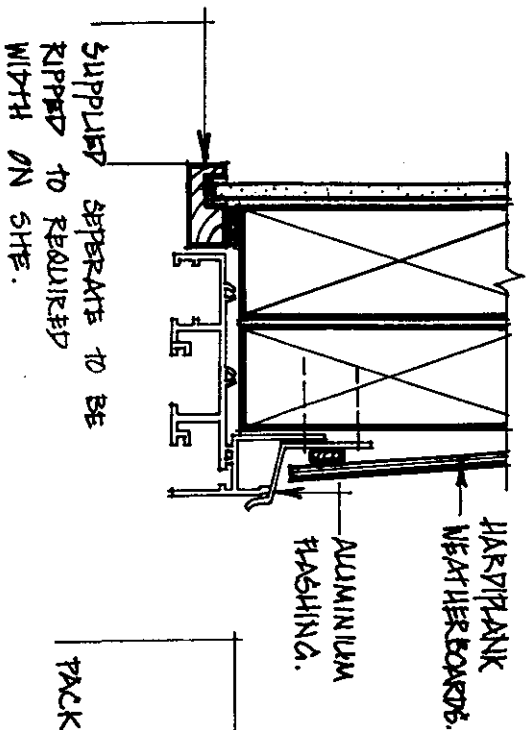




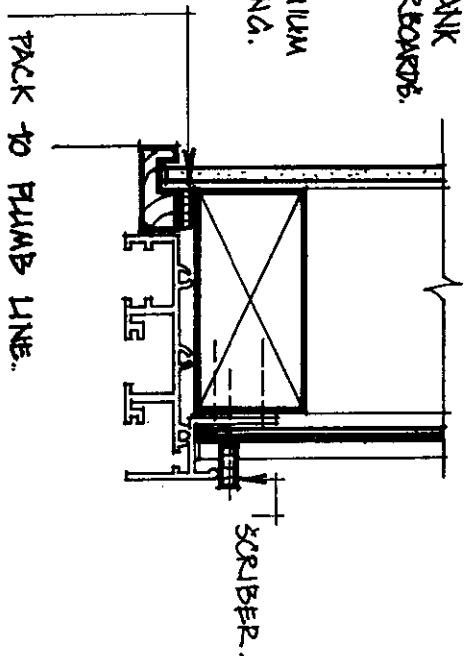
NOTE: ALUMINIUM WINDOWS MUST BE
INSTALLED BEFORE SHEATHING IS FIXED.

ALUMINIUM AWNING WINDOWS.

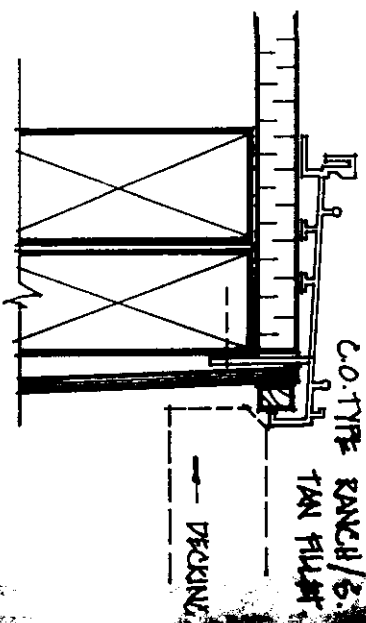
HEAD



JAMB



SILL



NOTE: ALUMINUM WINDOWS MUST BE INSTALLED BEFORE SHEATHING.

ALUMINUM COMBINATION UNITS

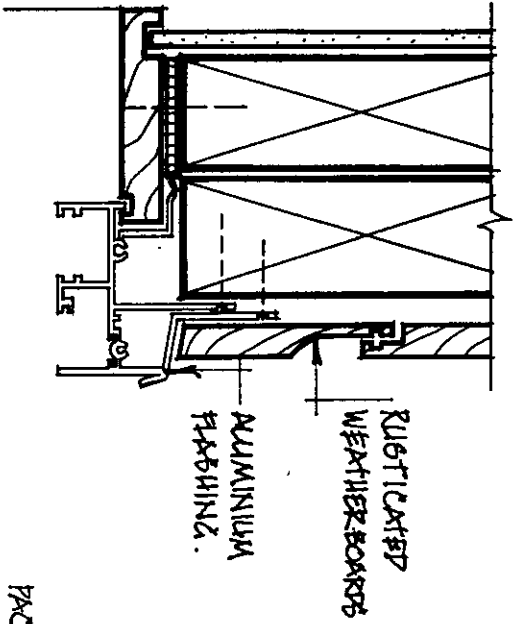
TRAFFIC: 3-8-84
SCALE: 1:3 approx.

401

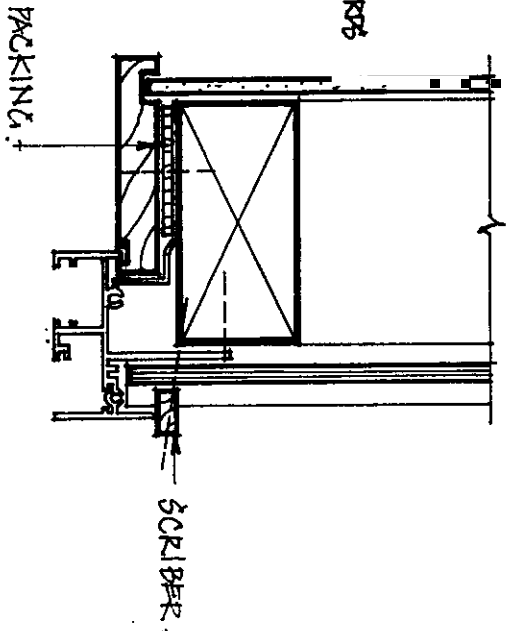
DRAWING NO.

ALUMINUM SLIDING DOORS

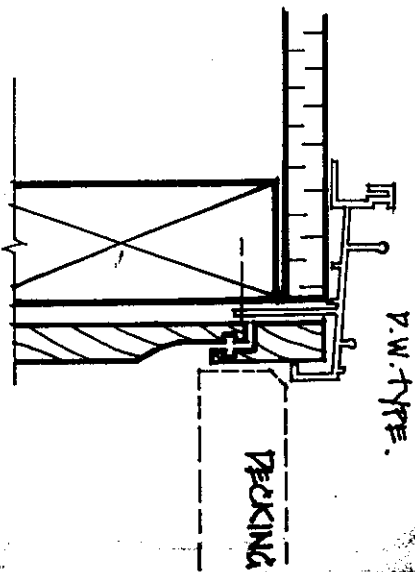
HEAD



JAMB



SILL

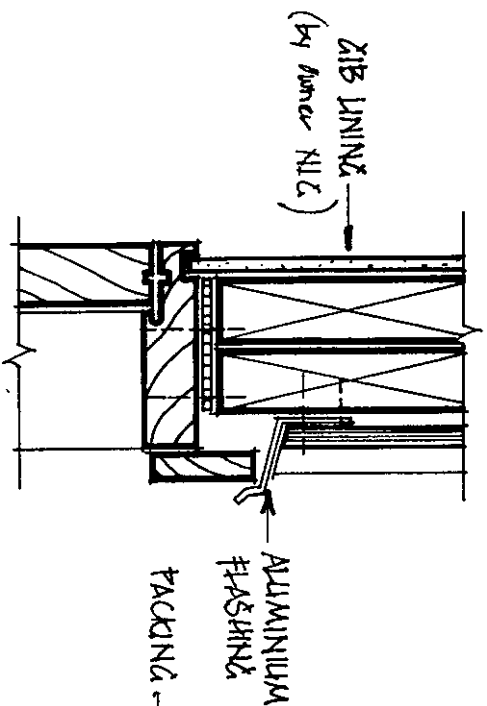


DRAWN: 3-8-84
SCALE: 1/3 approx.

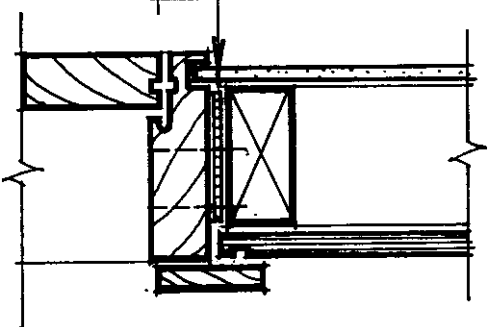
402

DETAIL N°

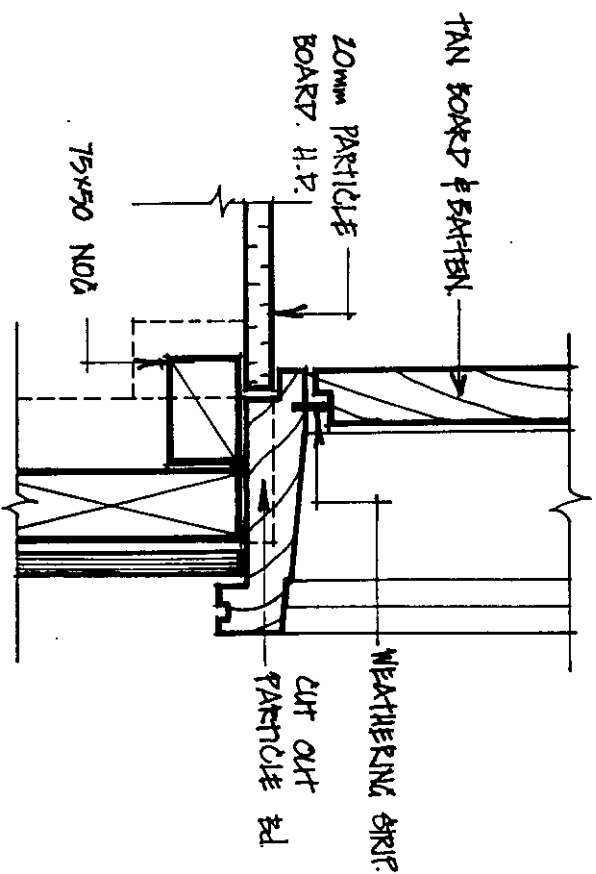
HEAD



JAMB



SILL

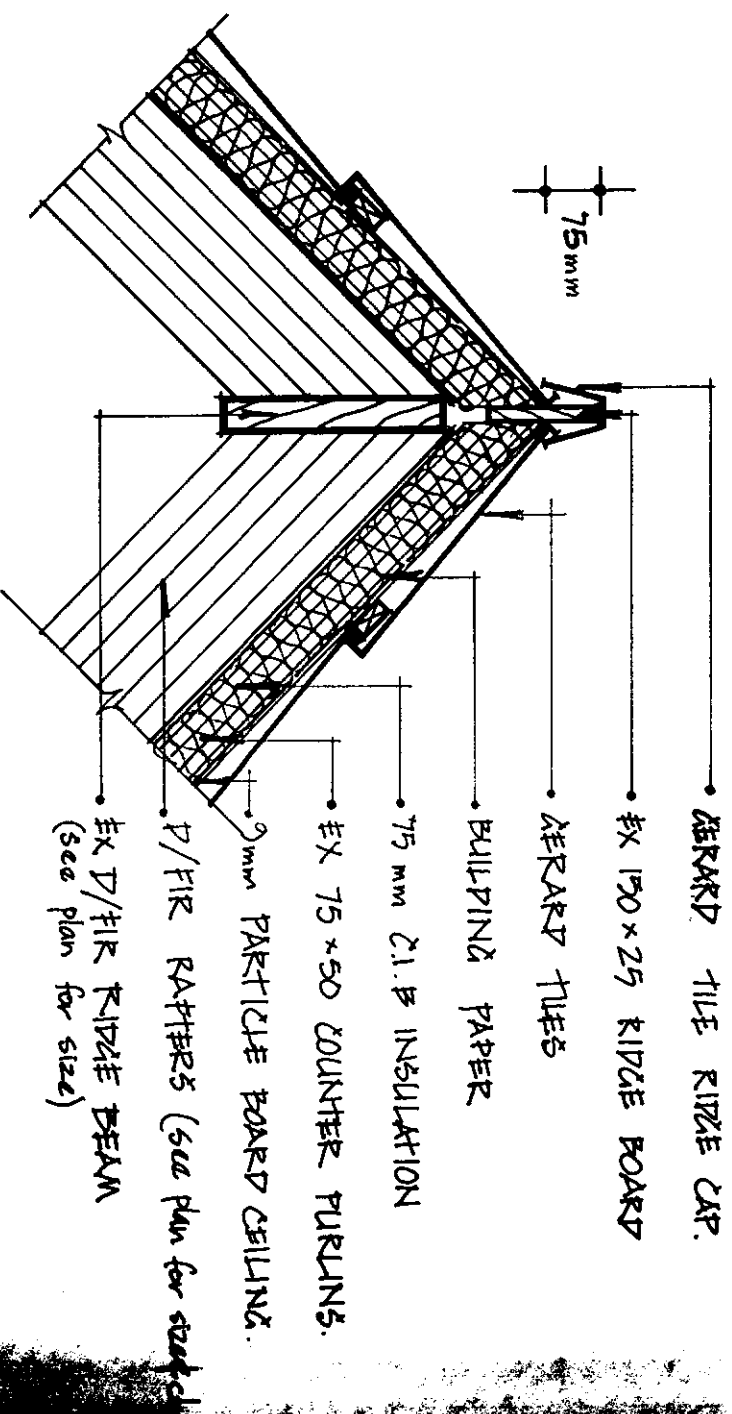


NOTE: TIMBER JOINERY INSTALLED AFTER SHEATHING EXCEPT FOR PARTS OVER WINDOWS & DOORS TO ALLOW FOR FLASHING TO BE FITTED.

STANDARD TIMBER EXTERIOR DOORS

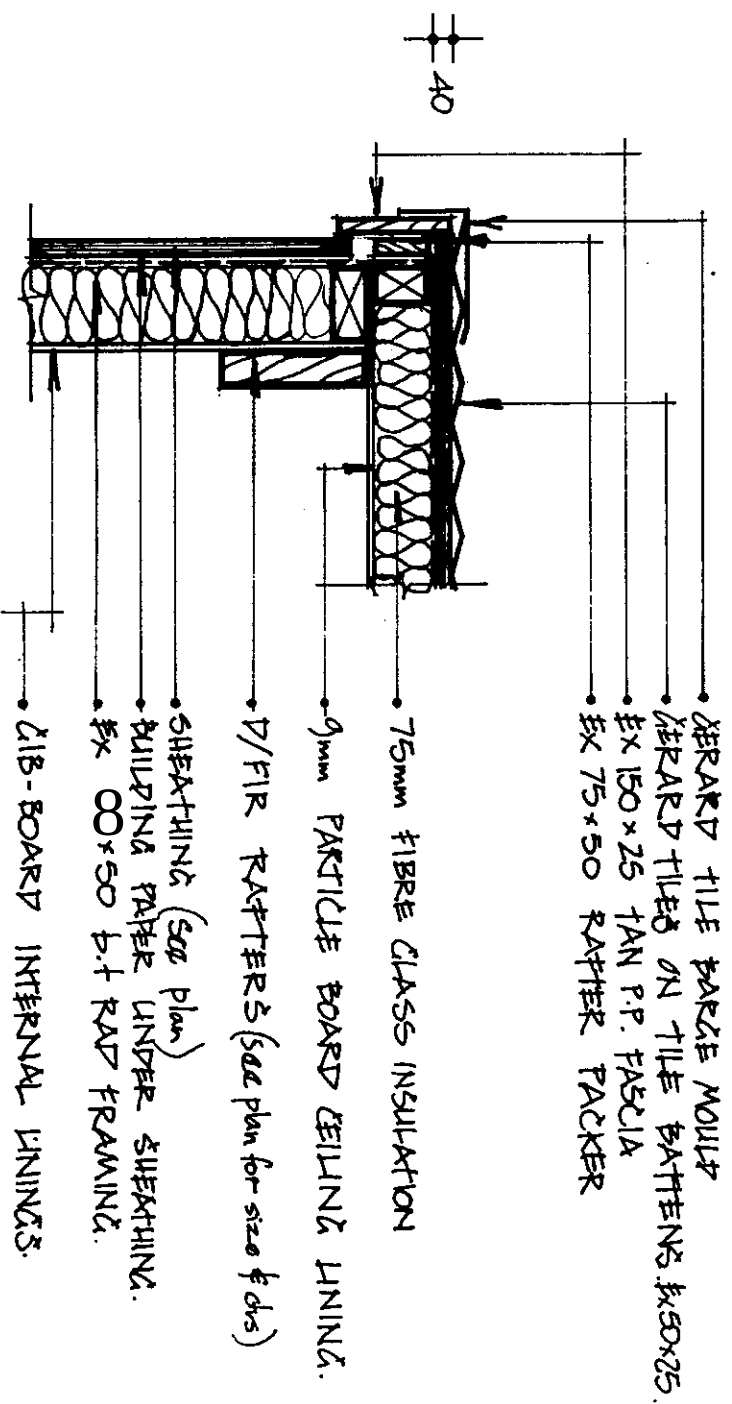
FRAMING: 3.8 ed.
SCALE: 1:5

DETAIL N°
404



CERAMIC TILE RIDGE DETAIL.

