

BUILDING CONSENT NO:

Section 35, Building Act 1991

60/95/0048

Project Information Memorandum No:

ISSUED BY

ROTORUA DISTRICT COUNCIL

6542/297.00A

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: MISS K EVANS Mailing Address: C/O HORIZON HOMES P O BOX 247 ROTORUA	All FILE ☐ Stage No ☒ of an intended stages of: New Building 15.2.95 ☐ BC 9548 Alteration ☐
PROJECT LOCATION	Intended Use(s) (in detail): NEW DWELLING NEW DWELLING/CARPORT 1 W. C. Intended Life: Indefinite, but not less than 50 years ☒ Specified as _____ years Demolition ☐ Estimated Value: \$ 79,000.00
LEGAL DESCRIPTION	
Property Number: 24172 Valuation Roll Number: 06542/297.00 A Lot: PT 7 DP: 47874 Section: Block: Survey District: <i>having 1/2 int in 953 sq metres</i>	
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: <i>M J Tappin</i> Position: <i>ADMIN-BUILDING</i> Date: <i>15.12.1995</i>
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	

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 does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached 1 pages, headed "Conditions of Building Consent No 95148"

V428 Water App^{ly}
Dam Down
15/2/95.
(Evans)

Valuation Reference

6542 29700 A

extns.

0 change

Computer Codes

indic.

001200

Date of Revision

1/09/93

Date form printed

11/12/93

VI	0	Special Values	Nature of Improvements	Occupier (within the meaning of the Rating Act)
LV	15000		RATEABLE	HORIZON PROPERTIES (NZ) LTD
CV	15000		SEPARATE VALUATION	PO BOX 2347 STORTFORD LDGE HASTINGS
SQ METRES		Address of Property/Situation		
0		47A AQUARIUS DR		
		Name of District		
		ROTORUA DISTRICT		
		24		

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

REGION: 04 BAY OF PLENTY REGION

WARD: 01 North

PT LOT 7 DPS 47874 -HAVING 1/2 INT IN 953 SQ METRES

REASON.....GENERAL REVALUATION

WAS
Water App^{ly}
15/2/95

IVR	21A	41A	50A	70A
✓	20A	✓	✓	✓

BUILDING CONSENT NO:

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APPLICANT	PROJECT
Name: MISS K EVANS Mailing Address: C/O HORIZON HOMES P O BOX 247 ROTORUA	All FILE ☐ Stage No ☒ of an intended stages of: New Building ☐ Alteration ☐ Intended Use(s) (in detail): NEW DWELLING NEW DWELLING/CARPORT 1 W.C. Intended Life: Indefinite, but not less than 50 years ☒ Specified as _____ years Demolition ☐ Estimated Value: \$ 79,000.00
PROJECT LOCATION	
Street Address: 47 A AQUARIUS DRI ROTORUA	
LEGAL DESCRIPTION	
Property Number: 24172 Valuation Roll Number: 06542/297.00 A Lot: PT 7 DP: 47874 Section: Block: Survey District: <i>having 1/2 int in 953 sq metres</i>	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <i>M. J. Tappin</i> Position: <i>ADMIN-BUILDING</i> Date: <i>15.12.1995</i>

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 does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No 95/14"

P24172

6542-297 A

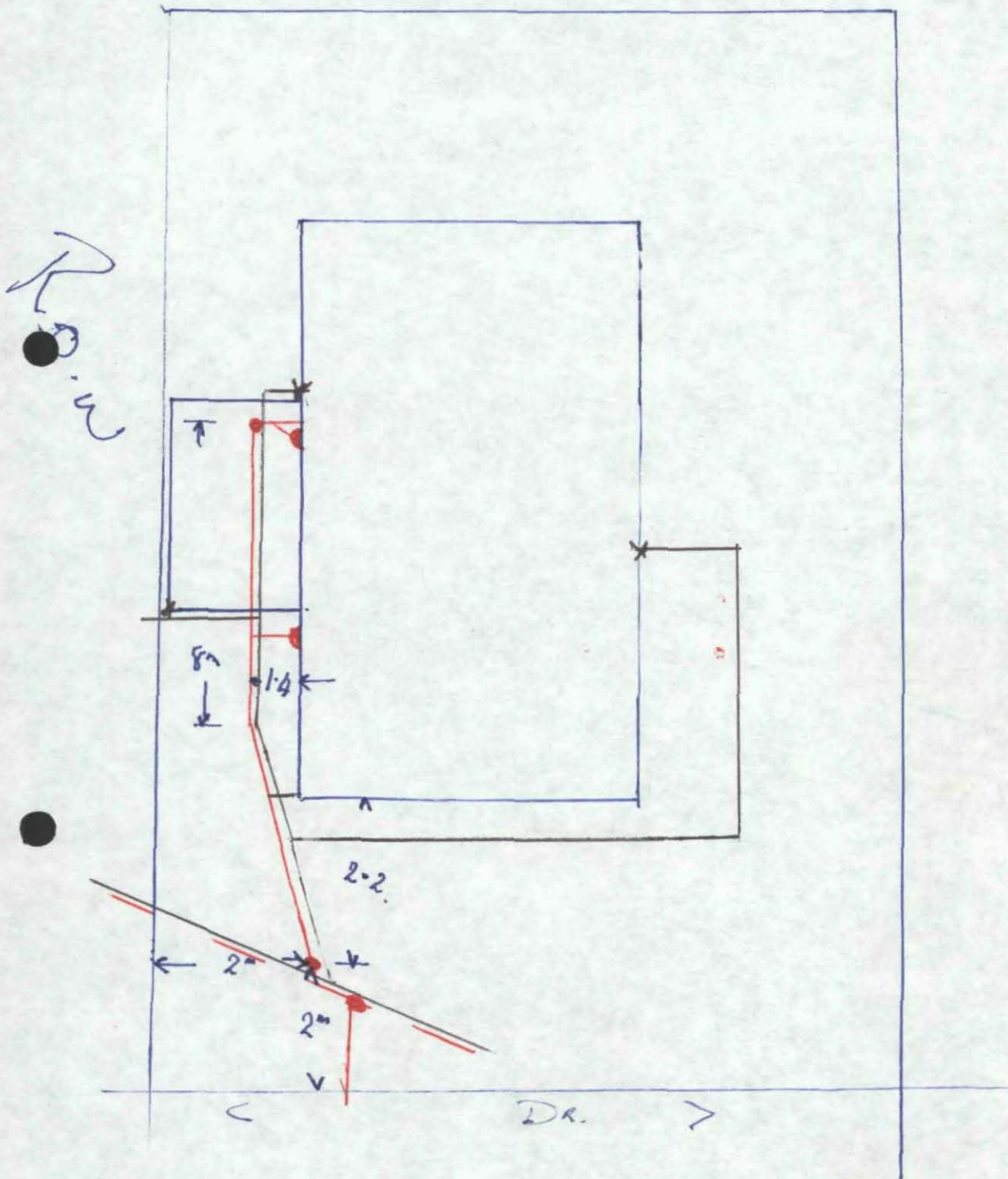
Plans **MUST** show dimensions and distances from section boundaries in metric units

Rotorua District Council

NEW SEWERAGE DRAINS — RED
STORMWATER — DOTTED BLACK
OLD DRAINS — FULL BLACK

DRAINAGE PLAN

FILE



OWNER

Horizon Homes

LOT

SEC.