DRAWN: 9.8.84
SCALE: 1:10

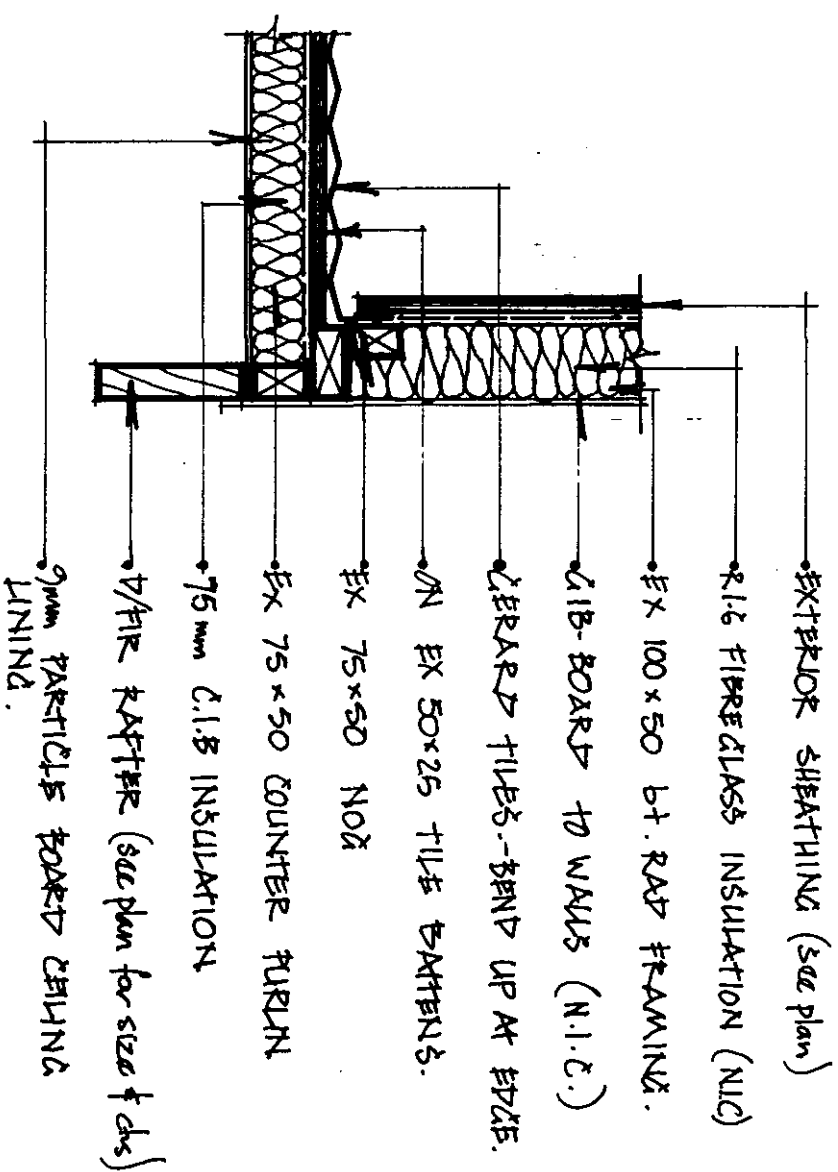


GERARD TILE BARREL VAULT WITHOUT OVERHANG

DRAWN: 9.8.84
SCALE: 1:10.

DETAIL N°

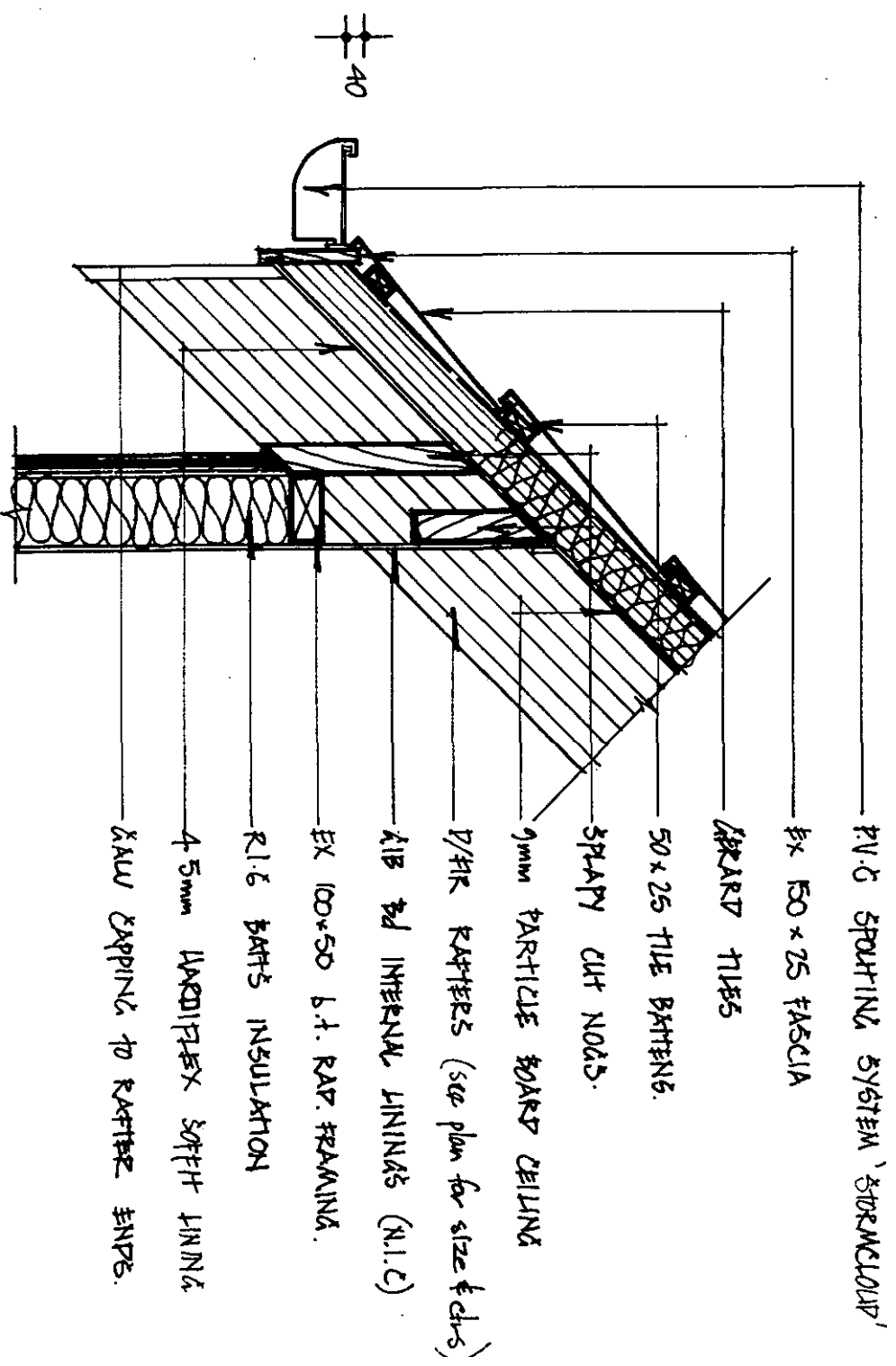
T503



GERARD TILE DETAIL ROOF TO WALL.

DRAWN: 9.8.84
SCALE: 1:10

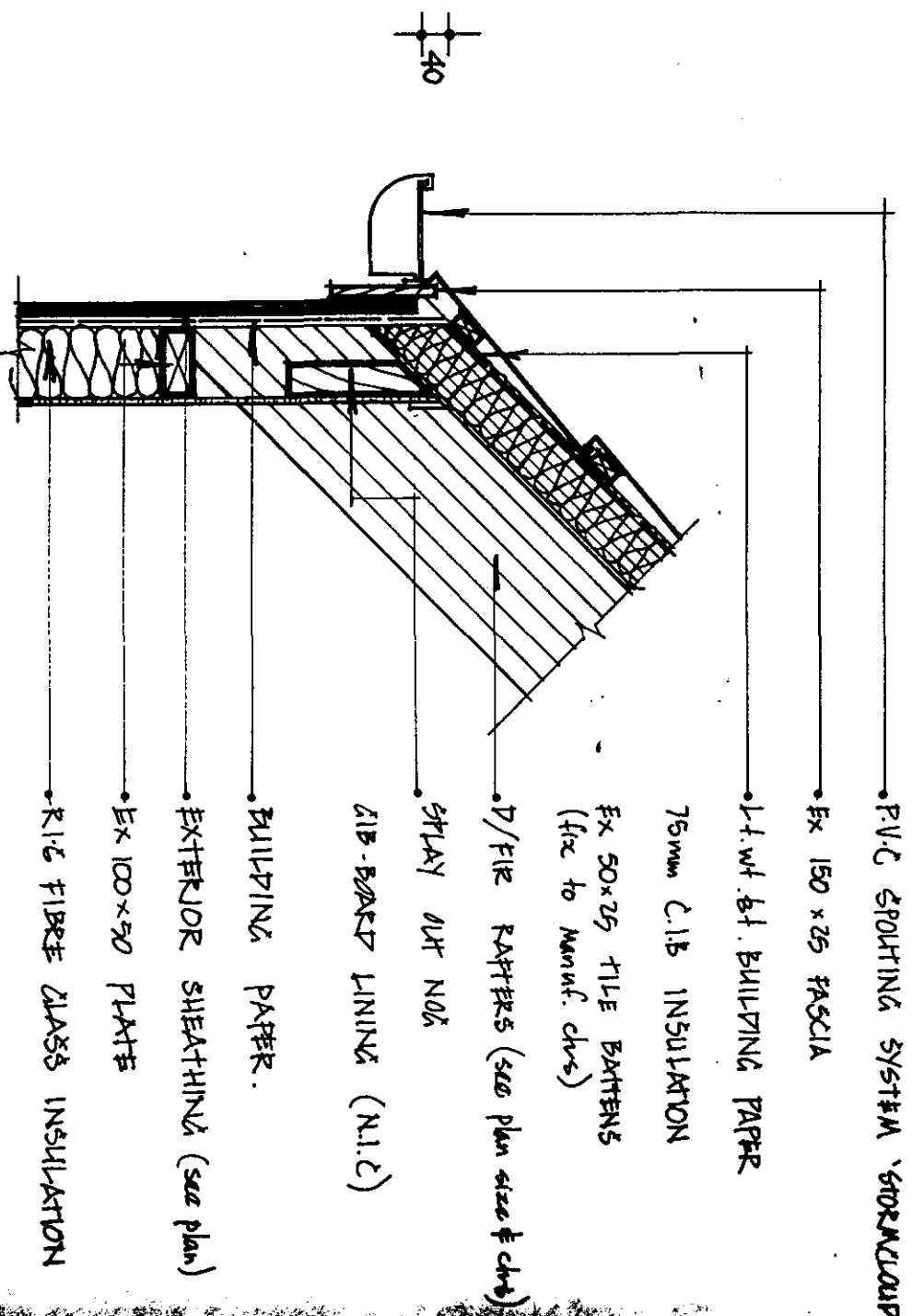
DETAIL N°
T502



GLAZED TILE EAVES DETAIL WITH OVERHANG.

FRAMING: 9.8.84
SCALE: 1:10.

DETAIL N°
T506



- P.V.C. SPOULTING SYSTEM 'STORMCLOUP
- EX 150 x 25 FASCIA
- 1.4 wt. b.t. BUILDING PAPER
- 75mm C.I.B INSULATION
- EX 50x25 TILE BATTENS
(fix to manuf. chrs)
- D/FIR RAFTERS (see plan size & chrs)
- STRAY ALT NOA
- GIB-BOARD LINING (N.I.C)
- BUILDING PAPER.
- EXTERIOR SHEATHING (see plan)
- EX 100x50 PLATE
- R.I.C FIBRE GLASS INSULATION

GERARD TILE EAVES DETAIL WITHOUT OVERHANG

DRAWN : 10-8-84
 SCALE : 1:10

2. The above have been carried on Floor Plan.

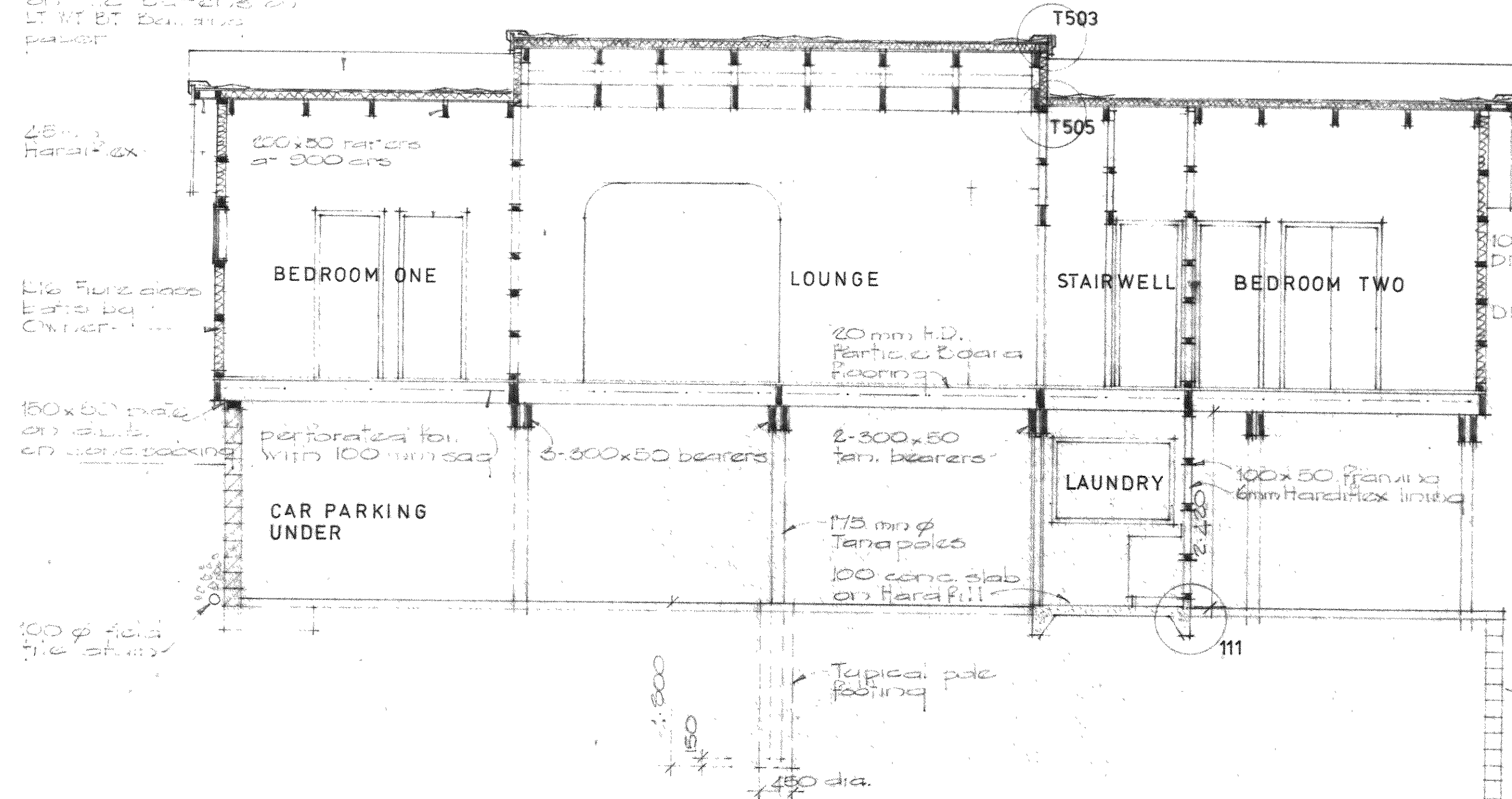
GROUND FLOOR

TOP FLOOR

GROUND FLOOR										TOP FLOOR																													
LOWER OF 2 STORIES					ROOF TYPE <u>Light</u>					TOP OF 2 STORIES					ROOF TYPE _____																								
WIND AREA <u>W 30</u>					ROOF PITCH <u>20°</u>					WIND AREA <u>W</u>					ROOF PITCH _____																								
EARTHQUAKE ZONE <u>E 2</u>										EARTHQUAKE ZONE <u>E</u>																													
BUILDING LENGTH					BL <u>15.600</u>					ROOF LENGTH					RL _____																								
BUILDING WIDTH					BW <u>8.500</u>					ROOF WIDTH					RW _____																								
BUILDING PLAN AREA					BPA <u>148.200</u>					ROOF PLAN AREA					RPA _____																								
EARTHQUAKE BUS ALONG + ACROSS					EXBPA <u>296.4</u>					EARTHQUAKE BUS ALONG + ACROSS					EXRPA _____																								
WIND BUS ALONG					WXBW <u>285</u>					WIND BUS ALONG					WXRW _____																								
WIND BUS ACROSS					WXBL <u>468</u>					WIND BUS ACROSS					WXRL _____																								
TOTAL BUS REQUIRED ACROSS <u>468</u>										TOTAL BUS REQUIRED ALONG <u>296.4</u>										TOTAL BUS REQUIRED ACROSS										TOTAL BUS REQUIRED ALONG									
BRACING LINE		WALL BRACING ELEMENTS								BRACING LINE		WALL BRACING ELEMENTS								BRACING LINE		WALL BRACING ELEMENTS								BRACING LINE		WALL BRACING ELEMENTS							
LINE	MIN BUS	Nº	TYPE	RATING	LENGTH	BUS	LINE	MIN BUS	Nº	TYPE	RATING	LENGTH	BUS	LINE	MIN BUS	Nº	TYPE	RATING	LENGTH	BUS	LINE	MIN BUS	Nº	TYPE	RATING	LENGTH	BUS	LINE	MIN BUS	Nº	TYPE	RATING	LENGTH	BUS					
L		1	1	42	2.0	84	A		5	1	42	4.4	184.8	L								A																	
		2	5	67	0.3	60.8																																	
		3	8	67	0.3	60.8																																	
	156					204.6		95					184.8																										
M		4	1	42	1.3	54.6	B		10	1	42	3.5	147	M																									
		5	1	42	1.5	63																																	
	70					117.6		70					147																										
N		6	1	42	3.1	130.2	C		11	1	42	3.3	138.6	N																									
	70					130.2		70					138.6																										
O		7	1	42	1.5	63	D							O																									
		3	1	42	3.5	147																																	
	156					210																																	
P							E							P																									
TOTALS	452					660	TOTALS						470.4	TOTALS							TOTALS																		

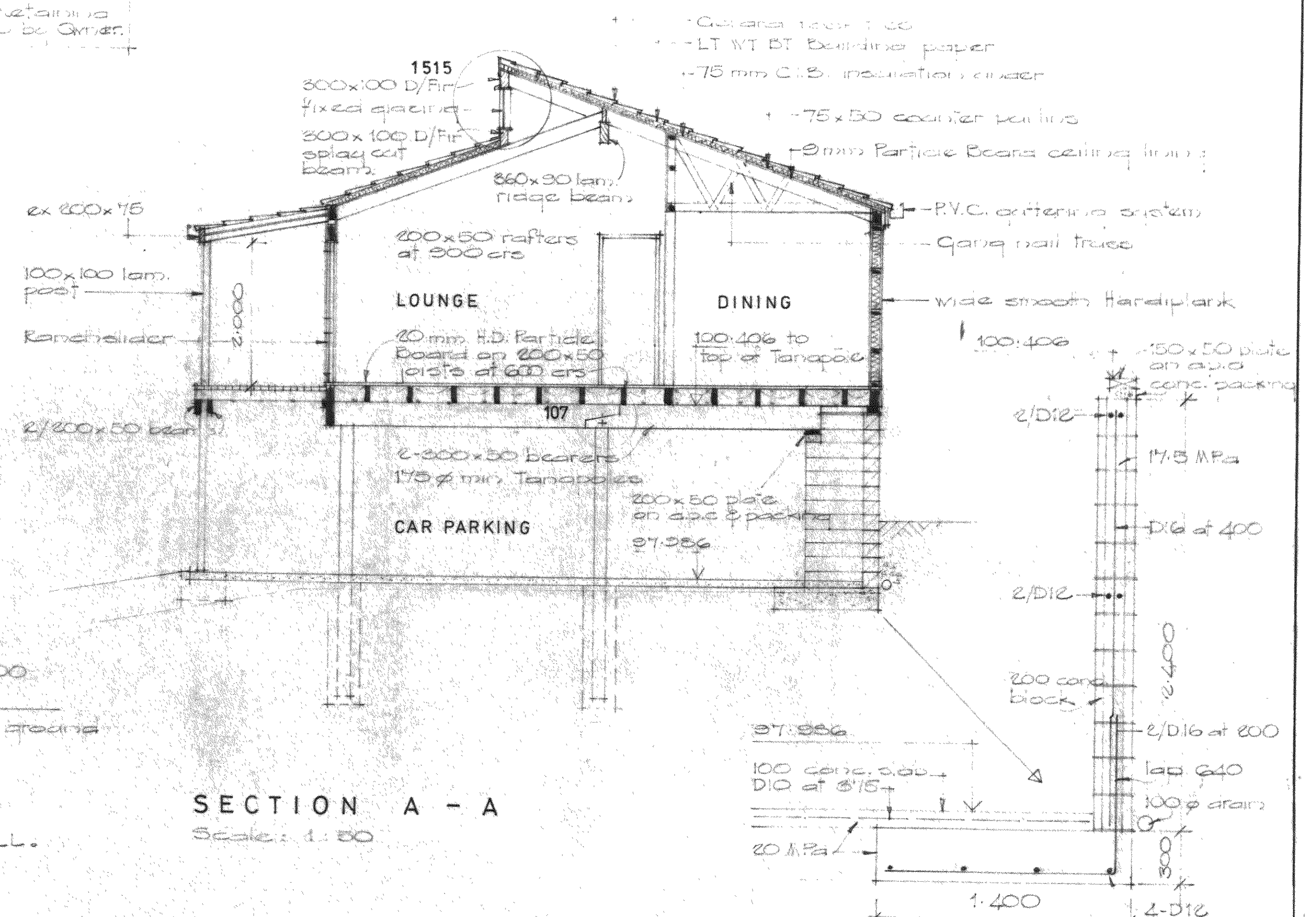
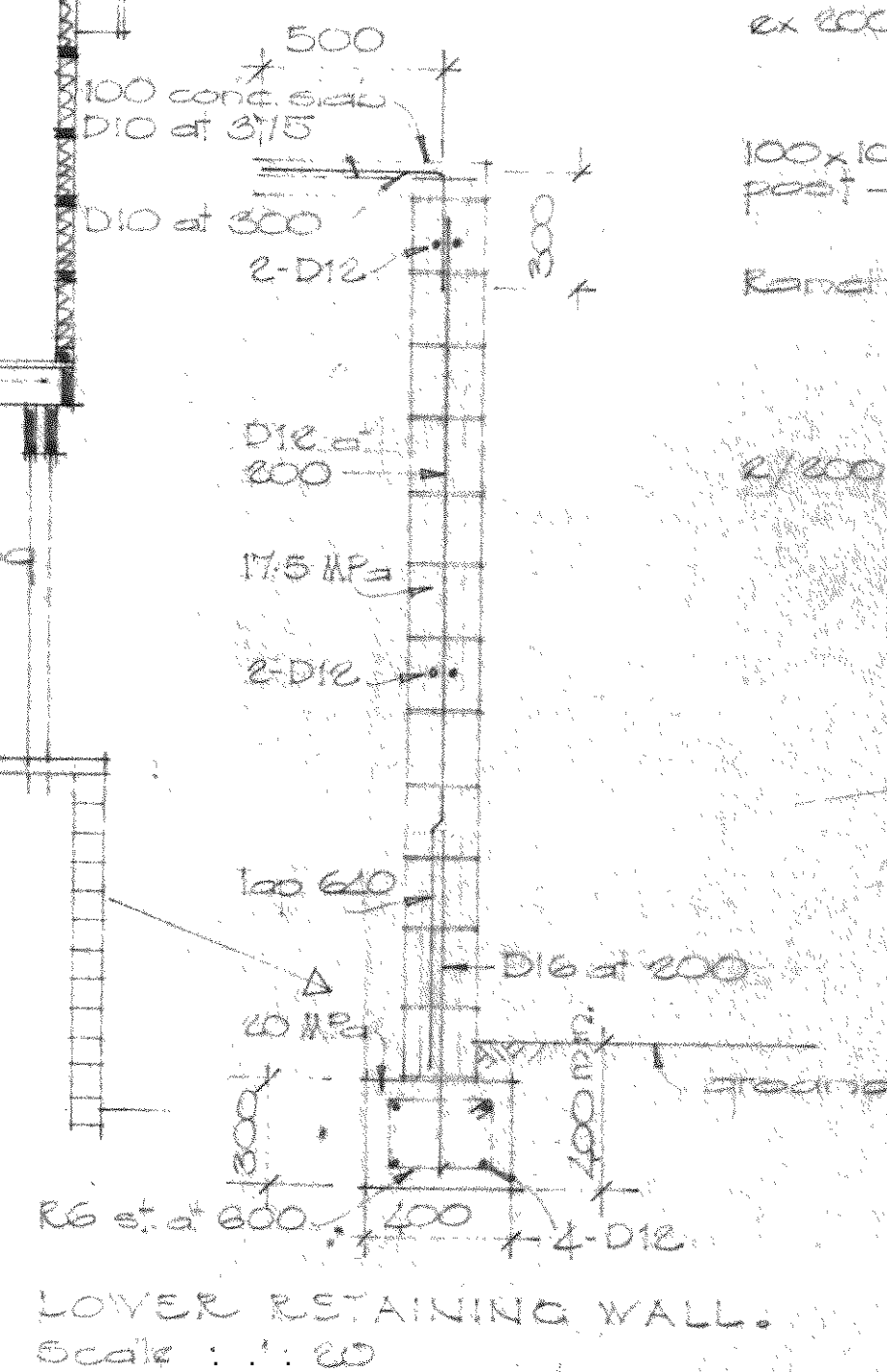
STANDARD WALL BRACING CALC'S FOR RESIDENCE FOR MR V.M. TOLHOPE.
MANGAWHAI ROAD - KAIWAKA.

General notes:
1. All dimensions are in millimeters unless otherwise stated.
2. All materials to be of standard specification.
3. All work to be in accordance with the relevant standards.



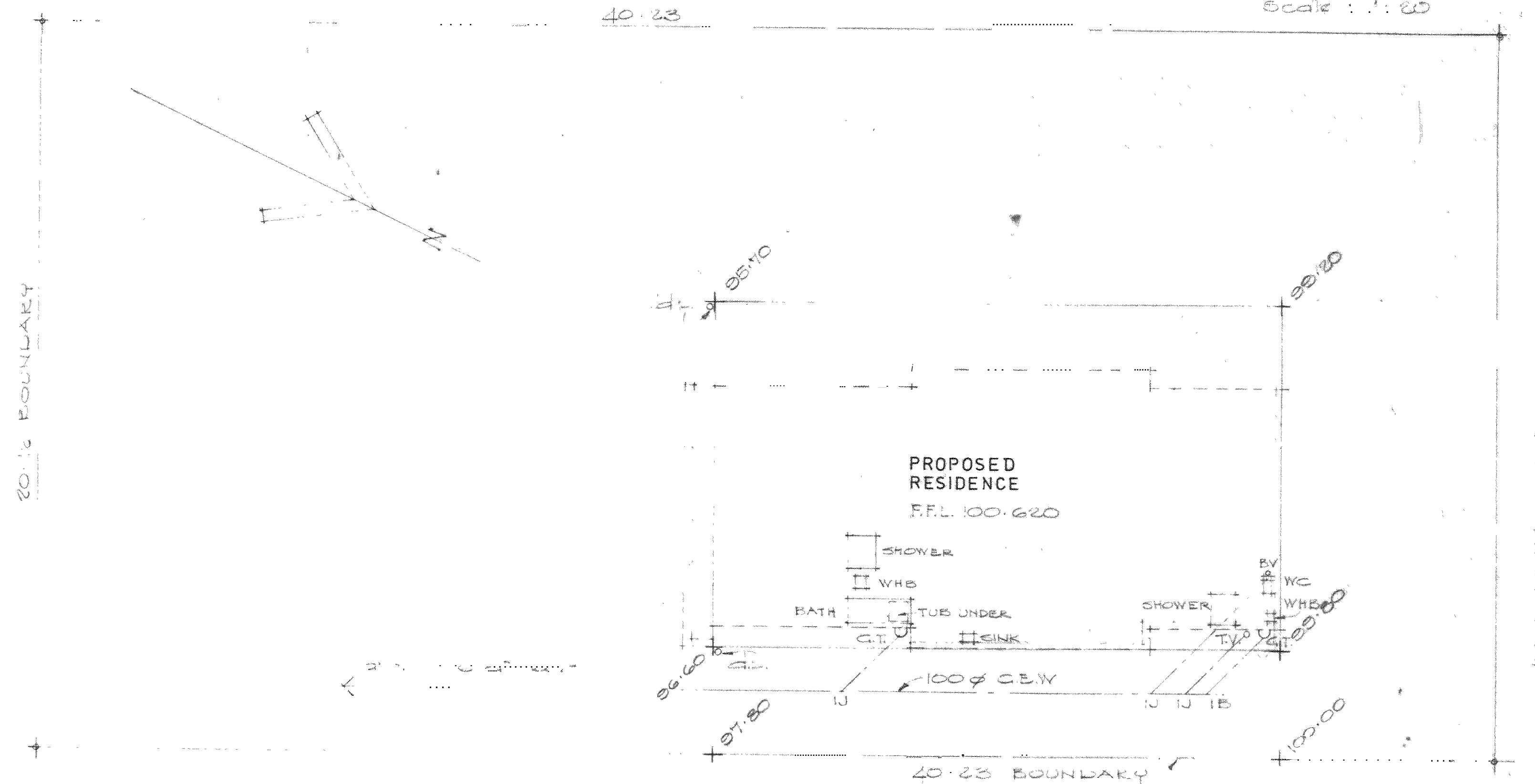
SECTION C - C. Scale: 1:50

NOTE:
Excavation, retaining wall & concrete slab to be shown.