BL.

SIGNATURE
OF DRAINLAYER

[Signature]

DATE

30-3-95

FILE

Section 43(3), Building Act 1991

ISSUED BY

ROTORUA DISTRICT COUNCIL

P24172

BUILDING CONSENT NO: 60/95/0048

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION
All	☒	Street Number:
Stage No of: of an intended stages		MISS K EVANS 47 A AQUARIUS DRI ROTORUA
New or relocated building	☒	
Alteration	☐	
Intended use(s) (in detail): NEW DWELLING NEW DWELLING/CARPORT 1 W.C.		
Intended Life:		LEGAL DESCRIPTION
Indefinite, but not less than 50 years	☒	Property Number: 24172
Specified as years		Valuation Roll Number: 06542/297.00 A
Demolition	☐	Lot: PT 7 DP: 47874
		Section: Block:
		Survey District:

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

Signed for and on behalf of the Council:

Name: S. D. D.Position: Building officer - adminDate: 07 / 06 / 95

6562/297 A

FIELD INSPECTION REPORT CARD

File No: 24172 Contractor: Horizon Homes Phone: _____

Application No: 95.48 Owner: Evans Phone: _____

Site Address: 47 A Aquarius Drive Lot No: PT 7

Proposed Work: New Dwelling/Carport DPS: 47874

Damage Deposit Paid \$ _____ Damage, if any: _____ Date Paid: _____

Crossing Deposit Paid \$ _____ In place: _____

Town Planning notes (if any): _____

Building Certifiers (if any): _____

Independent Qualified Persons (if any): _____

[illegible]

Compliance Certificate Issued - Date: 6-6-98

7/3/20

BUILDING SERVICES
FIELD INSPECTION COMPLIANCE

File No: p24172 Appn No: 60.95.48
 Contractor: Horizon Homes Phone: _____
 Owner: Evans Phone: _____
 Lot No: PT 7 DPS: 47874
 Site Address: 47A Aquarius Drive
 Proposed Work: New Dwelling/Carport

Initial Inspection	First		Second		Complies	
	Owner	RDC	Owner	RDC	Owner	RDC
1. Site formation						
2. Footings/Piles						
3. Concrete Floor 1						
4. Concrete Floor 2 P & D						
5. Bond beams						
6. Prelining 1						
7. Prelining 2						
8. Prelining P & D						
9. Linings						
10. Fittings P & D						
11. Drain test P & D						
12. Final						
13. Solid Fuel Heaters						
14. Vehicle Crossing/ Damage Deposit						
15. Other (please note)						

Issue of Code Compliance Certificate approved.

Date: 6-6-95

Building Officer: [Signature]

IMPORTANT

**THIS CARD MUST BE PRODUCED
ON THE SITE AT EVERY INSPECTION
EITHER BY THE OWNER OR
HIS/HER AGENT**

As the holder of a building consent the **OWNER** or his/her **AGENT**
is required to:

1. Give 24 hours notice for inspection of site formation.
1. Footings - reinforcing steel to be in place. Pile excavations complete.
No concrete to be poured.
2. Concrete Floor Slabs - two inspections; first for sub grade preparation,
second when moisture barrier and steel is in place and plumbing pipe work is fitted.
3. Prelining Inspection 1 - when the structure is completely closed in, plumbing pipework is
in place and before insulation is fitted.

Prelining Inspection 2 - when the insulation is fitted.
4. Linings and fittings - when all linings are fixed, plumbing fittings in place and before any
decoration is done.
5. Drains fully laid and ready to test - sewer and stormwater.
6. Final - when the building is ready for occupancy, but before occupancy takes place.

For all the above inspections, the **OWNER** or his/her **AGENT**, is required to be on site at the
time of the inspection and they shall have a set of the stamped, approved drawings for the job
on site.

PLEASE NOTE:

Additional charges may be made for the following if the Building Officers arrives and:

1. The work is not ready for the inspection.
2. Owner/agent/plans not on site.
3. Inspection not cancelled.
4. Boundaries not located or proved.

It is important to note that should the necessary inspections not be done, a **CODE
COMPLIANCE CERTIFICATE** will not be issued.

Owners should have regard to the consequence of **OCCUPYING** or **SELLING** a non-complying
building.

Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143

Address all
communications to:
District Manager
Rotorua District Council

ROTORUA DISTRICT COUNCIL

STREET: 47 A Aquarius Dr VALUATION No: 6542/297 A
LOT: _____ DPS: _____ PERMIT No: 95.48

OWNER: Evans

PLUMBER: J Lewis

DRAINLAYER: M Cheater

DESCRIPTION OF WORK: ^{P.O.D to} New Dwelling / Carport

[illegible]

ADVICE OF COMPLETION OF BUILDING WORK

Section 43(1), Building Act 1991



TO ROTORUA DISTRICT COUNCIL

Under Building Consent No. 60/94/1869

(Insert a cross in each applicable box. Attach relevant documents.)

FROM (owner):

copy to:

Name: Mr & Mrs B. R. AtkinsonHorizon HomesMailing Address: 34a Aquarius DrivePo Box 247Rotorua.Rotorua.

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 certificates☐ Code compliance certificate no.: _____ issued by _____

(building certifier).

Signed by/for and on behalf of the owner.

Name: [Signature]Position: Branch Administrator Date: 4/5/05


ROTORUA DISTRICT COUNCIL - BUILDING SERVICES DIVISION - PRIVATE BAG - ROTORUA - NEW ZEALAND
 TELEPHONE 348-4199 - FAX 349-0993

IN 13.1.95

2 February 1995

Please Quote: P24172

WLT386088MAT

K Evans
C/- Horizon Homes
PO Box 247
ROTORUA

Dear Sir,

**NOTICE TO SUSPEND PROCESSING OF CONSENT APPLICATION
PURSUANT TO THE BUILDING REGULATIONS 1992 SECTION 6(2)**

APPLN NO. 95/48 - NEW DWELLING/CARPORT
STREET ADDRESS - 47A Aquarius Drive, Rotorua

Receipt of your building consent application is acknowledged. You are hereby notified that the processing of this consent is suspended on the following grounds:

Town Planning

Note: Because the Rotorua District Council publicly notified its Proposed District Plan on 17 December 1993, in terms of Section 9 of the Resource Management Act 1991, the most restrictive of the provisions of the Transitional and Proposed District Plans apply. This situation will continue until such time the provision of the Proposed Plan becomes operative, or is deemed to be operative in terms of Section 19 of the Act.