SECTION A - A. Scale: 1:50

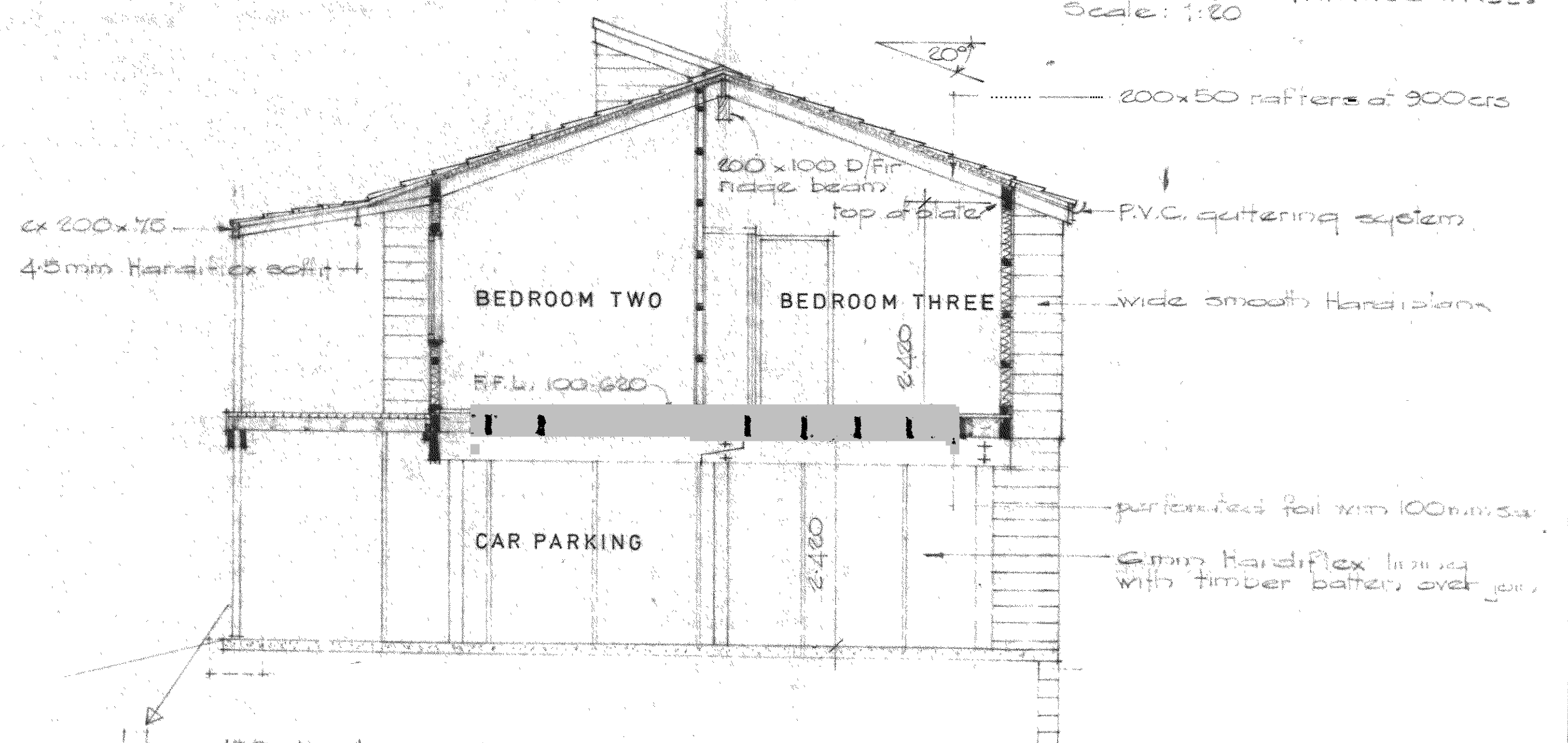
DETAIL OF RETAINING WALL. Scale: 1:20



SITE PLAN

LEGAL DESCRIPTION:

Lot No 2
D.P. 41063 being Part of Allotment 132 Part of Kaiwaka.
Area = 800 M²



SECTION B - B. Scale: 1:50

VERANDAH POSTS. Scale: 1:20

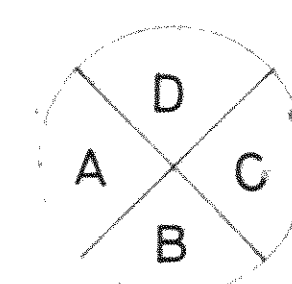
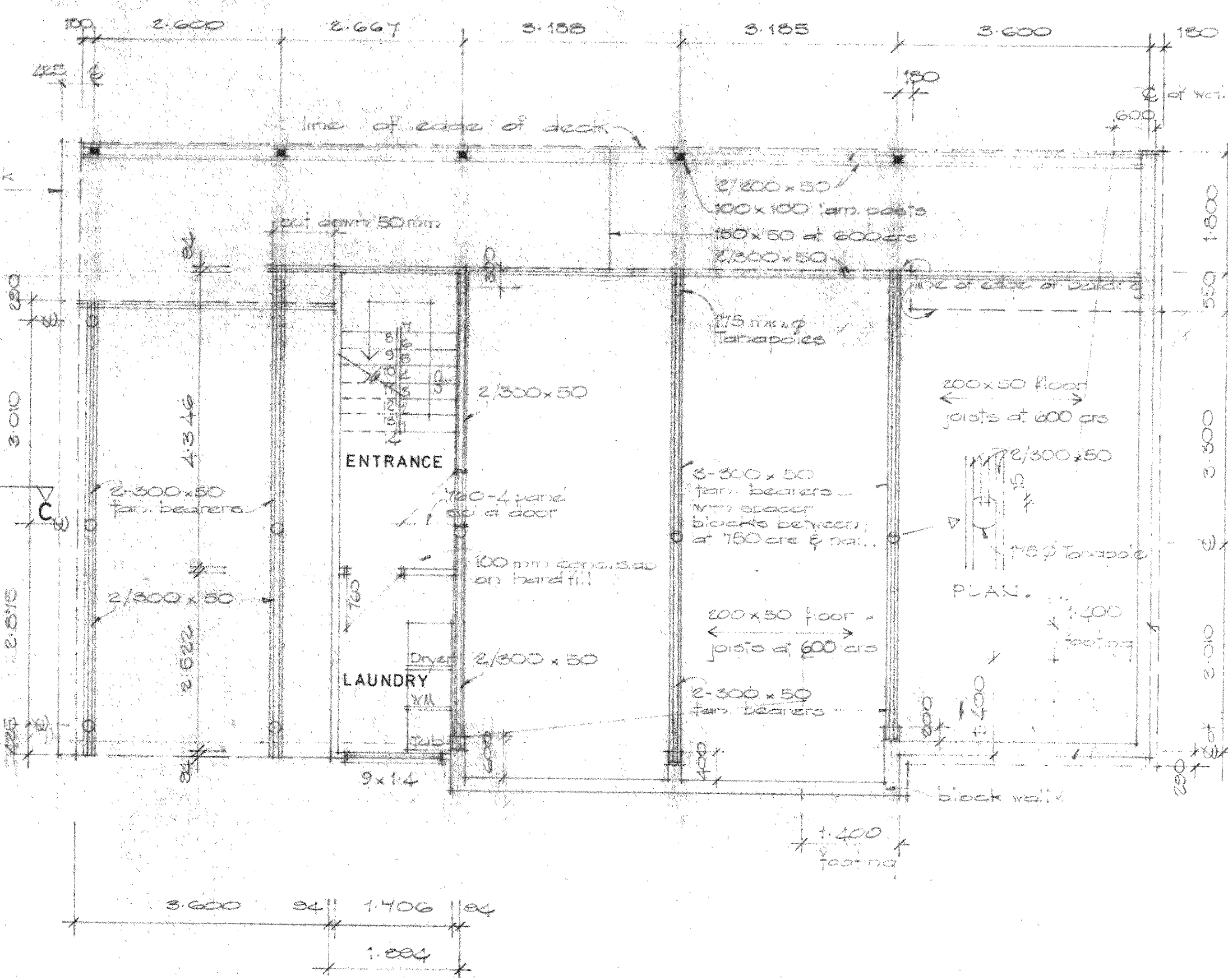
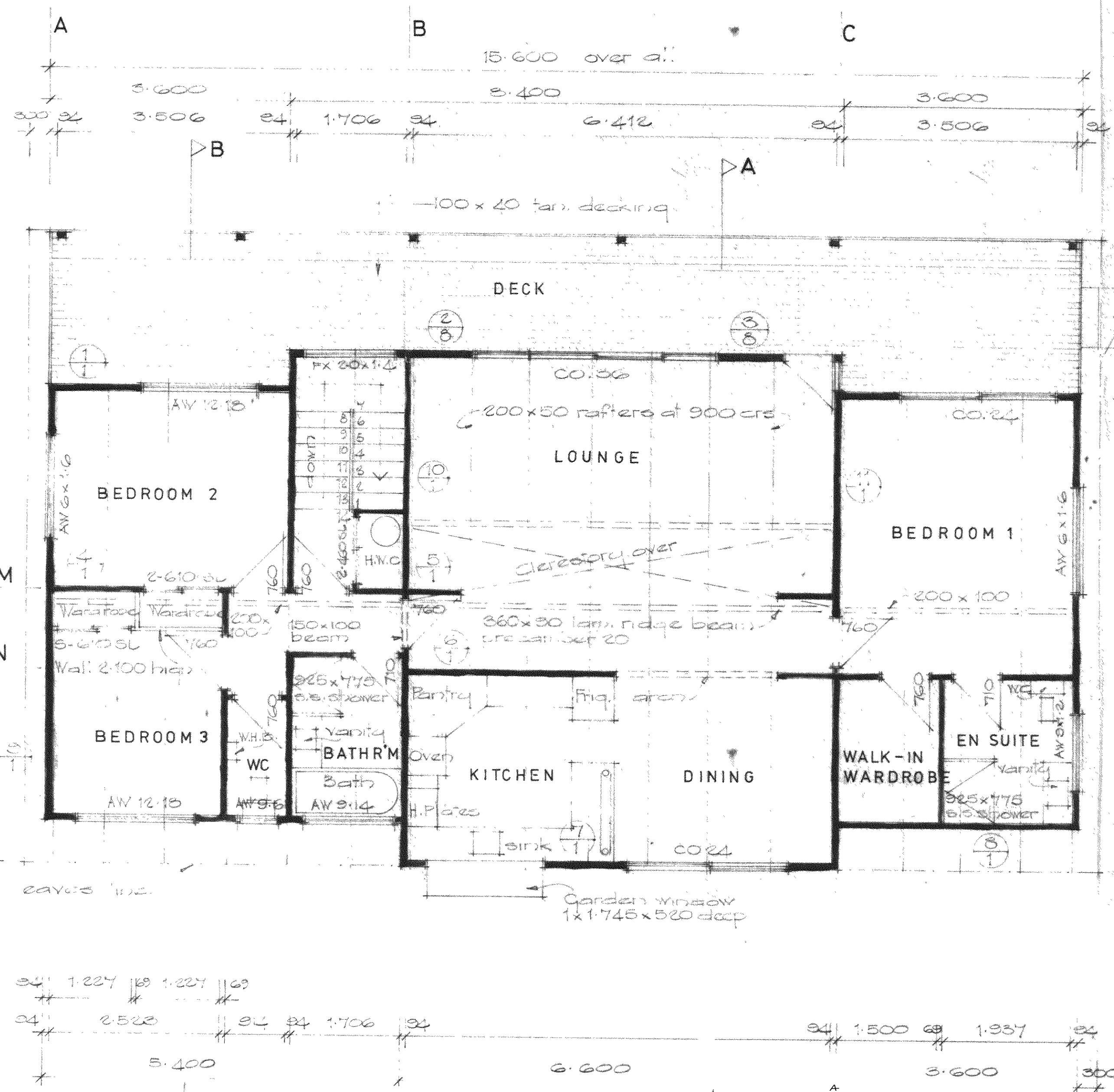
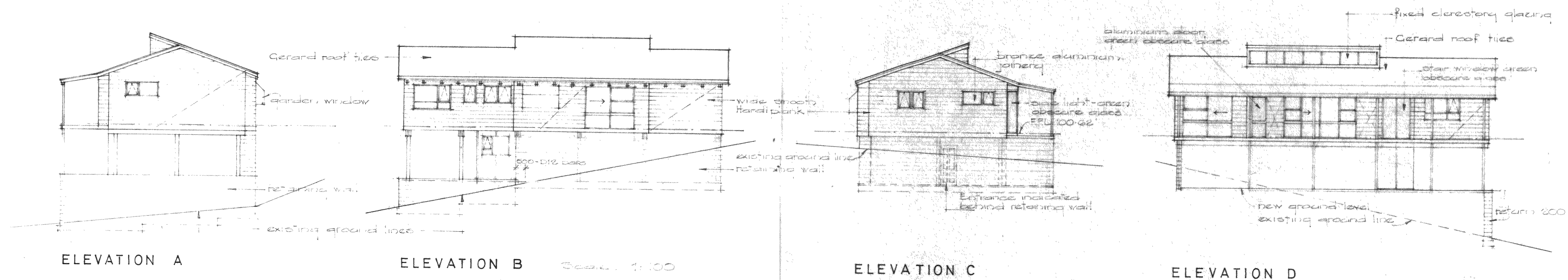
STANDARD DETAILS: (To be related to drawings for linings)

1515	400	T501
107	401	T503
108	402	T505
111	404	T506
116		T507
115		

E.P. MADDREN & SONS LTD.
MAIN ROAD, KUMBU, BOX 120 TELEPHONE 412-9070

PROPOSED RESIDENCE for MR V.M. TOLHOPF
MANGAWHAI ROAD - KAIWAKA

kitsets



E.P. MADDREN & SONS LTD.
 MAIN ROAD, KUMEU, BOX 120 TELEPHONE 412-9070

OTAMATEA COUNTY COUNCIL

APPROVED
 26.3.86
 BUILDING INSPECTOR

PROPOSED RESIDENCE for MR V.M. TOLHOPF.
 MANGAWHAI ROAD - KAIWAKA.

kitsets

UTAMATEA COUNTY COUNCIL

Application for Drainage and/or Plumbing Permit

To the Engineer
Utamatea County Council
P. O. Box 1
PAPAROA

Date

Sir

I hereby apply for a permit to P. Plumbing and Drainage

.....as set out in the plans attached
hereto. (Describe work to be done, plumbing, drainage, septic tank
etc.)

For
(Initials and name of property owner and address)

SECTION ON WHICH WORK IS TO BE DONE : Val No 121/62/2 Lot 2

D. P. 41063... S.D.

Street or Road

By this hand authorise Graham Statter
(name & address of plumber and/or drainlayer)

..... Licence No to execute the said
work.

Value of the completed work :	Drainage	<u>500</u>	<u>11.20</u>
	Plumbing	<u>2000</u>	<u>33.60</u>
	Total	=====	

Permit Fee payable (see scale of fees over) 44.80

Signed
(Permit applicant)

Postal Address :
.....

NOTE : All permits will be issued direct to the persons undertaking
the work

=====

FOR OFFICE RECORD ONLY

'Fee Paid Receipt No 1994-7995 Permit No

APPLICATION APPROVED [Signature] Inspector 7.14.1986

Permit **fees** in respect of the issue of a Permit. :

ESTIMATED VALUE OF WORK :

Not Exceeding \$50

Exceeding \$50 but not \$100

Exceeding \$100 but not exceeding \$200

FEE5 PAYABLE :

\$1.60

\$3.20

\$4.80

**Plus \$3.20 for every \$200
or part thereof in excess
of the first \$200.**

S P E C I F I C A T I O N

OF
WORK TO BE DONE AND MATERIALS TO BE
EMPLOYED IN THE ERECTION OF A
RESIDENCE AT:

LOT 2 D.P. 41063
MANGAWHAI RD.
KAIWAKA

FOR: MR. V. M. TOLHOFF.

CONTRACT :

This specification is to be read in conjunction with the signed contracts, quotes and relevant documents for the due and proper completion of the building.

DEFINITIONS :

1. Maddren Kitset (i) Owner is purchaser and builder
(ii) Maddren Timber is supplier
2. Maddren Shell (i) Owner is purchaser and builder
(ii) Maddren Const. is Subcontractor
3. Maddren Home (i) Owner is purchaser
(ii) Maddren Const. is builder
4. Plan only (i) Owner is builder

PERMITS :

Builder to comply with Labour and Building By-Laws of the district, to apply for and obtain specific building permits, and pay for the same.

WATER :

The Builder will be responsible for providing water connection to sections in Metro Auckland, and paying all fees. The supply of water and the payment of all fees to Rural Sections, will be the owners responsibility.

SITE AND ACCESS:

The owner will be responsible for ensuring that the section is fully pegged with negs correctly numbered and flagged. The builder will be responsible for clearing excess vegetation from the building site. The owner shall provide suitable all weather access to the section and building site for vehicles of the Builder and various sub-trades.

PROVIDE AND FIX:

Shall be construed to mean 'Provide and Fix' where used separately, unless otherwise specified.

INSURANCE :

The Builder is to take out an insurance against fire for a sum sufficient to cover the contract price. This policy to remain in force until the building is taken over by the owner. The Builder is also required to have a Public Liability Policy of \$100,000.00

INTERPRETATION :

Workmanship shown on plans or otherwise specified and not shown must be applied as though both shown and specified, or alternatively constructed to accepted trade practice, and in accordance with NZS 3604. Materials shown but not specified must be of the kind commonly employed for the service it is intended to perform. All figure dimensions shall be taken in preference to those scales, and all detail drawings shall supersede those scaled to smaller scale. All dimensions shown on plans are approximate only, and the Builder is no way responsible for variations on site. This Specification is to be read in conjunction with the accompanying drawings, and to be followed in conjunction with the N.Z.S.S. 1900, and Code of Practice NZS 3604 1978.

CLEARING :

All trades shall remove their trade wastes from the house on completion of their work, and place on site in a neat stack for removal.

MAINTENANCE:

The maintenance period shall be thirty one days (31 days) after the dwelling is completed. Purchaser will notify the Builder in writing of any defects or faults which appear within 31 days, and give the Builder a signed clearance when all items are rectified. If no such written notice is received within seven days after the 31 day period, it shall be construed that no maintenance is required, and the Builder is cleared of responsibility.

MATERIALS :

In the event of any materials herein specified not being procurable at the time it is required, such materials may be substituted with other similar materials, provided that the other materials conform to the Local by-Laws. The right of substitution shall be at the sole discretion of the Builder, and his decision will be final.

EXCAVATION :

Excavate for all poles, walls and other foundations as shown on drawings to a minimum depth of 300 mm to good solid bearing. Step as necessary for falls in ground, and leave bottom

trenches level and consolidated. Backfill all foundation excavations at completion. Where extra foundation work is required by the **Owner**, the Lending Institution or the Local Body because **of** any peculiarity of the section; such as excess rock, loose filling, unstable sub-soil **or** hidden subsidence etc., such work will be carried out and charged to the Owner as an extra on labour and materials, plus 10%. Where excavation is carried out to **provide** a basement, the Builder is excavating at request of Owner, therefore the Owner will accept full responsibility **for** any claim arising through subsidence, water damage or any like contingency on Owner's **or** adjoining property. Spoil from excavations shall be placed on section at Builder's discretion and disposal of same is full responsibility of Owner.

CONCRETE :

The Contractor shall erect all concrete **work** as indicated on Plans and as specified. All **Portland** cement shall be **of** an approved brand. All sand shall be clean and sharp. All aggregate shall be broken metal **20 mm** gauge of approved Builders mix. All concrete shall be properly mixed, shall be placed immediately after mixing, and well rammed. All re-inforcement shall be mild steel rods **or** **F.R.C.** Fabric free from scale, rust and other defects. All concrete shall be composed of six parts approved aggregate to one of cement. Ready-mix concrete **may** be used at Builders discretion.

CONCRETE CONTRACTOR

PORCHES :

Box for and re-inforce both ways and pour 100 mm concrete floors with falls out for porches suitably supported on piers, tender walls or filling at discretion of the Builder. Form coved upstands to slab. Slab shall be trowelled to a smooth surface or timber constructed as shown on plan.

STEPS :

Shall be concrete, constructed as Builder considers suitable and trowelled to a smooth surface or timber constructed as shown on plan.

TERRACES :

Shall be concrete, poured as for porch slabs, or timber, constructed as shown on plan.

CONCRETE FLOORS:

a. GRANULAR BASE:

Hard fill shall have a minimum depth of 100 mm and a minimum size of 10 mm, and shall be of sufficient strength not to break up under compaction. Aggregate may be of rounded gravel or crushed rock, or a mixture of both. A layer of fines or building paper shall be placed over the aggregate after compaction and before pouring.

b. MOISTURE CONTROL:

A vapour barrier shall be placed between the fines or building paper, and the concrete slab. This shall be continuous over the entire floor area, and be adequately sealed around service pipes and other projections. The bed on which this barrier is placed shall be even and free from any projections. The barrier shall be of polythene sheeting, a minimum thickness of 0.25 and laid in the longest widths and lengths available, and shall be lapped a minimum of 100 mm, and sealed with polythene backed pressure sensitive tape.

c. CONCRETE SLAB:

The concrete slab shall have a minimum thickness of 100 mm and the mix proportion, mixing and placing shall

comply with N.Z.S.S. 95 part V.17, 240Kpa concrete.
The slab shall be re-inforced with H.R.C. 665, and
the top cover over the steel shall be not less than
20 mm or greater than 25 mm.

ATTACHMENT OF SUPERSTRUCTURE:

d. TIMBER FRAMED WALLS :

Bottom plate of exterior framed walls shall be secured
to the floor slab by 12.5 mm bolts bedded in at least
150 mm into concrete or by special fasteners drilled
into the concrete after it has set. Fixing should
not be spaced at more than 1.4 m c.c. with at least
two fixings to any length over 760 mm, or more than
380 mm from each end.

e. SITE:

Site shall be excavated to good bearing, and shall
be well drained to remove water from slab area.

NS :

EMBEDDED TIMBER PILES:

This specification refers specifically to timber piles having a minimum diameter of 140 mm. This specification does not apply to high wind and earthquake A zones, as defined in N.Z.S. 3604, which require specific design.

TIMBER PILES:

- a. Timber piles shall be straight, natural rounds, free from decay with all outer bark removed, treated with preservative to T.P.A. Specification C.2b.
- b. The minimum diameter of the pile shall not be less than 140 mm.
- c. Where piles have been cut after treatment, the cut end shall **not** be embedded in the ground.
- d. Cut and notched surfaces (above ground level) shall be coated with Ensele, applied liberally by brush.

EMBEDDMENT OF PILES:

- a. All piles shall be embedded to a minimum depth of 200 mm in a hole .300 mm below ground level or to firm solid bearing. Braced piles shall be embedded .350 in .450 deep holes.
- b. Piles shall be placed on a 100 mm pad of concrete, and prior to the initial set occurring, plumbed and then backfilled with concrete with a compressive strength at 28 days of not less than 17.5 MPa.
- c. Piles shall be laid out in as straight a row as possible, with the top of the pile within a tolerance of 10 mm from a straight line in the direction of the bearer.
- d. Piles shall be placed plumb within a tolerance of 15 mm in 1000 mm from the vertical.
- e. Pad size indicated on Plan, complying with Table 3 NZS 3604.

HEIGHT OF PILES:

- a. The maximum height of the pile above cleared ground shall be 3000 mm.
- b. The minimum height a pile may be cut above ground level shall be 300 mm except than an uncut pile may be set to

a minimum height of 150 mm above ground level.

FIXING OF BEARERS:

- a. 20 mm x 1 mm galvanised building strap, fixed with 12/55 x 2.5 Galvanised counter-sunk nails.

BRACING TO PILES:

- a. Diagonal timber bracing shall be fixed as per subfloor plan to the timber piles as per detail: sheet 1.
- b. Diagonal bracing is not required where the piles on any bracing line do not exceed 600 mm above ground level, and the additional fixing of a M.S. 12 mm bar, hot dipped galvanised, is driven through an 11 mm hole drilled in the bearer and penetrating 100 mm minimum into the pole head. All piles in bracing lines must have braced pile foundations. See detail sheet 1. 4
- c. Where bracing is required, the minimum number shall be four in each direction at right angles, placed at the extremities of the dwelling. Additional bracing shall be as indicated on the attached drawings. (Foundation Plan and Detail.)
- d. Braces shall be tanalised No. 1 framing grade in one continuous length, fixed with minimum 12 mm hot dipped galvanised bolts. See detail sheet 1.
- e. Braces shall be 100 x 75 for braces up to 3000 mm long, and 100 x 100 for braces up to 5000 mm long.
- f. The lower end of the brace shall not be closer than 150 mm to the finished ground level, or more than 300 mm above finished ground level.
- g. The upper end of the brace shall be attached either to a floor joist with the fixing placed within 200 mm of the centre line of the bearer or to the bearer within 200 mm of the centre line of the pole. See detail sheet 1.
- h. No braces shall be steeper than 45° to the horizontal and if possible of alternate slope.
- i. No more than one brace in each bracing line shall be fixed to any pole. (Two braces at right angles may be fixed to a single pole.)
- j. Where corners are braced, the lower end of the braces shall be at the corner.

- k.** All bolts, nuts and washers and other connections used, whether ~~exposed~~ to or protected from the weather, shall be hot dipped galvanisssd. **Bolts** shall be protected by smearing with grease or pitch.

BASE LINING:

- a.** ~~Unless~~ otherwise specified, the base shall ~~be~~ lined with **6 mm** flat Hardiflex, fixed in accordance with the manufacturers specification.
- b.** Base framing shall be fixed **as** per detail sheet **1**
75 x 50 or **100 x 50** framing nogged between piles.
- c.** ~~Any~~ check outs required to keep base true shall be taken from the framing not the piles.

FOUNDATIONS CONT'D.

CANTILEVER POLE FOUNDATIONS:

HOLES :

- a. Before starting this work the Excavator must check the setting out given, and the Contractor shall be responsible for the accurate setting out of the building all to level, line and grade. Holes shall be **450 mm** dia. to full minimum depth. Shown **on** drawings.
- b. The whole of this work is to be carried out by the most efficient mechanical means **for** this type of excavation. Remove the subsoil from the excavation, and stack on the site where directed. Carefully trim out the area, and leave ready for the placing of poles.
Take excavation down to firm ground.
Provide temporary cover to all holes if site unattended.
- c. Excavate _____ post holes down to a minimum of _____ depth.

TIMBER POLES:

- a. Piles shall be "Tanalised" Pressure Treated Round Corsican Pine poles to N.Z.T.P.A. Commodity Specification C2B 13.5 kg/m³ retention.
Poles shall **not** be shaved **or** steam cured.
Poles shall be **.175 mm** minimum top diameter.
Concrete shall be **17.5 MPa**.
- h. Ensure that the excavated holes are to a firm bedding, all free of water and loose material immediately prior to placing poles.
Carefully manouvre poles especially while wet to avoid overstressing.
Place minimum **of 150 mm** depth of concrete in holes, and allow to set.
Place poles with treated end downwards. Temporary brace and tie to set all poles plumb and true to line.
Fully encase Holes up to ground level in concrete and allow to cure ready **for framing**.

FOUNDATIONS CONT'D.

CONCRETE BLOCKS:

All concrete blocks shall be approved type laid in cement mortar with approved additive. Joints shall be filled 10 mm thick with struck **or** pointed finish. Construct 200 mm foundation walls with lateral supports, and bond beam as **shown** on plans. Perpend shall be kept true. Provide and build in 400 mm x 200 mm precast vents of a maximum of 1.6 m centres. Build in holding down bolts **or** wire ties as required. All corners and sides of openings shall be vertical re-inforced with one 12.5 mm diameter rod end solid filled with concrete. Bond beams shall be re-inforced with four 12.5 mm diameter rods and 5 mm diameter stirrups at 600 mm centres, and solid filled with concrete. Lateral supports shall be re-inforced **as** required by the Local Authority. Clean down all **work on** completion. Footings shall be 400 mm x **300 mm or** 300 mm x 300 mm as required by the Local Authority re-inforced with **four 12.5 mm** diameter rods.

All block foundation walls to comply with Table 4 NZS 3604.

CONCRETE BLOCK DWARF WALLS :

Shall be of 200 mm concrete block of approved make, laid in cement mortar with approved additive. Joints shall be solid filled 10 mm thick with struct **or** pointed finish. Construct dwarf walls to 300 mm minimum above ground level, stepped to follow ground line. Provide 200 mm x 200 mm bond beam solid filled with concrete and re-inforced with one 15 mm diameter rod. Dwarf wall to be on 300 mm x 300 mm concrete footing re-inforced with three 12.5 mm diameter rods.

RETAINING WALLS :

Where required, to be constructed in accordance with Winstones Standard Detail in concrete block retaining walls. Provide 100 mm Novaflo, drain and 4 coats Flintcote Damp Proofing, keyed to footing, behind all walls. Backfill with scoria **or** similar. Damp proofing to be protected at all times.

RD MATERIALS FOR A KITSET SHELL LY

SCHEDULE MATERIAL	SIZE	GRADE	REMARKS
Piles	140 mm	Flicksons Tanapile	To Hicksons Specification.
Poles	175 s.e.d.	Hicksons Tanapole	To Hicksons Specification
Bearers		Radiata No 1 Tanalised Tr. M.G.	
Foundation Braces	100 mm x 75 mm 100 mm x 100 mm	" "	max 3.0 m span 5.0 m span
Pole Brace	150 mm x 100 mm	Radiata No 1 Tanalith Treated	
Floor Joist		Radiata No 1 Boric Tr. M.G.	600 Centres or 450 "
Under Floor Insulation		Perforated foil	
		Fina Floor UF	60x2.8 galv jolt heads 150mm ϕ to edges 300mm ϕ elsewhere
Plates	100 x 75 100mm x 50mm 75mm x 50mm	Radiata No 1 Boric Tr. M.G.	
Studs	100mm x 50mm 75mm x 50mm	Rad No 1 & 2 R.T. M.G.	.400 or .600 centres - see drawings
Noggings	100mm x 50mm 75mm x 50mm	Rad No 2 B.T. H.G.	.600 crs or .480 for vert. cladding

Trimmer & Dble		Rad No1 Boric Treated MG	N.Z.S. 3604 Table 16
Bracing		Galv. Steel Angle or 7.5 mm Plywood	As per brac- ing calcs
Rafters		N.Z. Oregon D4S	.900 Crs Max
Truss Roofs			
Purlins	75mmx50mm	Radiata No2 B.T. H.G.	600 mm crs on edge to skil- lion roof, 760 mm crs on flat to truss roof,
Roof bracing & Sarking	9mm	Fina Panel or similar	Nailed 150 crs to all rafters plates & Nogs
Roof Bracing (Truss Roofs)	100x25mm	Rad B.T. mer.	as detailed
Collar Ties	150mmx50mm	N.Z. Oregon D4S	where detailed
Valley Rafter	50 mm		
Ridges:	300mmx50mm or size specified	" "	
Fascia	150mmx25mm	Hubbuck P.P. F.J. Tan or Rad Tan D.G. R.S.	Paint finish Stain Finish
Ceiling Strap- ping Truss Roof only	75mmx40mm	Radiata Mer. Boric Tr. M.G.	Max 450 crs
Weather Bds.			

Windows	Sizes indicated on plan	Bronze Allum. with Radiata F.J. 20mm m grooved Jamb Liners, or J.M.F. Timber Windows P.P.	
Scriber	40mmx10mm	Huttlock P. P F.J Tan or Rad Tan D.G. R.S.	Paint finish Stain Pinish
Scotia	40mmx18mm	" "	
Roofing	0.4 mm	Corrugated Galv Iron or metrib or similar	Longrun
Wire netting	75 mm	Galv.	Over Verandah & eaves only
Spouting		P.V.C. Storm-cloud or sim.	
Beams & Posts Exterior		Laminated Tanalised Radiata with exterior glue	Supporting verandahs sanded faces
Interior Beams Interior Posts	as detailed 100 x 100	N.Z. Oregon Laminated "	Sanded
Connection plate Exter. Posts	360mmx80mm x 6 mm	M.S. H.D. Galv Ragged	2 12 mm H.D. galv bolts
Exterior Deck Joists	100 x 50	Radiata No 1 Tanalith Tr. M.G.	600mm ϕ up to 1-5 span 450mm ϕ up to 1-8 span
Decking	100mm x 40mm	Radiata M & B Tanalith Tr. M.G.	Arised both top edges

Exterior Ballustrade & Handrails		Radiata D/G Tanalith Tr.	
Interior Ballustrade & Handrails		Radiata D/G	
Nails		Galvanised	All Subfloor All Exterior All Associated with D/Fir
Nails Nails		Bright Steel	Framing & Int. Finishing
Stairs			
Soffit Linings	4.5 mm	Flat Hardiflex	
Base Linings	6 mm	" "	

STANDARD MATERIALS FOR A COMPLETE HOME

ADDITXONAL TO SHELL ITEMS

SCHEDULE OF MATERIALS	SIZE	GRADE	REMARKS
Base Lining	6 mm	Flat Hardieflex	
Shower Lining	4.5 mm	Seratone	Glue fixed with panel adhesive
Wall Linings	9.5 mm	Gib. Board	
Wall Insulation	75 mm	Fibreglass	
Ceiling Linings	9.5 mm	Gib. Board	Level Ceiling only
Interior Doors		Flush Drum Stain Qual.	Hung on Grooved Rad. F.J. Jambs
Interior Door Hardware		Legge	P/C
Kitchen Fittings		Paint Qual. Formica Bench Top & S.S. Sink	
Skirtings	No. 20 60mmx10mm	Radiata F.J.	Bevelled Edge
Architrave	No. 19 40mmx10mm	"	"
Cornices	No.7 30 mm	"	Splayed
Handrai 1 Interior	75mm x 50mm		On A.C. Finish Brackets

CARPENTER AND JOINER

FRAMING:

All framing to be nailed in accordance with table 30, N.Z.S.