In terms of the two applicable district plans, the following comments are made:

- 1) As the proposed deck will be sited closer than 2.5 metres from the side boundary, you will need to obtain written consent from the adjoining property owner. At least one set of plans will need to be signed in addition to the consent form.
- 2) It appears that a small portion of the carport corner will encroach into the common area defined as Area C on plan of crosslease. The carport will need to be resited to remain clear of this area or cross lease documents amended accordingly.

Plan change
to comply
80/11/95
10295

Plumbing and Drainage

Water application to be submitted. *P.P.*

Please be advised that virtually all cross lease agreements to which you are a party require the consent of the other parties involved in the cross lease where any building alterations or additions are undertaken. You should therefore, for your own protection, obtain such consent prior to any building work commencing.

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

PLEASE DIRECT ALL REPLIES/ENQUIRIES TO THE DUTY BUILDING OFFICER.

Yours faithfully,

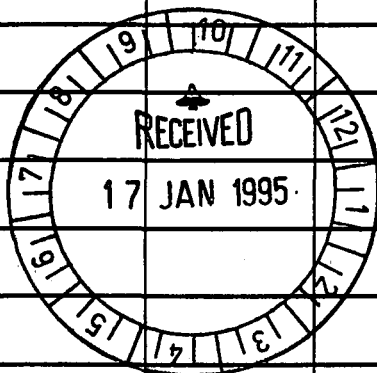
C. Alexander
Senior Building Officer

BUILDING CONSENT PROCESSING SHEET

CONSENT NUMBER: 60/95/ 48 **DATE RECEIVED:** 17/1/95.

SITE ADDRESS: 47a Aquarius Dr.

ACTION / OFFICER	REVIEW	DATE	TIME TAKEN	APPROV	DATE
Check Appln - Bldg Officer			Hours ____ Mins ____	<i>[Signature]</i>	17/1/95.
Prepare File & Data Entry			Hours ____ Mins <u>15.</u>	<i>[Signature]</i>	18.1.95
C.P.C. Planning	<i>[Signature]</i>	20-1-95	Hours ____ Mins <u>15.</u>	<i>[Signature]</i>	19-2-95
Drafting			Hours ____ Mins ____	complete	24-1-95
Controlled Activity <u>24/1</u>	<i>[Signature]</i>	26-1-95	Hours ____ Mins <u>45.</u>		
Environmental Health			Hours ____ Mins <u>6.</u>	<i>[Signature]</i>	26.1.95
Plumbing & Drainage	<i>[Signature]</i>	26-1-95	Hours ____ Mins <u>5.</u>	<i>[Signature]</i>	3/2/95
Trade Waste			Hours ____ Mins ____	<i>[Signature]</i>	27.1.95
Recreation & Community			Hours ____ Mins <u>5.</u>	<i>[Signature]</i>	31.1.95
Dangerous Goods/Geoth			Hours ____ Mins ____		
Resource Engineer No vehicle crossing			Hours ____ Mins <u>10.</u>	<i>[Signature]</i>	1-2-95
Land Fill			NO UNKNOWN		
Flood Prone			NO UNKNOWN		
Building Officer			Hours ____ Mins <u>15.</u>	<i>[Signature]</i>	2-2-95
Update Date Entry			Hours ____ Mins ____		
Issue Tax Invoice			Hours ____ Mins ____		
Issue Building Consent			Hours ____ Mins ____		
Fax Costs			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		



main

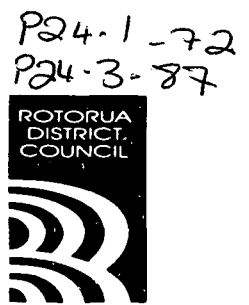
Controlled Activity Required.

ROTORUA DISTRICT COUNCIL

APPLICATION FOR A BUILDING CONSENT

Section 33, Building Act 1992
(Attach all relevant documents in duplicate)

APPLICATION NUMBER 95.48



PART A : GENERAL (Complete Part A in all cases)

1. OWNER

2. CONTACT (If not owner)

Name <u>Ms. K. Evans</u>	Contact Name <u>Horizon Homes</u>
Postal Address <u>ct Horizon Homes</u> <u>Po Box 247 Rotorua</u>	Postal Address <u>P.O. Box 247</u> <u>Rotorua</u>
Phone Number <u>3460043</u>	Phone Number <u>3460043</u>
Fax Number <u>3460104</u>	Fax Number <u>3460104</u>

3. PROJECT LOCATION

Address: 47A Aquarius Drive, Rotorua

4. LEGAL DESCRIPTION

Valuation Number <u>6542/297.00A</u>		Property ID: <u>24172</u>
Lot(s) (Section) <u>7</u>	DP/S (Block) <u>47874</u>	Lot Area(s) <u>953</u> square metres <u>hectares</u>

5. PROJECT

5.1 New Building ☒	5.2 Intended Life Indefinite but not less than 50 yrs ☐ or Specified as ☐ yrs	5.3 Description of Work: <u>House/carport</u> 5.4 Intended Use(s) (in detail) <u>Domestic</u> 5.5 Estimated Value: \$ <u>79000</u> (GST INCL)
--	--	--

☒ Application for building consent only, in accordance with Project Information Memorandum No.

☐ Application for Building Consent and Project Information Memorandum.

Signed by the owner:

Signature: [Signature]
Name: Bar Calvert
Horizon Homes Date: 17.1.95
(PLEASE PRINT)

Office Use Only TARGET DATE <u>1 / 2 / 95</u>
--

PART B : PROJECT DETAILS

6. (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.

- (a) ☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings. (Site Plan with elevations, Topography, drawn to scale.)
- (b) ☒ Details of any known or potential erosion, avulsion, falling debris, filled ground, subsidence, slippage, alluvion, inundation, geothermal, hazardous contaminants on or near the site.
- (c) ☒ Provision to be made for vehicular access, including parking.
(To be shown on site plan.)
- (d) ☒ Provisions to be made in building over or adjacent to any road or public place.
- (e) ☒ Provisions to be made for disposing of stormwater and wastewater.
(To be shown on site plan.)
- (f) ☒ 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.
- (g) ☒ New connections to public utilities, i.e. water supply, stormwater system, wastewater system.
- (h) ☒ Provisions to be made in any demolition work for the protection of the public, suppression of dust, suppression of noise, disposal of debris and disconnection from public utilities.
- (i) ☒ Details of any cultural or heritage significance of the building or building site, including whether it is on a marae, or waahi tapu.
- (j) ☒ Copy or reference to, of any resource consent or planning approval for this project.
- (k) ☒ Details of volume of Proposed Excavations: Include volumes for Site Preparation, Basement, and Driveway.

PART C : PROJECT DETAILS

(Complete Part C in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate).

- 7. ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provision of the New Zealand Building Code, with supporting documents, if any, including:
 - 8. ☐ Building certificates
 - 9. ☐ Producer statements
 - 10. ☐ References to accreditation certificates issued by the Building Industry Authority.
 - 11. ☐ References to determinations issued by the Building Industry Authority.
 - 12. ☐ Proposed procedures, if any, for inspection during construction.

13. Please answer the following questions if they apply.

What materials will be used for the: (tick boxes) and which form of energy is being installed OR is already installed?

Floor 1 ☒ Timber 2 ☐ Concrete <i>to garage</i> 3 ☐ Wood products 4 ☐ Other	Roof 1 ☒ Steel <i>(colour)</i> 2 ☐ Concrete tiles 3 ☐ Steel tiles 4 ☐ Shingles 5 ☐ Aluminium 6 ☐ Other	Outer Walls 1 ☐ Brick. 2 ☐ Concrete 3 ☐ Concrete block 4 ☒ Cement Board 5 ☐ Plaster 6 ☐ Timber 7 ☐ Steel 8 ☐ Aluminium 9 ☐ Other	Energy 1 ☒ Electric 2 ☐ Gas 3 ☐ Solid Fuel 4 ☐ Floor electrical 5 ☐ Ceiling electrical 6 ☐ Storage electrical Cooking 7 ☒ Electric 8 ☐ Gas 9 ☐ Solid fuel
Framing 1 ☒ Timber 2 ☐ Concrete 3 ☐ Steel 4 ☐ Aluminium 5 ☐ Other	Internal Linings 1 ☒ Plaster board 2 ☐ Fibrous Plaster 3 ☐ Wood products 4 ☐ Other	Insulation 1 ☒ Fibreglass 2 ☐ Fibreglass 3 ☒ Wool 4 ☐ Foil 5 ☐ Other	

14.	
Floor Area of Proposed Work	Area square metres 94.18
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m.
Basement	sq.m.
Ground Floor	sq.m.
First Floor	sq.m.
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m. 11.72.
Total	sq.m.
Detached Accessory Buildings:	Area square metres
Garage	sq.m.
Carport	sq.m. 21.24
Other Buildings	sq.m.
Total	sq.m. 127.14

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

(Complete Part E1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (cross 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 or 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 E1)

The building will contain the following (cross 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 New Zealand Building Code or Section 25 of the Disabled Persons Community Welfare Act 1975.

11.

DESIGNER(S)

Name: Horizon Homes

Address: ct- Po Box 247 Rotorua

Phone Number: 3460043 Fax Number: 3460104

BUILDER

Name: As above

Address: _____

Phone Number: _____ Fax Number: _____

DRAINLAYER

Name: Murray Cheater Reg. No. 07804

Address: P.O. Box 381, Rotorua

Phone Number: _____ Fax Number: _____

PLUMBER

Name: Jon Lewis Reg. No. 12995

Address: 27 Aquarius Drive, Rotorua

Phone Number: 025 974 271 Fax Number: _____

GASFITTER

Name: _____ Reg. No. _____

Address: /

Phone Number: _____ Fax Number: _____

ELECTRICIAN

Name: Rob Hardie Electrical Reg. No. E4549

Address: P.O. Box 381, Rotorua

Phone Number: 3460506 Fax Number: _____

CERTIFIERS

Name: _____ Reg. No. _____

Address: _____

Phone Number: / Fax Number: _____

Certifying _____

Name: _____ Reg. No. _____

Address: _____

Phone Number: _____ Fax Number: _____

Certifying: _____

RESITING OF DWELLINGS/BUILDINGS ETC.

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	¢
Plan Review <i>C408936</i>	<i>306</i>	<i>-</i>
Project Information Mem.		
Microfilming		
TOTAL FEE GST incl.		
Fees payable on approval	\$	¢
Building Consent	<i>306</i>	<i>-</i>
Street Crossing <i>*</i>	<i>700</i>	<i>-</i> <i>*</i>
BRANZ Levy <i>RESERVE</i>	<i>79</i>	<i>-</i>
Development Contribution	<i>\$ 750</i>	<i>00</i>
Footpath Deposit <i>*</i>	<i>150</i>	<i>-</i> <i>*</i>
Photocopying		
Microfilming <i>B1A</i>	<i>63</i>	<i>20</i>
Water Connection	<i>225</i>	<i>00</i>
Structural Check		
Sewer Connection		
Sewer Dis.		
Controlled Activity Bond	<i>877</i>	<i>-50</i>
Controlled Activity Fee	<i>100</i>	<i>-</i>
Resiting Bond		
Service Lane formation		
APPROVAL TOTAL		

CONSENT No.

CONSENT ISSUE AUTHORITY

Receipt No. *DS01184 - 92*

Date of Issue *15-2-95*

Authorised by *C Wiggins*

Date authorised *10-2-95*

REFERRALS

	SENT	RETURNED
Structural		
Fire Service		

AMENDED DETAILS RECEIVED

	TO	FROM
Planning		
Health		
Streets		
Traffic		
Water		
Drainage		
P & D		
Building		
Structural		

&fd_folder

CONTROLLED ACTIVITY APPROVAL**ADDITIONAL HOUSEHOLD UNITS**

Where the District Plan lists additional household units as a Controlled Activity, approval must be obtained from Council

Certain criteria must be met before approval can be granted. These criteria include:

- i) Permanent definition of boundaries through the provision of fencing, hedging or screening in order to provide each of the proposed units with adequate privacy unless by written consent the adjoining site owner has agreed that this requirement is not necessary (see Rule 10.8(e) Part Seven).
- ii) The formation and construction in permanent materials (concrete, hotmix, cobblestones etc) of a driveway and vehicle manoeuvring area to service the site (see Rule 10.8(d) Part Seven).
- iii) Construction of a vehicle crossing where applicable (see Rule 9.2.3 Part Seven).
- iv) Landscaping of the site (see Rule 9.2.2 Part Seven)
- v) A financial contribution for reserves purposes for each additional household unit. Such contribution shall be 5% of the value of the land that the additional household unit was exclusive rights to. (see 2(a)(1) Appendix U).

Where the required works have not been completed prior to uplifting the building consent a bond may be required (in accordance with Sections 105 and 108 of the Resource Management Act 1991) to cover the total cost of meeting the above criteria.

Fencing : Length _____ m x Unit Price \$ N/A = \$ _____

Driveway : Length 19.5 m x Unit Price \$ 45 = \$ 877.50

Manoeuvring
Area : Area _____ m² x Unit Price \$ N/A = \$ _____

Vehicle Crossing = \$ _____

Landscaping N/A = \$ _____

Total Bond = \$ _____

Financial contribution for reserves purposes (not part of bond) Land value \$ _____ x 5% = \$ _____

On 26/1/95 Council considered the above Controlled Activity and resolved that it be approved subject to payment of the specified application fee, a financial contribution for reserves purposes of \$ 750 and a bond of \$ 877.50 which must be paid before the building consent can be uplifted.