3604. Frame floor joists at centres shown on plan, gauged and set level. Provide all necessary nogging and blocking where required to N.Z.S. 3604. Floor insulation (perforated foil) to be fitted at right angles to the floor joists and securely stapled to top of joists at 300 mm centres, with a 100 mm sag formed between joists (before fitting particle board.) Frame walls and partitions with full length plates, where possible, studs at 600 mm centres unless specified otherwise, check in galvanised steel angle bracing as detailed in bracing calcs, and shown on the plan. Use 7.5 mm ply bracing per 6.94 as indicated on the drawings or bracing calculations. Gib. board to be nailed over bracing panel (i.e. overall angle braces) at 150 mm centres around perimeter and 300 mm in centre of sheets. Frame roof as shown on the drawings in compliance with N.Z.S. 3604.

TRUSS ROOF:

Truss roof shall be framed to manufacturers specifications, complying with N.Z.S. 3604 10.2 and 10.4 with 150 x 40 plate on top of top plate. Form Soffits as on drawings, line under with flat Hardieflex sheet housed into fascia board and with mould at walls.

TIMBER WEATHERBOARDS : *

Secure over light weight breather type building paper with galvanised nails, level and true.

HARDIPLANK : *

Cover exterior walls with Hardies Hardiplank weatherboards over building paper fixed to manufacturers specification, with 55mm x 2.5mm galvanised countersunk nails. External corners to be covered with 47mm galvanised soakers, and interior corners to be butted into p.v.c. internal angle moulding. Butt joints to be set in 15 mm p.v.c. moulding soaker.

- * Aluminium windows and head flashings must be fitted in place before exterior sheathing is commenced. (Only exception being bevel backed weatherboards.)

FRAMING CONT'D :

- **In** the case of timber joinery, weatherboards ~~may~~ be fitted up to window head level before joinery is fixed in place. Sheathing above joinery must be fitted after head flash **ngs** .

FIBROLITE:

Verticle panels. Fix to manufacturers specifications.

WEATHERSIDES:

To be fitted to N.Z.F.P. specifications.

FLOORING:

Lay particle board, with one machine sand at completion. Suitable for floor coverings only. No responsibility for colour variation of floors.

CEILINGS (FLAT):

Ceilings to be lined with fibrous plaster sheets flush jointed to an even surface thoroughly wadded **or** glued at joints, and **450 mm** max. centres.

or

Ceilings to be lined with Gibraltar Board sheets in accordance with manufacturers instructions. All joints taped. The builder accepts **no** responsibility in the event of joints cracking when this product is used.

CEILINS FRAMING:

a. Truss Roof:

Double skew nail **75 mm x 40 mm** boric treated strapping to bottom chords at trussed at:

- (1) 500 mm centres for fibrous ceilings
- (11) **400 mm** " " gib. board

b. Sloping ceiling for Framed Roof:

Fix **9 mm** particle board on top of rafter as shown **on** the drawing with **75 mm x 50 mm** purlin **on** edge above. Provide all necessary nogging and fascia blocking.

WALL LININGS :

All walls to be lined with **9.5 mm** flush jointed Gibraltar Board sheets. All sheets to be nailed or glued. All stopping to be done with good quality plaster **of** Paris by skilled tradesmen. All back porches to be lined with flat fibrolite. All Gibraltar board over wall braces to be nailed at **150 mm** centres to all edges (includes top and bottom **of** sheet), and double nail centre **of** sheets at **max 300** centres **each** way.

EXTERIOR DOORS :

Each exterior door shall be 1980 mm x 760 mm solid framed Hutloc treated pine doors, glazed of obscured **glass**, or as indicated on drawings, hung with:

- a. Opening in; $1\frac{1}{2}$ pairs loose pin galvanised butts, in 50 mm solid rebated, throated and grooved frames.
- b. Opening out; $1\frac{1}{2}$ pairs fixed pin galvanised butts in 40 mm solid rebated, throated and grooved frames.
With **75 mm** ~~weather~~ and grooved sills. Primed with hardware fitted. Fix as per detail sheet 4.

INTERIOR DOORS:

Each internal door shall be hollow core of approved make, hung with one and a half pair 89 mm loose pin A.C. butts in 20 mm or 40 mm jamb linings, throated to take Gib. board lining.

WOODEN WINDOWS:

1. **Sun Dyne Window Range 2**
Standard Frame system
2. **Sun Dyne Window Range 2**
Improved Frame system with **P.V.C.** air seal
3. **Sun Dyne Window Range 3**
(a) Dry bead system
(b) " " " and P.V.C. air seal

HARDWARE:

Heavy duty aluminium friction stays with 2 wedge fasteners fitted to each sash.

ALUMINIUM JOINERY:

Shall be of approved make. Opening sashes to have friction stays, and approved catches. Sizes to be overall **shown** on plan, and to have factory fitted grooved jamb liners.

KITCHEN FITTINGS:

To be of Builders standard design, placed as shown on plan. Provide toe space to all fittings. Dresser or buffet top to be finished with formica or laminex.

SINK TOPS:

To be a formica top. Form cupboards as on plan under with one full width, full length shelf, and doors with toe space at floor.

WARDROBES - COAT CUPBOARDS ETC. :

Frame wardrobes, linen, coats etc. as shown with linings as previously specified. 19 mm shelves in linen, and hanger rods in coat cupboards, & 19 mm galv. water pipe rail with one

300 x **25** shelve to each wardrobe.

INTERIOR FINISHING:

Fix skirting to all walls with scribed angles. Fix architraves with mitred angles to all **openings**. Fix scotia cornices to all ceilings, or similar when splay cut nogs exposed.

HARDWARE:

Hardware to be installed by the Contractor - locks, butt hinges and screws **for doors** and fittings **for** sashes.

BATHROOM CABINET :

Provide cabinet with mirror in bathroom, finish round cabinet with quarter round beads. Provide cupboard under tub.

ACCESS TO CEILING:

Provide access to ceiling, truss **roof** only.

ACCESS TO BASEMENT:

Provide base door **and** Prame **for** access.

GABLE FINISHING :

Finish eaves and gable ends as indicated **on** plans.

SHOWER RECESS :

If shown **on** plan recess will have stainless steel base, and be lined with white **seratone** **or** similar (**or**), provide shower over bath with curtain rail. Fix single **soap** recess.

ROOFER

GENERAL :

Fix **roof** as indicated **on** drawings. All **roofs** shall be fixed by approved roofing contractors. Pitch of **roof** indicated on the drawings.

GALVANISED IRON :

Fix .4 mm corrugated iron roofing complete with all ridges, hips and barge roll **225 mm** end **laps** and $1\frac{1}{2}$ corrugations side laps. Paint all laps before fixing and fix **roof** with lead headed or other approved roofing nails at top and bottom of sheets, and at intermediate purlins. Fix lead edge ridging, beaten well down into corrugations, with 150 mm end laps and ridge caps.

Prime all cut edges and areas covered by flashings, ridging etc., and the underside of such flashing and ridgings etc.

DRAINLAYER

SCOPE OF WORK:

Work under this section comprises all drainlaying necessary to:

- (a) carry soil and waste into Council's sewer (connection marked) and dispose of rainwater into an approved stormwater.
- (b) Provide septic tank and irrigation system to Council's requirements,, and connect downpipes to tank with overflow From tank to approved soakage..
- (c) Or combination of above.

Provide where necessary ring drains for removing surface water in 100 mm Nova Flow drainage coil, and back fill with 50/14 clean scoria.

PERMITS & FEES:

Obtain and pay all fees for permits, and testing work must be passed by the Local Authority Inspector before back filling.

STANDARD OF WORK:

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the Local Council Drainage Inspector, and conform to the requirements of the Drainage and Plumbing Regulations 1978.

MATERIALS :

All materials shall be the best of their respective kind. Allow for rigid p.v.c. drain pipe if permitted, otherwise first quality salt glazed earthenware, jointed with rubber rings or rubber sleeves, and tied with s.s. wire.

SOLID DRAINS :

Excavate for and make connection to sewer at point indicated, or septic tank. Thereafter excavate for and lay drain to a uniform fall to the sewer or septic tank. Provide all necessary I.B's, I.V's, C.I's, Y.J's etc. and w.c. connection. Arrange for inspection and testing before backfilling. Restore ground as nearly as possible to its original state.

STORMWATER DRAINS :

Provide 90mm p.v.c. stormwater pipe of approved type to uniform fall in mixture of 1 part cement to 10 parts of scoria. 100 mm salt glazed earthenware connected with rubber sleeves may be used as an alternative.

SEPTIC TANK SYSTEM:

Provide, excavate **for**, and install, p.c. concrete tank to size indicated by Local Drainage Inspector, with standard fittings associated **with** same at a minimum distance of 3.0m **from** home, ~~and 1.5m from boundary.~~

Provide, excavate **for**, and install, .100 mm field tile drain surrounded **in** scoria in .300 x .300 min level irrigation trench.

COMPLETION:

Protect all pipes during the progress of works. The **whole** of the plumbing and drainage system shall be tested **by** smoke **or** water, and all defects made good, and Council approval obtained. Leave whole clean internally, and all equipment in perfect working order.

PLUMBER

RELATIONS WITH OTHER TRADES :

Consult with main contractors, and **all** sub-contractors, whose work is affected by works under this section.

EXTENT OF WORK :

Carry out the whole **of** the plumbing work shown **or** indicated on the plans,. and as specified for the complete installation of all sanitary and waste systems,. plus any water service.

WORKMANSHIP :

All plumbing work shall be carried out by licensed tradesmen, and all work **done** in accordance with best trade practice, to the satisfaction of the Local Council Inspector. All soil, waste and water pipes shall be concealed within the framing **or** chases provided.. No exposed pipes either internally **or** externally will be accepted.

FEES & PERMIT:

Pay all requisite fees, and give all notices. All work shall be executed in accordance with the relevant Council, and Health Department Regulations. Subject all water installations to a full water pressure test.

LAYOUT AND FIXING OF PIPES:

Water pipes shall be set out in straight and even gradients, avoiding all places where air locks are likely to occur. Easy bends shall be used throughout., and unless unavoidable, elbow bends shall not be used. Copper tubing shall be secured by 25 mm copper straps at 1220 max crs, fixed with brass screws. All rigid p.v.c. waste pipes shall be properly and adequately supported. 40mm pipes to be supported at 1000 centres, **and** 30mm pipes at 750mm crs. Allow **for** expansion and contraction. **No** work shall be covered **in** until after testing and approval. Cut away the minimum of framing to allow for passage of pipes. Cold water supply pipes and waste pipes generally, shall be rigid p.v.c. Provide all back vents, cleaning eyes, etc.

COLD WATER SUPPLY:

Carry supply from the road or tank in 20 mm (drinking water) alkathene, buried 500 mm below surface.

Provide 12 mm branch to hose tap at position indicated by owner. Connect to pump supplied by owner.

Carry 20mm supply to hot water cylinder and bath, and 12mm branches to all other fittings including washing machine.

NOTE: Isolate pump from copper piping by 20mm alkathene pipe to reduce vibration transfer.

HOT WATER SUPPLY:

All piping carrying hot water shall be in **19** gauge copper tubing fully lagged. Supply and install one 40 gal hot water cylinder in cupboard or position indicated.

Supply cold water through Neefa (or equally approved) pressure reducing valve. Provide sludge and overflow outlets. Carry 18 mm lead to bath, and 12 mm branches to **all** other fittings including washing machine Stop cocks.

COCKS & TAPS:

Provide and fit all chrome plated taps, clearly marked to indicate hot and cold.

WASTES & TRAPS: (see sheet)

SOIL PIPE & T.V.: (see sheet!)

SANITARY FITTINGS :

- | | | |
|-----|-----------------------|-----------|
| (1) | W.C. pans | |
| (2) | Wash basins or vanity | |
| (3) | Shower | |
| (4) | Sink Bench | |
| (5) | . Laundry Tub | |
| (6) | Bath | |

Provide all sanitary fittings with appropriate plugs, chains, gratings **and** wastes.

ELECTRICIAN

FEES :

Pay all fees **and** charges, and obtain all necessary permits **for** this trade.

SCOPE OF WORK:

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority's by-laws, and meter wiring diagrams.

MATERIALS AND WORKMANSHIP:

All materials used under this contract shall be of approved New Zealand Standard Specification. **Allow** for all materials necessary to complete the contract whether specified or not. **All work** shall be carried out by a **Registered** Electrician, in accordance **with** regulations and best trade practice, and in a manner which **will** cause minimum inconvenience to other workmen and the work **as** a whole. Do all cutting away, drilling etc. and with timber cut the minimum only away **for** the entry of cables.

CO-OPERATION:

Co-operate with the Building Contractor and other sub-contractors in all phases of work. Give ample notice to enable the Contractor to arrange the necessary void, chase data etc.

COMPLETION AND CONNECTION OF POWER:

Leave work complete, pay all charges and arrange for all inspections and tests, **and** for the connection **of** power to the works. It is the responsibility of the Electrical Contractor to ensure that **no** delay **is** occasioned to the job **once** the contract is complete.

POWER BOARD SUPPLY:

Arrange with the Power Board, allow for and **pay** all fees for the connection of an underground, or overhead, supply to the residence.

METER BOX:

Provide and install recessed meter **box** where shown **on** plan. Confer with Carpenter for trimming same.

MAIN SWITCHBOARD:

Provide and install in recess main switchboard complete with all

necessary control and auxiliary equipment.

ELECTRIC STOVE:

Allow the P.C. sume of \$_____ for the supply only. of the stove. Provide and fix a 30-amp flush switch **for** stove and sufficient cable for connection and allow for installation.

WATER HEATER :

Allow for the permanent connection of ~~the~~ water heater to the electrical system.. Provide and install 3 K/W element and thermostat to _____ hot water cylinder provided by the plumber.

POWER POINTS :

All wall plugs shall be 230 v. 10-amp. 3-pin flush type. Generally install plugs 300 mm above floor or **225** mm above bench top. Points to washer/dryer space and refrigerator 1200 mm from floor. The exact position of all power points shall be determined on the job by the Owner.

LIGHTS :

All lights to **be** first quality, plastic batten holder shall be reinforced. All roses and holders not covered by fittings shall be white.

LIGHT SWITCHES :

Light switches generally shall be 10-amp. all insulated P.D.L. micro-gap type or equivalent. Where indicated fit flush type with plain bakelite flush plate. Fix switches generally 1200 mm above floor.

SPECIAL FITTISGS:

Allow the sum of \$_____ for fittings to be selected by Owner .

LIGHT POINTS :

Allow for installing a total of _____outlets in building.

POWER POINTS :

Allow **for** installing a total of _____power points, in the building.

PAINTER

GENERAL:

All materials shall be the best of their kind, and all work shall be performed by experienced, skilled tradesmen, in accordance with Code of Practice NZS 2239. Protect all work against damage and adjacent surfaces to be kept clean.

EXTERIOR WORK:

Prime all exterior exposed woodwork with approved primer. Follow within one month with one undercoat. Finish with a first quality Exterior High Gloss in Owner's colour scheme restricted to three shades. Fibrolite soffit, porch, walls and fibrolite base to be given two coats of P.V.A. paint. Painting of corrugated iron roof is included in the Contract. Fibrolite weatherboards to receive two coats Acrylic only. Block or brick basis will not be painted.

Picking out, of colours or work considered by the painter to be beyond normal standard will be subject to extra charges as agreed between the Owner and the Painter before work is carried out.

INTERIOR WORK:

SERVICE ROOMS: viz. Kitchen, Laundry, W.C., Bathroom.

Standard finish shall be vinyl wallpapers based upon a P.C. sum of \$ _____ per roll.

Ceilings shall be painted with 3 coats oil base application (pigmented sealer, undercoat, gloss final).

ALL OTHER ROOMS :

Wallpaper to owners choice at P.C. \$ _____ per roll.