~~P. Mickelson~~ A. Carlisle
Supervising Planner

CALCULATION OF RESERVE CONTRIBUTION PAYABLE ON 2nd DWELLING
LOCATED AT 47A AQUARIUS Drive

OWNER EVANS

FOR BUILDING CONSENT APPLICATION NUMBER 60/95/0048

LAND VALUE \$ 15,000 DIAGRAM

SECTION SIZE 2 shore 953m²

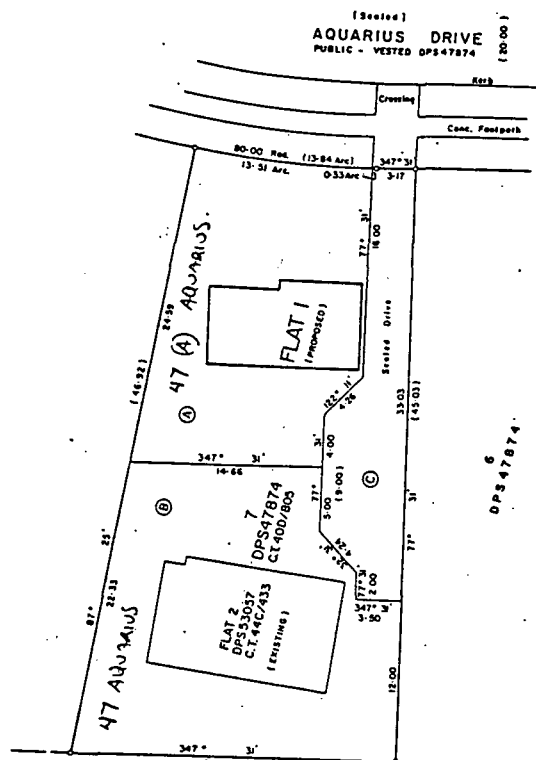
CALCULATION

$$15000 \div 9 = 1666.66 =$$

$$13333.33 \times 5\% =$$

$$666.66 \times 12.5\% =$$

$$83.33 = 750.00$$



CONTRIBUTION PAYABLE \$ 750.00 (INCLUDING GST) PER DWG

NUMBER OF DWELLINGS ASSESSED one

TOTAL CONTRIBUTION PAYABLE \$ 750.00 (including GST)

BRACING CALCULATION SHEET WALLS

NAME: **EVANS**

FOR EARTHQUAKE

LOCATION OF STOREY: SINGLE ~~/UPPER/LOWER~~

AVERAGE ROOF PITCH: 15°

ROOF WEIGHT: LIGHT ~~/HEAVY~~

TYPE OF CLADDING: LIGHT ~~/HEAVY~~

STOREY IN ROOF SPACE: YES ~~/NO (ADD 1)~~

EARTHQUAKE ZONE: A ~~/B/C~~

EARTHQUAKE = 2.7 B.U's/sqm

FOR WIND

BUILDING HEIGHT: 4.1m

ROOF HEIGHT: 1.1m

STUD HEIGHT: 2.4m

WIND SPEED: 1.1m/H

WIND

ACROSS : 54 B.U's/m

ALONG : 64 B.U's/m

~~ROOF~~/BUILDING LENGTH BL = 13.8

~~ROOF~~/BUILDING WIDTH BW = 7.0

GROSS ~~ROOF~~/BUILDING PLAN AREA GPA = 95

EARTHQUAKE LOAD (ALONG & ACROSS) E x GPA = 256.5

WIND LOAD ACROSS W x BL = 54 x 13.8 = 745.2

WIND LOAD ALONG W x BW = 64 x 7.0 = 448

WALL BRACING ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED		
1	2	3	4	5
LINE LABEL	MIN. B.U.'s REQD.	BRACING ELEMENT NUMBER	BRACING TYPE	LENGTH OF ELEMENT
A	138	1	GIB1	204
		2	BR4	100
B	70	3	GIB2	204
C	138	4	BR4	100
		5	GIB1	204
D				
E				

WIND	
6	7
B.U.'s RATING	B.U.'s ACHIEVED
75	180
100	100
80	192
100	100
75	180

EARTHQUAKE	
6	7
B.U.'s RATING	B.U.'s ACHIEVED
50	120
85	85
70	168
85	85
50	120

TOTALS ACHIEVED
TOTALS REQUIRED

W	752
W	448

EQ	578
EQ	256.5

ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED		
1	2	3	4	5
LINE LABEL	MIN. B.U.'s REQD.	BRACING ELEMENT NUMBER	BRACING TYPE	LENGTH OF ELEMENT
M	70	6	GIB1	204
N	70	7	GIB2	204
O	70	8	GIB2	204
		9	GIB2	204
P	63	10	GIB1	204
Q				

WIND	
6	7
B.U.'s RATING	B.U.'s ACHIEVED
75	180
80	192
80	192
80	192
75	180

EARTHQUAKE	
6	7
B.U.'s RATING	B.U.'s ACHIEVED
50	120
70	168
70	168
70	168
50	120

TOTALS ACHIEVED
TOTALS REQUIRED

W	930
W	745.2

EQ	744
EQ	256.5

BRACING CALCULATION SHEET FOUNDATIONS

NAME: **EVANS**

FOR EARTHQUAKE

LOCATION OF STOREY: SINGLE ~~/UPPER/LOWER~~

AVERAGE ROOF PITCH: 15°

ROOF WEIGHT: LIGHT ~~/HEAVY~~

TYPE OF CLADDING: LIGHT ~~/HEAVY~~

EARTHQUAKE ZONE: A/~~B/C~~

EARTHQUAKE = 6.5 B.U's/sqm

FOR WIND

BUILDING HEIGHT: 40m

ROOF HEIGHT: 10m

WIND SPEED: ~~L/M/H~~

WIND

ACROSS : 92 B.U's/m

ALONG : 100 B.U's/m

~~ROOF~~/BUILDING LENGTH BL = 13.8

~~ROOF~~/BUILDING WIDTH BW = 7.0

GROSS ~~ROOF~~/BUILDING PLAN AREA GPA = 95

EARTHQUAKE LOAD (ALONG & ACROSS) $E \times GPA = 617.5$

WIND LOAD ACROSS $W \times BL = 92 \times 13.8 = 1269.6$

WIND LOAD ALONG $W \times BW = 100 \times 7.0 = 700$

FOUNDATION BRACING ALONG

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED		
1	2	3	4	5
LINE LABEL	MIN. B.U.'s REQD.		BRACING TYPE	NUMBER OF ELEMENT
A	138		14	4
B	70		14	2
C	138		14	4
D				
E				

WIND	
6	7
B.U.'s RATING	B.U.'s ACHIEVED
160	640
160	320
160	640

EARTHQUAKE	
6	7
B.U.'s RATING	B.U.'s ACHIEVED
70	280
70	140
70	280

TOTALS ACHIEVED
TOTALS REQUIRED

W	1600
W	700

EQ	700
EQ	617.5

ACROSS

WALL OR BRACING LINE		BRACING ELEMENTS PROVIDED		
1	2	3	4	5
LINE LABEL	MIN. B.U.'s REQD.		BRACING TYPE	NUMBER OF ELEMENT
M	70		14	3
N	70		14	2
O	70		14	2
P	65		14	3
Q				

WIND	
6	7
B.U.'s RATING	B.U.'s ACHIEVED
160	480
160	320
160	320
160	480

EARTHQUAKE	
6	7
B.U.'s RATING	B.U.'s ACHIEVED
70	210
70	140
70	140
70	210

TOTALS ACHIEVED
TOTALS REQUIRED

W	1600
W	1269.6

EQ	700
EQ	617.5

PRELIMINARY AND GENERAL

1 SCOPE

This contract includes the supply and delivery of all materials, labour, fittings etc necessary for the due and proper completion of the building as shown on the drawings and herein specified, in accordance with the Local By-Laws and regulations to complete this Contract.

2 PERMITS,NOTICES,FEES

The Builder to apply for and obtain all necessary permits and to pay all fees for same, unless otherwise mentioned.

3 INSURANCE

The Builder is to take out insurance against fire for a sum sufficient to cover the full amount of the Contract sum for the period of construction and up to the date on which the building is handed over to the Owner. The responsibility of the Builder for the Builder's Risk Cover Insurance shall cease on the date on which the building is handed over by the Builder to the Owner.

4 INTERPRETATION

All figure dimensions shall be taken in preference to scale and all detail drawings shall supersede those to smaller scale.

5 DAMAGE

Each trade shall take care to prevent damage or disfigurement of the work of other trades and will be responsible for cost of restoring same.

MATERIALS AND SUBSTITUTIONS

Any materials herein specified that are not procurable at the time they are required,thus tending to retard the progress of the Contract, may be substituted with other similar materials,providing that the substituted materials conform to the Local By-Laws and with permission of the Owner. The Contractor is first to notify the Owner of any change proposed and at the completion of the Contract will adjust any difference in cost.

7 SITE

This Contract is based upon the building site having soil bearing capacity equal to or better than NZS 3604 Ch 3.1 ground levels as shown on plans. The site shall have suitable access for loaded trucks. Where stormwater soak holes must be installed the site shall have good soakage.

EXCAVATOR

1 LEVELS

Levels shown are approximately correct,but in all cases the foundation shall be taken to a solid bottom. Check all levels and make allowances accordingly. In expansive clay a min of 450mm below cleared ground level.

2 CLEARING BUILDING AREA

Clean off all long vegetation over building area.

3 BUILDING EXCAVATION

Excavate for all foundations to a minimum depth shown or as required by NZS 3604.

4 DOUBTFUL BEARING

The provisions of the paragraph headed SITE on Page A hereof to the contrary notwithstanding, the Owner shall be responsible for the cost of any work additional to that provided for by this Specification and accompanying drawings, through encountering ground of doubtful bearing capacity and for landslides resulting from causes beyond the control of the Contractor. The Owner will be responsible for any extra costs if rock is encountered.

5 HARDFILL

Under all concrete floors provide a minimum thickness of 100mm of hardfill well compacted and blinded with fine scoria or other material to a correct level.

CONCRETE AND REINFORCING

1 MATERIALS

Concrete which shall be ordinary grade and reinforcing shall comply with requirements of NZSS 1900 chapter 9.3A 1970 and amendments. Builders mix may be used providing the minimum crushing strength of 17.5 MPa is unaffected.

2 FOUNDATIONS

Foundations, footings, walls and reinforcing shall be to sizes shown on the drawings and in accordance with NZSS 1900 chapter 9.3A. If not shown elsewhere, footings shall be as shown in NZS 3604. Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30-bar diameters for deformed bars conforming to the requirements prescribed. Concrete foundation blocks or tana piles shall be 150 x 150 x 600 high set on concrete pads a Table 3 NZS 3604. Piles to have wire zed-nails into piles to provide fixing for sleeper plates, all as NZS 3604 or timber piles complying with NZS 3604 Clause 4.5.5.4.

3 CORNER CONCRETE FOUNDATIONS WALLS, FB

Where height to floor exceeds 1200mm construct 125mm thick concrete corner base walls 1350mm in each direction. Reinforce as detailed in NZS 3604 fig 32, or brace pile foundation as per NZS 3604.

4 CONCRETE SLAB FLOOR

PERIMETER WALL: The perimeter wall of the building shall be as shown on drawings. Reinforce bond beam blocks with 12mm dia rod, concrete footing to be reinforced as shown on drawings.

MOISTURE BARRIER: Shall be a layer of 0.25mm thick polythene sheeting or similar. Sheets shall be laid to form as few joins as possible. Joints shall be lapped 150mm and sealed with polythene backed pressure sensitive tapes. Seal around any wastes or pipes that project through dampcourse, and care shall be taken that the DPS is not punctured with any subsequent work. At perimeter lift sheeting up and fix to exterior of wall plate. Expansion fillets at 4.0m centres maximum.

REINFORCING: The slab shall be reinforced with 655 ERC. The steel shall be continuous through all joints. Sheets to be lapped 200mm and tied, unless required by Owner or Local Council Building Inspectors.

DAMP PROOF COURSE: All timber supported on or in contact with brick, stone or concrete shall be protected by an approved damp proof course.

5 BUILT-IN BOLT ETC

Provide in concrete for openings for vents, wastes, pipes etc or as required by other trades and for holding down bolts in accordance with NZS 3604 fig 21. Power tool fixings: Use only as NZS 3604 E13.2.

CONCRETE BLOCKLAYER

1 EXTENT OF WORK

Refer to drawings for layout and extent of work. Build the whole of the reinforced and unreinforced 200mm concrete blockwork, building in the work proceeds reinforcing steel, bolts and all other lugs, conduits, sleeves etc required for the work of other trades. Keep surface clean and free from mortar, perpends true to line, laying all blocks dry.

2 BOND

Blocks shall be laid in stretcher or stack bond as shown with blocks evenly spaced, faces true and vertical. 200mm blocks shall be free from all defects which would prevent a first class fair faced finish to both faces.

3 MORTAR

mortar for all blockwork shall be composed and mixed according to the relevant NZSS clauses.

4 MINIMUM REINFORCING STEEL REQUIREMENTS

Where shown less than 2m high to NZS 3604 figs 18 or 19. EXCEEDING 2m. In all reinforced masonry there shall be at least one vertical rod not less than 12mm diameter placed at all corners and wall ends except that where openings are carried around corners, the reinforcing steel shall be placed in any masonry used below or above the opening. In all reinforced masonry walls there shall be not less than one 12mm rod on all sides of, and adjacent to, every opening exceeding 600mm in either direction.