Painting of ceilings and scotia shall be with two coats ready-mixed approved satin finish. Prime interior work to windows, undercoat and enamel with approved brand. All interior finishing lines except scotia shall be undercoated and enamelled. Where exposed beams or rafters are involved, these shall be stained to obtain a satisfactory finish on condition that the Owner accepts without redress, the finish obtained with clear varnish. Where Owner's colour schemes exceed three colours to a room, or is considered by the Painter to be beyond normal standard, extra may be charged as agreed.

James P. Verstoep

Consulting Civil & Structural Engineers
Industrial Engineers

Tel. 8184463
8183379

CALCULATION SHEET

JOB: *W.B. Tol/Dept*

PAGE NO.

CALCS FOR: *Beams & walls*

DATE

12/5/86

DESIGNED:

✓✓

Span 3.7 m

$$DL: 2.37 \times 0.28 = 0.66 \text{ kN/m}$$

$$LL: 2.37 \times 1.50 = 3.56 \text{ kN/m}$$

Span 3.2 m

$$DL: 3.18 \times 0.28 = 0.89 \text{ kN/m}$$

$$LL: 3.18 \times 1.50 = 4.77 \text{ kN/m}$$

Span 3.7 m

$$DL: 2.92 \times 0.28 = 0.82 \text{ kN/m}$$

$$LL: 2.92 \times 1.50 = 4.38 \text{ kN/m}$$

Span 3.7 m

Span 3.2 m

$$DL: 0.34 \times 0.28 = 0.095 \text{ kN/m}$$

$$LL: 0.34 \times 1.50 = 0.51 \text{ kN/m}$$

Edge beam

$$Road: 4.35 \times 0.28 = 1.22 \text{ kN/m}$$

$$E.B.: 0.91 \times 0.28 = 0.25 \text{ kN/m}$$

$$\frac{1.22}{0.2} = 6.1 \text{ kN/m}$$

$$LL: 4.25 \times 0.25 = 1.06 \text{ kN/m}$$

$$\frac{1.06}{0.2} = 5.3 \text{ kN/m}$$

Span 3.6 m

$$3/ 300 \times 50$$

VERSTOEP & FARLEY

Consulting Civil & Structural Engineers
Industrial Engineers
Foundation Engineers

JOB: 4. 19. Top/Lopd

PAGE No.

CALCS FOR: Beam

2

DATE: 17/5/86

DESIGNED: ✓✓

CALCULATION SHEET

Span 1.8m

DL $0.6 \times 0.28 \times 0.153 = 0.026$ kN/m

LL $0.6 \times 2 \times 0.12 = 0.144$ kN/m

Floor joists

Span 3.6m 200KSD at 600mm

Roof joists

Span 3.9m

DL $0.9 \times 0.28 \times 0.252 = 0.064$ kN/m

LL $0.9 \times 0.25 \times 0.225 = 0.051$ kN/m

Calc. beam beam

Span 6.4m

DL $3.85 \times 0.28 \times 1.08 = 1.18$ kN/m

LL $3.85 \times 2.25 \times 0.96 = 8.34$ kN/m

300x30 beam beam

Calc. retaining wall

h = 2.2m

$M_y = 15.08$ kNm

b = 1400

$M_y = 67.6$ kNm D_{16} at 200

VERSTOEP & FARLEY

Consulting Civil & Structural Engineers
Industrial Engineers
Foundation Engineers

JOB: V.M. To/Lopt.

PAGE No.

3

CALCS FOR: Beam

DATE: 19/3/86

DESIGNED: J.V.

CALCULATION SHEET

Calc. retaining wall

1.24m

$$W = 5.75 \times 2.4^2 = 16.56 \text{ kN}$$

$$W_1 = 8.28 \text{ kN}$$

$$M_0 = 1.7 \left(\frac{16.56 \times 0.126 \times 2.4}{2} + \frac{8.28 \times 2.4}{8} \right) = 12.78 \text{ kNm}$$

$$Z_{req} = 570 \text{ mm}^2$$

1.24m at 200

[Signature]

XEQ "PRESTR"
DL=?
CF 15
CF 16

MU - 1 , 133 . 03

MU - 1 , 282 . 79

M MAX = 1 , 392 . 88

A ST = 8 , 878 . 74

M MAX = 1 , 392 . 88

A ST = 1 , 507 . 19

I TIMBER = 143 , 231 , 030 . 8

DEPTH = 257 . 93

I ST = 5 , 975 , 471 . 09

MOM = 10 . 34

Z = 1 , 722 , 658 . 33

DEPTH = 321 . 50

I TIMBER = 161 , 134 , 909 . 7

DEPTH = 234 . 35

I ST = 5 , 975 , 471 . 39

MOM = 10 . 34

Z = 1 , 722 , 658 . 33

DEPTH = 262 . 50

I TIMBER = 104 , 240 , 000 . 0

DEPTH = 232 . 01

I TIMBER=49,617,562.50

DEPTH=181.15

I ST=1,869,885.00

MOM=3.32

Z=554,040.00

DEPTH=182.32

I TIMBER=139,990,781.3

DEPTH=255.97

I ST=4,610,925.00

MOM=8.20

Z=1,366,200.00

DEPTH=286.31

I TIMBER=5,513,062.50

DEPTH=109.73

I ST=155,823.75

MOM=0.55

Z=92,340.00

DEPTH=105.27

I TIMBER=26,244,000.00

DEPTH=184.58

I ST=973,215.00

MOM=1.73

I TIMBER=49,617,562.50

DEPTH=181.15

I ST=1,869,885.00

MOM=3.32

Z=554,040.00

DEPTH=182.32

3 TIMBER=139,990,78 .3

DEPTH=255.97

I ST=4,610,925.00

MOM=8.20

Z=1,366,280.80

DEPTH=286.31

I TIMBER=5,513,062.50

DEPTH=109.73

I ST=155,823.75

MOM=0.55

Z=92,340.00

DEPTH=105.27

I TIMBER=26,244,000.00

DEPTH=184.58

I ST=973,215.00

MOM=1.73

Z=288,360.00

I TIMBER=17,465,506.35

DEPTH=161.15

I ST=552,639.90

MOM=0.91

Z=151,149.38

DEPTH=134.88

I TIMBER=293,546,666.7

DEPTH=339.33

I ST=10,444,800.00

MOM=10.44

Z=1,024,000.00

DEPTH=261.28

MU=15.08

WEIGHT W=9.36

MO=18.76

M TOT=19.69

SQ RT=3.60

ROOTS=1.38

AND -3.98

M MAX=17.82

A ST=675.67

M MAX=17.82

A ST=570.38

KAIPARA DISTRICT COUNCIL

PROGRESS CHECK SHEET FOR A BUILDING CONSENT

Valuation Reference : BC 0121006202.2.tif

Name of Applicant : W & J Dean Family Trust

Address of Property : 16 Kawaka-Mangahau Rd.

Consent Required For : elling Additions

Consent Issued (number) : 030700

OBJECTION TO RELEASE OF INFORMATION : YES ☒ NO

Sent To Applicant With Building Consent :

PIM

Various Receipts

One Copy of Approved Plan and Specification Submitted With Application

5.11.03. P/c. by. I.W.

31.5.04. ~~from~~ work to
be done

To DB: Sean Wilkes +
Refugee worker - Light can be
seen under deck on burning line
between floors. to be properly
sealed - Portulaca Booms visible
under door. to be. knocked off

An with Concreta Deck Coverd
Sh CC

Reg Nbl

KAIPARA DISTRICT COUNCIL inspection Checklist

Note: This form is to be kept on site at all times together with the approved plans and specifications.

REQUIRED INSPECTIONS

BUILDING CONSENT NO

030700 -

OTE: One days notice is required for all inspections (A working day means one Council Working day) inspections relating to this consent are those highlighted in the following list.

CONTACT: KAIPARA DISTRICT COUNCIL
TELEPHONE: Dargaville (09) 439 7059 FAX: (09) 439 6756
Paparoa (09) 431 7019 FAX: (09) 431 7017

		APPROVES		Re-check	Initial
		YES	NO		
Foundations	Ensure boundaries are defined survey pegs and string lines, house pegged. required for all driven pile foundations. Excavations level and clean, reinforcement in place. starters tied, with correct clearances prior to placement of concrete.				
Subfloor	Sub floor bracing and connectors, crawl space, dpc.				
Floor Slab	Damp proofing and/or reinforcement in place, correct clearances, plumbing & drainage pipes in place and protected, damp proofing continuous to the exterior face of the building. Inc. bona beams. reinforcement in place. starters tied. bottom of core & ports clean, plumbing & drainage pipes in place.				
Prelining	At the stage where exterior cladding and joinery is in place, but prior to the erection or fixing of internal linings, includes plumbing in walls under test. framing, bracing, moisture content, insulation, fixings for subfloor.				I.W.
Insulation	Skillion roofs, solid construction (where insulation cannot be seen at the preline stage).				I.W.
Gib Nail	Sheer bracing and insulation, double skin firewalls.				I.W.
Brick Veneer	When the veneer reaches sill height (brick ties, weep holes, clean cavities, steel lintels which support brickwork).				
Sanitary Drainage	Manholes, benching, test on lines bedding SS connection. septic tank & irrigation installations prior to backfilling.				

As Built Drainage Plan Required? YES ☒ NO ☐

Stormwater Drainage	All drains, manholes, connection to SW system. soak holes in place but prior to covering L.P.				
Disconnect Sanitary Drainage	Demolition work capping sewer.				
Disconnect Stormwater	Removal and capping of existing stormwater connection.				
Disconnect Water	Removal of water meter from Council supply.				
Special Conditions	Where notice is required for specific items.				
Completion	Weathertightness, flashings, doors, deviation from plans, building, plumbing, drainage, freestanding fire unit completion of all work authorised by this consent required prior to the issue of the Code Compliance Certificate.				

NOTE: DEPENDING ON THE FORM OF CONSTRUCTION SOME OF THESE INSPECTIONS COULD BE INCORPORATED INTO ONE INSPECTION.

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

W & J DEAN FAMILY TRUST
P O BOX 61
KAIWAKA

No. 030700
Issue date 29/07/04

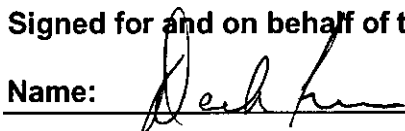
Project

Description	3100 - DWELLINGS - ALTERATIONS & ADDITIONS Being Stage 1 of an intended 1 Stages DWELLING ADDITIONS
Intended Life	Indefinite, but not less than 50 years
Intended Use	OWNERS USE
Estimated Value	\$5000
Location	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Legal Description	LOT 1 DP 41063
Valuation No.	0121006202

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:



Date: 29.7.04.

Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: KAIPARA DISTRICT COUNCIL

W & J DEAN FAMILY TRUST
P O BOX 61
KAIWAKA

No. 030700
Issue date 29/09/03
Application date 23/09/03

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages DWELLING ADDITIONS
Intended Life	Indefinite, but not less than 50 years
Intended Use	OWNERS USE
Estimated Value	\$5,000
Location	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Legal Description	LOT 1 DP 41063
Valuation No.	0121006202

You are hereby advised that

- ☐ All
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent

You are requested to issue

- ☐ A final
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building and energy certificates
☐ A code compliance certificate issued by a building certifier
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: W & J Dean

Position: Housewife

Date: 28-07-04

Business hours contact phone no.: 431 26 33

Dargaville Office
Private Bag 1001
DARGAVILLE
Phone 09 439 7059
Fax 09 439 6756



APPLICATION FOR A BUILDING CONSENT

Kaiwaka Office
State Highway 1
KAIWAKA
Phone 09 431 2013
Fax 09 431 2023

Section 33. Building Act 1991

OWNER		APPLICANT	
Name	W & J DEAN FAMILY TRUST	Name	W & J Dean
Postal Address	P.O. Box 61 Kaiwaka.	Postal Address	P.O. Box 1 Kaiwaka
Phone Number	431 33	Phone Number	431-2633
Fax Number	N/A	Fax Number	N/A
Post Information to: Ap			
PROJECT LOCATION		PROJECT ID	
Address 16 Kaiwaka-Mangawhai Rd.		Extend brm2 out over existing deck under existing roof.	
LEGAL DESCRIPTION		NATURE OF CONSENT	
Valuation Number 012100 6202		☐ New building - exclude domestic garages & domestic outbuildings	
Lot(s) 1 DP(s) 41063		☐ Foundations only	
CT Section 51b/8759 51b/876 Block		☒ Alterations, repairs, extensions, conversions, resiting, installation of heating appliances	
Survey District Kaiwaka		☐ Domestic garages & domestic outbuildings	
Area of Site 809 m ² (Lot 1) 809 m ² (Lot 2) hectares 1 square metres		Intended Life: Indefinite, but not less than 50 yrs ☒ OR Specified as yrs	
Nature of soil (rock, clay, sand, loam etc)		Demolition ☐	
Floor area (proposed work - square metres)		Being stage of an intended stages	
Basement Ground Floor Other Floors Total		OFFICE USE ONLY	
Main Building 8.88 m ²		Property ID:	
Accessory Buildings		FEES PAID ON APPLICATION (including GST)	
ESTIMATED VALUE OF WORK (including GST)		P I M Building Consent	
Main buildings Extension		BRANZ Levy	
Accessory buildings		B I A Levy	
Plumbing & Drainage		TOTAL \$204-00	
Total Value of Work \$4846 includes GST.		Receipt No: 424792	
☐ Application for Building Consent only, in accordance with Project Information Memorandum No:		Date: 23/9/03	
☐ Application for Building Consent and Project Information Memorandum			

Signed for and on behalf

Signature: W & J DEAN FAMILY TRUST

Name: W & J Dean Date: 23.9.03.

Please print

Note: information and forms for vehicle crossings and services eg water connection, sewerage and stormwater connections are available from the front counter at the Dargaville and Kaiwaka offices.

PART B : PROJECT DETAILS

(Complete Part B only if you have not applied separately for a Project Information Memorandum)

The project involves the following matters (Tick each applicable box, if any, and attach relevant information in duplicate)

- ☐ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
(Site Plan with elevations, topography, drawn to scale)
- ☐ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, hazardous contaminants on or near the site
- ☐ Provisions to be made for vehicular access, including parking (to be shown on site plan)
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☐ New provisions to be made for disposing of stormwater and wastewater (to be shown on site plan)
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains
- ☐ New connections to public utilities ie water supply, stormwater system, wastewater system (Note: Council has no agreement with network utility operations to act as their agent)
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Details of any cultural heritage significance of the building site, including whether it is on a marae, or waahi tapu
- ☐ Copy or reference to, of any resource consent or planning approval for this project
- ☐ Details of volume. Proposed excavations : Include volumes for site preparation, basement and driveway

(Complete Part C in all cases)
PART C : **BUILDING** DETAILS

■
This application is accompanied by (Tick each applicable box, attach relevant **documents** in duplicate)

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including -
- ☐ Building Certificates
- ☐ Producer Statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

Checklist

Kaipara District Council is here to provide a service to speedily process your building project consent application. To enable us to do this please ensure you have the following:

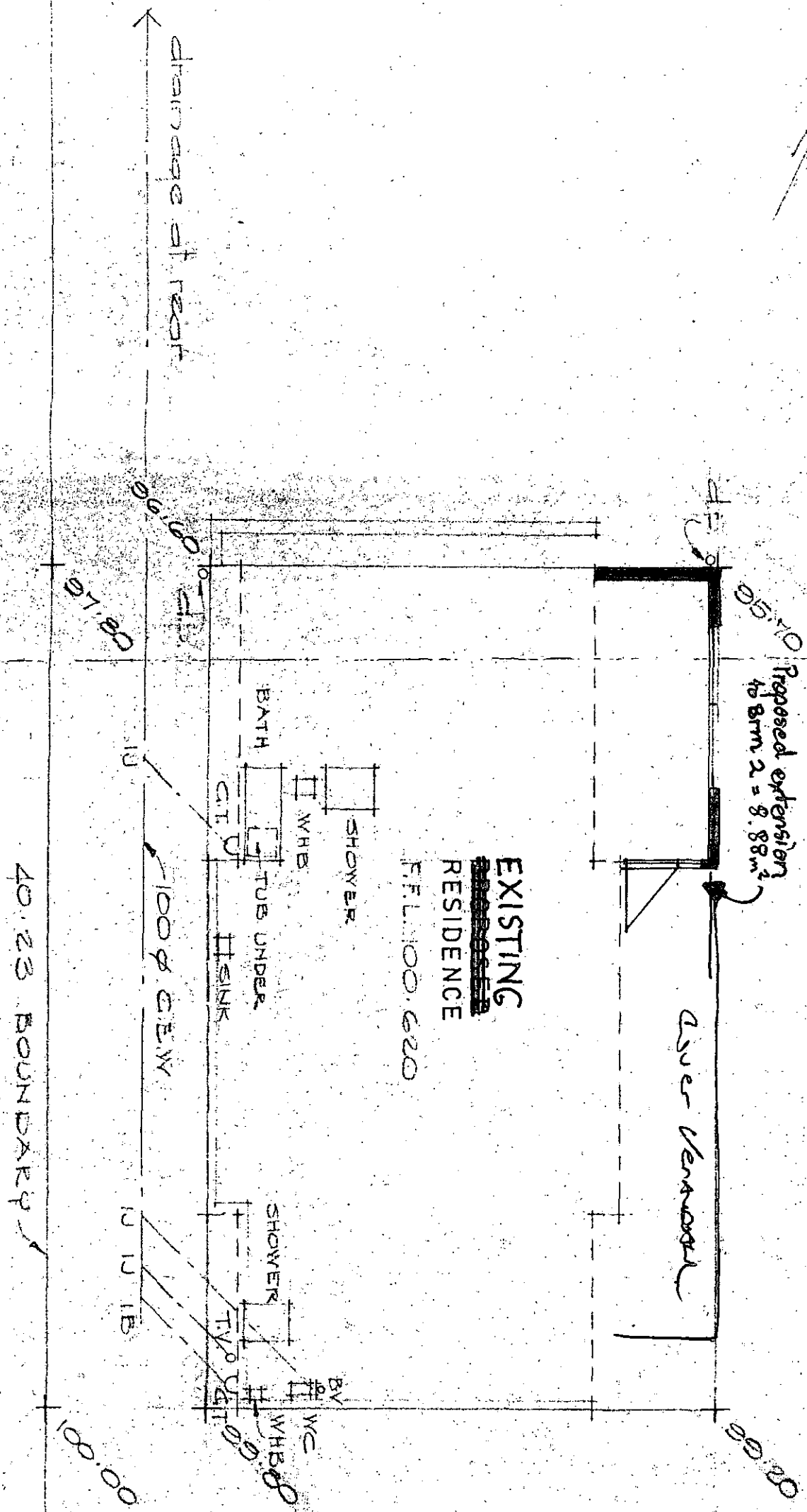
- ☐ A fully completed application form. Please complete all items relevant to your application. Include accurate values of the work to be undertaken, including GST. Name, address and phone numbers of all personnel relevant to your project.

Please provide two sets of the following with your application:

- ☒ The site plan showing the location of the proposed building to scale in relation to legal boundaries and existing buildings, also to be shown is vehicle access, parking and spot levels for contours (where appropriate).
- ☐ A drainage plan and design to show how waste water and stormwater will be disposed of. This plan must be designed for the specific project and certified (by a registered professional person familiar with the area).
- ☒ The foundation plan for timber floors must show the location of all piles and sub-floor timber braces, foundation perimeter walls and internal piling system. For concrete floors a detailed cross section is required.
- ☒ A cross section detail must be provided showing all detail through the building including insulation type.
- ☒ An elevation plan to show external wall heights and finished ground level at each external corner.
- ☒ The bracing calculations are to show detailed location of the bracing?
- ☒ The floor plan is to show the complete layout and use of all rooms, also all sanitary fittings (kitchen, bathroom, laundry, toilet) and any chimneys/solid fuel heaters?
- ☒ Written specifications adequately describing all building work, components, materials and fixings in compliance with the building code, if applicable include building certificates, producer statements, engineering calculations and geotechnical reports.
- ☐ The roof plan is to show truss numbers and manufacturer.
- ☒ The building consent application fees as applicable on the true value (labour and materials, GST inclusive) of the project will need to be paid before your consent may be processed.

Please do not hesitate to contact one of our building professionals if you require any further assistance.

10



SITE PLAN

7
E
D
A
L

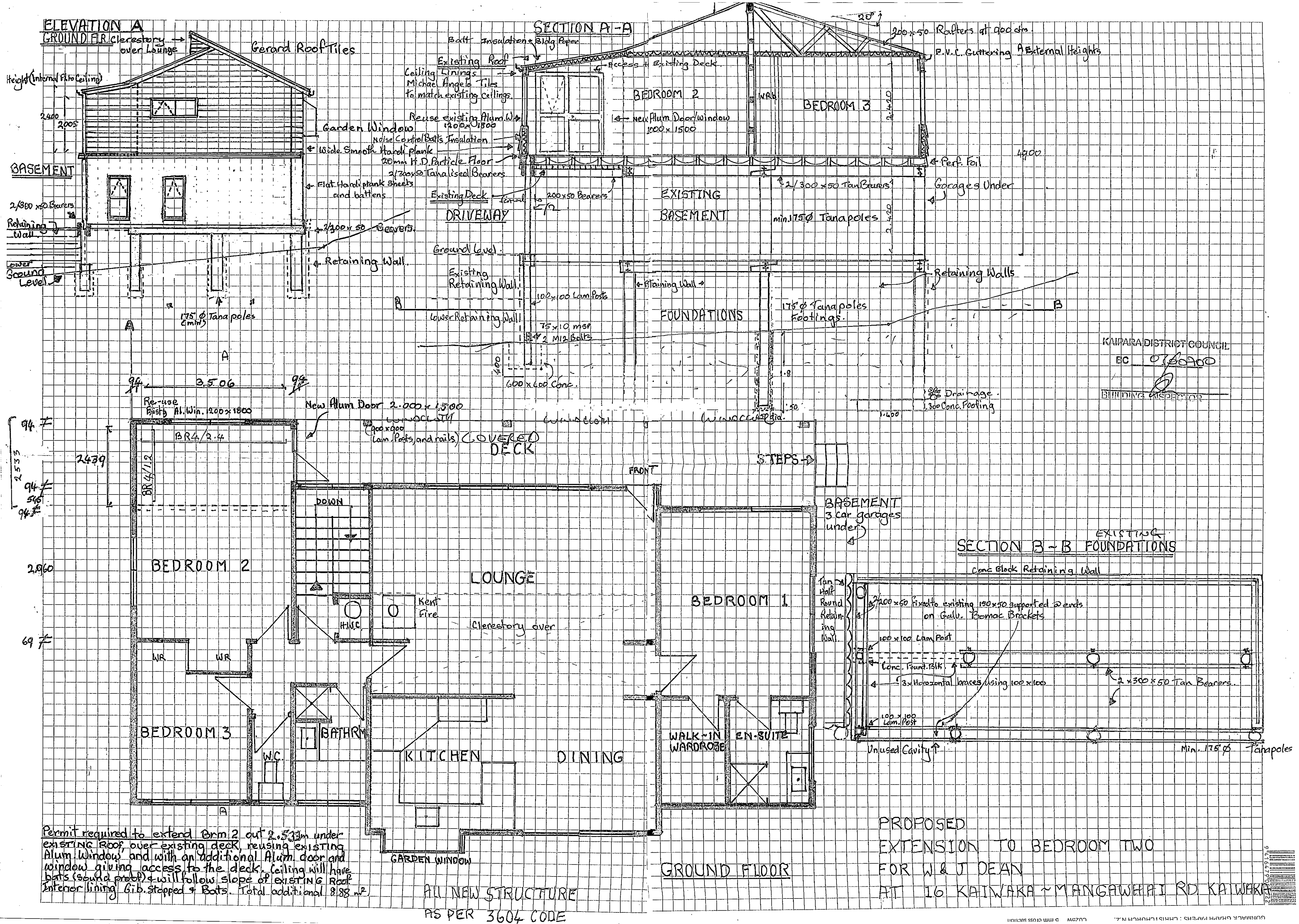
D
m
O
O
7
U
L
O
L
A

5700

KAIPARA DISTRICT COUNCIL

BC 070709

BUILDING INSPECTOR



Building Consent

Section 35, Building Act 1991

Application

W & J DEAN FAMILY TRUST
P O BOX 61
KAIWAKA

No. 030700
Issue date 29/09/03
Application date 23/09/03

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages DWELLING ADDITIONS
Intended Life	Indefinite, but not less than 50 years
Intended Use	OWNERS USE
Estimated Value	\$5,000
Location	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Legal Description	LOT 1 DP 41063
Valuation No.	0121006202

Charges

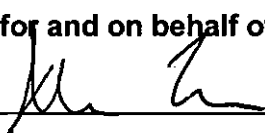
The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	204.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	204.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name:



Date: 29.9.03

This consent will lapse if building work has not commenced within 6 months from the date of issue or if reasonable progress has not been made within **12** months after work has commenced. The consent may be extended for a further period at the discretion of Council.

No deviation or alteration from the original plans and specifications can be carried out without written approval of Council and no building may be converted to any other use other than that stated on the building consent.

IMPORTANT: YOU ARE FULLY RESPONSIBLE FOR ANY DAMAGE DONE TO ANY WORKS SUCH AS TELEPHONE CABLES, POWER CABLES, WATER MAINS, GAS MAINS, SEWERS, PIPES, FOOTPATHS, ROADS OR OTHER SERVICES.

As the property owner is responsible for the correct siting of all works in accordance with the NZ Building Code and the Resource Management Act, the owner **must** ascertain the true position of survey pegs before work commences.

Restrictions on the Erection of Buildings near Overhead Electric Lines:- Under the Electrical Supply Regulations **1976**, it is an offence to erect any building or structure etc, within certain prescribed distances of an overhead electric line.

To enquire about these restrictions, contact the nearest office of the NZ Electricity Department or your local Power Supply Authority.

NOTICE THAT BUILDING WORK IS READY FOR INSPECTION. For the purposes of Section 76 of the Building Act, and unless otherwise provided by the building consent, the owner or other person undertaking any building work shall give:

- a) at least 2 working days notice of the intended commencement of construction.
- b) at least 1 working days notice of the covering up of any
 - i) drainage or plumbing
 - ii) excavation for a foundation
 - iii) reinforcing steel for a foundation
 - iv) timber required to have a specific moisture content
 - v) other work required to give notice as a condition

Council **MUST** be notified at the completion of building work on the attached form.

From 28 April 2003 all new dwellings, additions or alterations to dwellings must be provided with domestic smoke **alarm(s)** in order to comply with the Building Code.

PROFF	
TAX INVOICE RECEIPT (GST NO 52-737 12z)	
Received with thanks by	8/05
KAITIAPA DISTRICT COUNCIL	
16:07	Receipt no. 424792
2042	
DEAN FAMILY TRUST	136.88-
S.T.	
J DEAN FAMILY TRUST	17.12-
GL Q1122641	
W & J DEAN FAMILY TRUST	44.44-
GL G.S.T.	
W & J DEAN FAMILY TRUST	5.56-
CO EFT	
W & J FAMILY TRUST	204.00

Project information Memorandum

Section 31, Building Act 1991

Application

W & J DEAN FAMILY TRUST	No.	030700
P O BOX 61	Issue date	29/09/03
KAIWAKA	Application date	23/09/03

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages DWELLING ADDITIONS
Intended Life	Indefinite, but not less than 50 years
Intended Use	OWNERS USE
Estimated Value	\$5,000
Location	16 KAIWAKA-MANGAWHAI ROAD, KAIWAKA
Legal Description	LOT 1 DP 41063
Valuation No.	0121006202

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

_____ Information identifying relevant special features of the land concerned

Signed for and on behalf of the Council:

Name: _____

Date: 29.9.03

KAIPARA DISTRICT COUNCIL

ATTACHMENT TO PROJECT INFORMATION MEMORANDUM NO 030700

INSPECTORATE

PLANNING

ENGINEERING

(A) Wind Zone rating for site Low Medium High Very High ✓ (B) Durability : Classification of Exposure Zones Sea Spray Zone Zone 1 Zone 2 ✓ (C) Provisions being made with regard to building over or adjacent to a road or public place are acceptable Hoardings Gantries Temporary Support N/A (D) Provisions made for demolition are adequate Removal of materials from site Dust Extraction N/A (E) The site is known to be affected by hazardous contaminants which may impact on the proposed project Chemical Contamination Underground Tanks Asbestos NONE KNOWN (F) Licences required to operate, subject to Building Consent being granted Health Licences Dangerous Goods Licence NONE KNOWN	(A) Proposed Project complies with District Plan Zoning Yes No ✓ (B) The bulk and location of the proposed project complies with the restrictions of the District Plan Yes No ✓ (C) Special planning restrictions know to affect the site which impact on the proposed project Protected Tree Restrictions Historic Site Restrictions NIL (D) Proposed vehicle access acceptable Gradient Width Length TO SECTION 9B OF COUNCILS DISTRICT PLAN (E) Resource Consent Required NO Nature of required consent. NOTE: The Northland Regional Council Transitional Regional Rule for small domestic sewage treatment systems, requires that there be a two metre separation between the lowest point of a septic tank effluent field and the highest ground water level. As this can only be determined by an examination of your site it is recommended that you seek professional advice on this point. If you cannot obtain the required separation it will be necessary to apply to the Northland Regional Council for a resource consent to discharge effluent.	(A) The site is known to have soil conditions which will have impact on the proposed project Fill Erosion Slippage Poor Bearing Capacity NONE KNOWN (B) Site is known to be prone to flooding or lies within an overland flow path - NO (C) Proposed methods for building over or near service pipes acceptable? - N/A (D) Proposed connection to services acceptable Stormwater Disposal Foulwater Disposal Water Connection ON SITE IN ACCORDANCE WITH TP58 N/A (E) Proposed location of vehicle access acceptable Location Traffic Implications EXISTING (F) Restrictions which may be imposed owing to potential impact on traffic Signs N/A
--	---	--

PART D : KEY PERSONNEL

(Complete Part D As far as possible in all cases. Give names, addresses and telephone numbers.
Give relevant registration numbers if known)

DESIGNER(S)

Name _____

Address _____

Phone Number _____

Fax Number _____

BUILDER

Name

Cliff Sumich

Mob: 021 116-1269

Address

The Braigh Waipu. (Class Cottage)

Phone Number

432-71

Fax Number

P.O. Box 75, Waipu

DRAINLAYER

Name _____

Address _____

Phone Number _____

Fax Number _____

PLUMBER

Name _____

Address _____

Phone Number _____

Fax Number _____

CERTIFIERS

Name _____

Reg No _____

Address _____

Phone Number _____

Fax Number _____

Certifying _____

Name _____

Reg No _____

Address _____

Phone Number _____

Fax Number _____

Certifying _____

RELEASE OF INFORMATION

Council provides building consent information to a number of organisations. Included in this is the names of applicants and the location of the projects. Much of this information has to be supplied in terms of the Local Government Information Act, however we can withhold personal identification if you wish. Please indicate below if you object to release of identifying information.

WISH TO OBJECT TO THE ISSUE OF IDENTIFYING INFORMATION ON MY PROJECT



PART E : COMPLIANCE SCHEDULE DETAILS

E I : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E I for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures.

- ☐ Automatic Sprinkler systems or other systems of automatic fire protection
- ☐ Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire
- ☐ Emergency warning systems for fire and other dangers
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems. Riser
- ☐ Mains for fire service use
- ☐ Any automatic back-flow preventer connected to a potable water supply
- ☐ Lifts, escalators, or travelators or other similar systems
- ☐ Mechanical ventilation or air conditioning system serving all or a major part of the building
- ☐ Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Such signs as are required by the building code in respect of the above-mentioned systems
- ☐ None of the above

E2 : OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

(Complete Part E2 only if the building contains one or more of the systems listed in Part E I)

The building will contain the following (Tick ☐ each applicable box and attach proposed inspection, maintenance and reporting procedures)

- ☐ Means of escape from fire
- ☐ Safety barriers
- ☐ Means of access and facilities for use by persons with disabilities which meet the requirements of Section 25 of the Disabled Persons Community Welfare Act 1975.
- ☐ Hand-held hoses for fire fighting
- ☐ Such signs as are required by the building code or Section 25 of the Disabled Persons Community Welfare Act 1975 .