Such vertical reinforcing steel shall extend from the foundation or lower wall beam to the upper wall beam. Horizontal reinforcing steel shall extend not less than 600mm beyond the corners of the openings.

Reinforced masonry shall be reinforced both horizontally and vertically. The vertical reinforcing steel shall be placed at not more than 1000mm centre to centre and shall be not less than 10mm in diameter.

Reinforcing steel shall be lapped at least 40 rod diameters for plain rods and not less than 30-bar diameters for deformed bars conforming to the requirements prescribed, as indicated on the drawings.

5 BASEMENT WALLS

Foundation walls to be as detailed, on footings, reinforced as shown.

BLOCK RETAINING WALLS AROUND BASEMENT: Build up to 200mm blockwork retaining walls bondbeam at top course. Reinforce

bondbeam as shown. Reinforce wall vertically with 12mm dia rods at centres shown on drawings.

DAMP PROOFING: Apply Flintkote or similar waterproofing agent to earth side of block retaining walls below ground level.

RETAINING WALL DRAINAGE: Place 75mm soakage drain behind retaining walls, laid in suitable drainage metal.

6 ENGINEER'S DRAWINGS

If Engineer's drawings are provided they shall be read in conjunction with the above and shall, if necessary, override.

BRICKLAYER

1 BRICKLAYING OR STONELAYING

Bricks or stone shall be as specified supported on 200mm blockwork. Bricks or stone shall be laid in stretcher bond true to line level and plumb, and in accordance with the best trade practice. Only bricks or blocks free from cracks, chips or blemishes shall be used. All work to comply with NZS 3604 Appendix F.

2 BRICK OR STONE VENEER

Construct brick or stone veneer as shown on the drawings. An air space of a least 40mm and not more than 75mm shall be maintained between timber frame and veneer and where necessary weep holes shall be left every third joint for the discharge of water. Care shall be taken to maintain the air space and upstand free of any mortar droppings, protruding joints, or pipes or electrical wire, junction boxes etc. Incorporate galvanised vermin proofing. Build in bricksize concrete vents as required. All facing work shall be kept clean as the work proceeds. On completion all brickwork shall be left in a clean state.

SILLS

Sills to be brick or quarry tile as scheduled. Junction of brick and timber sill to be sealed with mastic.

4 BUILDING PAPER

Building paper where used on outside face of studs shall be of a bituminous or fire resistant breather type and metal ties shall be of sheetmetal type fixed to face of studs. Building paper complying with NZSS 2295.

5 VERMIN PROOFING AND BRICK TIES

Build in 100mm wide strips of approved galvanised wire mesh secured to bottom of wall plates with 20mm galvanised wire staples carried across cavity and taken 25mm into work. Wall veneer shall be securely attached to the framework with purpose made corrosion resistant ties at spacings required by the relevant clauses of NZS 3604 Appendix F.

6 VENTS

Sub floor ventilation to comply with NZS 3604 4.1.2.

7 CHIMNEY

The chimney shall be as specified constructed of precast concrete. Fireback and hobs shall be brick. Firefront and hearth shall be included as a provisional sum as specified.

CARPENTER AND JOINER

MATERIALS AND WORKMANSHIP

All materials used shall be the best of their respective class and type specified. All work shall be carried out in a workmanlike manner in accordance with best trade practice, and to comply with NZS 3604 : 1990A with the exception of Laser Frame as supplied by Carter Holt Harvey Timber Limited.

2 TIMBER

All timber used shall be best of its kind conforming to NZSS requirements (Building Timbers). All Pinus Radiata to be No 1 or No 2 Framing Grade or Machine Stress Graded to F5 (or better) of F4, and treated to requirements of the Timber Preservation Authority specification.

3 CONSTRUCTION

Requirements for general carpentry work (eg bracing, studs and top plate requirements) are to be as itemised in the relevant clauses of NZS 3604 or in accordance with the Carter Holt Harvey Timber Limited Laser Frame Instruction Manual where applicable.

4 DAMP PROOFING

All timber to be protected from dampness with 3 ply bituminous felt or other approved damp proofing material when in contact with concrete or brickwork.

5 PRIMING

All exterior finishing timber, all timbers in contact with concrete blockwork and all external faces, rebate etc of all doors, windows, frames and all woodwork of sashes, shall be primed before fixing unless otherwise specified in PAINTER.

6 NAILS AND SCREWS

All nails used in framing to be of sufficient length to penetrate the holding or second timber to at least half length. All bolts, screws etc to be adequate for their respective purpose as scheduled in Appendix A NZS 3604 or in accordance with the Carter Holt Harvey Timber Limited Laser Frame Instruction Manual where applicable.

7 INSULATION

To be as detailed on schedule of specification and installed in accordance with manufacturer's specifications, and comply with NZS 4214 and 4218p.

8 SCHEDULE OF TIMBERS

LOCATION	SIZES	GRADE	REMARKS
Jack Studs & Stringers	150x100mm	H3 Treated Radiata	J Studs @ 1.3 c-c Stringers @ 1.85 c-c
Sleeper Plates	100x50mm	BT Radiata or Laser Frame	On Foundation Walls
Floor Joists/Bearers	See plan for size	BT Radiata or Laser Frame	
Plates Conc Floor	100x50mm	Treated Radiata	
GENERAL FRAMING			
Studs & Plates	100x50, 100x75, 75x50, 90x35, 90x45, 70x35mm as reqd	BA Rimu, D/F, BT Radiata or Laser Frame	600mm c-c
Trimmers	Built up width equal to framing		
FINISHINGS FROM	CHHT Laser Frame Instruction Manual or NZS 3604 Table 16		
SOLID OR LAMINTD:	CHHT Laser Fram Instruction		
CEILING JOISTS	Manual or NZS 3604 Table 23		
EXPOSED BEAMS	As shown As NZS 3604 Tables 21 & 22		See Plan
ROOF TRUSSES	TP APPROVED DESING	Laser Frame F5 or better	
Under Purlins & Struts	As NZS 3604 Tables 25 & 26	where applicable	
PURLINS	75x50, 70x35mm	BT Radiata or Laser Frame	750mm c.c.
TILE BATTENS	50x50mm	BT Radiata or Laser Frame	As required
RIDGES	200x25mm	BT Radiata or Laser Frame	See Plan
HIPS	200x25mm	BT Radiata or Laser Frame	See Plan
VALLEY BOARD	150x25mm	BT Radiata or Laser Frame	See Plan
WALL DWANGS	75x50, 100x50, 70x35 90x35mm as reqd	BT Radiata or Laser Frame	3 rows to exterior 2 rows to interior
COLLAR TIES	150x25mm	BT Radiata or Laser Frame	
CLING DWANGS	75x50 or 70x35mm	BT Radiata or Laser Frame	As required
CEILING STRAPPING	75x40mm	BT Radiata or Laser Frame	400mm c.c.
TIMBER TERRACES	See Plan	Pressure Treated Pine or Hardwood	
FINISHING TIMBERS			
Flooring	Particle Board	High Density	Radiata
Fascia Board	150x25mm to 225x25mm	DAH or Treated Radiata	
Frieze	150x25mm	DAH or Treated Radiata	
Weatherboard & Exterior	Treated Native or Radiata or Cedar, Redwood Horizontal or Vertical finishing grade		
Internal Door Jambs	18mm or 30mm	Treated Native or Finish Grade Radiata or MDF	
Architraves	10mm	Treated Native or Finish Grade Radiata or MDF	
Skirtings	10mm	Treated Native or Finish Grade Radiata or MDF	

9 HARDIFLEX SHEATHINGS

Unless shown otherwise sheath soffits with 4.5mm and walls to rear porches with 6.0mm flat sheets with joints finished with jointer moulds.

Sheath gable ends and walls to front porches with Coverline or Highline sheets or as indicated on the plans. Breather type building paper is to be used behind all asbestos cement wall lining.

Finish the bases of houses sheathed with hardiplanks or weatherboards with 25mm baseboards.

10 SUB FLOOR VENTILATION

Provide ventilation to subfloor areas by installing vermin proof ventilators in base walls. The number of ventilators shall be such as to provide a minimum clear area of 3500mm per square metre. Space ventilators evenly along wall at not more than 1.8 metres centre to centre commencing not more than 750mm from corners.

11 ALUMINIUM JOINERY

If shown on plan allow for supply and fixing to manufacturer's specification. Sizes and type to be shown on plan.

12 EXTERIOR JOINERY

All exterior joinery shall be as specified in schedule of specification and shall be constructed to best trade practice, all primed before fixed in place.

Sills	ex 150x60mm HT or Treated Native or Treated Radiata
Jambs & Heads	ex 150x37mm HT or Treated Native or Treated Radiata
Mullions	ex 100x75mm HT or Treated Native or Treated Radiata
Sashes	ex HT Totara, Redwood or Treated Radiata

If Radiata Pine is used the timber shall be treated to the requirements of the Timber Preservation Authority.

Awning type sashes shall be hung on Interlock or Whitco type stays fixed with galvanised screws. Casement sashes shall be hung on galvanised butts. Top hung sashes to service rooms may be hung on galvanised butt hinges.

13 DOORS AND DOOR JAMBS

Interior doors are to be flush panel with clashing strip on one edge. Timber type to be as scheduled. Hang doors on 1 1/2 pair FB loose pin butt hinges. Sliding doors to be hung on approved tracks. Interior door frames to be solid rebated out of 30mm thick timber of 18mm jambs with planted stops. Exterior doors to be as shown on drawings. Frames to be out of 37mm thick timber.

14 CEILINGS

Shall be as detailed in schedule of specification. See NZS 3604 ch 12.5 for structural ceiling diaphragms.

GIBRALTER BOARD - Fix painting quality 9.5mm gibraltar board to joists and rafters to Winstones specifications, stopped, and all joints flushed up to true even smooth surface.

PINEX - Fix first quality panels or sheets fixed to ceiling strapping to manufacturer's specification.

FIBROUS PLASTER - Shall not be less than 9.5mm Fibrous plaster finished flush on joints and securely wadded or glued to ceiling to ceiling joists and nogging. The whole shall be plastered to a smooth and even finish.

WALL LININGS

See Ch 6.9 NZS 3604 for fixing of bracing elements.

Generally shall be 9.5mm gibraltar board unless otherwise stated. All nailed with galvanised flat head nails on joints at approximately 150mm c.c. All stopping to be done with best quality plaster, filled to an even surface and with all spots and rises removed.

16 WARDROBES

To be lined full height. Provide inside each with 300x25mm full width shelf at 1700 mm from floor and Lumber lock closet rail fixed to shelf.

17 LINEN CUPBOARD

Provide five full width and depth shelves from 25mm timber supported on 50x25mm framework.

18 KITCHEN CUPBOARDS

Construct cupboards and dresser unit to sizes shown on plans, with doors and drawer fronts as indicated on schedule of specification.

19 SINK TOP

Provide for standard sink top as specified in schedule of specification.

20 HOT WATER CYLINDER

To be constructed where shown and fitted with slat shelving above or alongside cylinder spaced at 500mm c.c.

21 MANHOLE AND ACCESS DOOR

Provide manhole in ceiling.

22 HARDWARE

FRONT DOOR AND REAR DOORS: Fit Locksets. See Schedule Addenda.

INTERIOR DOORS: Mortice latchsets. BATHROOM AND WC: Mortice snibsets. LINEN CUPBOARD AND WARDROBES: Knobs. WHITCO WINDOWS: Two fasteners. CASEMENT WINDOWS: One fastener and telescope stay. Soap recess above bath and in shower if specified, toilet roll holder and .900mm towel rail.

PLUMBER

1 GENERAL

The whole of the work shall be carried out and completed in the best trade manner by licensed plumbers only and shall conform to all requirements of the Drainage and Plumbing Regulations of 1978 and Local Council Requirements and Consolidated By-Laws. Materials shall be the best of the respective kind.

2 SHEET METAL

Except where otherwise specified sheets shall be of the following gauge:

Norgate spouting	0.60mm
Flashings, gutters and sumps	0.60mm
Lead flashings	2kg

3 FLASHINGS

Flash wherever needed to keep watertight and weathertight, extreme care being taken to keep dissimilar metals from making contact. Also, as much as possible, use flashings of same metal in adjacent areas.

4 SPOUTING

Provide and fix norgate spouting. All joints to be sealed. Finish ends with stopped end. Provide fall to downpipes, support spouting on brackets at 900mm maximum and 300mm from end.

5 DOWNPIPES

White PVC supported off wall on galvanised brackets.

6 COLD WATER SUPPLY

Allow to connect up to 9 metres from mains to house with 15mm class E PVC piping. Unless otherwise specified use pressure reducing valve from cylinder on main line inlet. Lead off with 12mm branches to bath, basin, shower, sink WC, tub, pressure reducing valve, stand pipe. Connect from pressure reducing valve to hot water cylinder with 18mm copper pipe.

7 HOT WATER SUPPLY

Supply and install 180 litres hot water cylinder as specified. Allow to install copper expansion pipe taken out through roof and flashed. From expansion pipes take off 12mm copper or polytherm branches to all fittings including washing machine. Hot water piping shall be run concealed well lagged with hair felt wired on.

8 FITTINGS

WC - Pan complete with double flap plastic seat.

WC - Cistern complete with white PVC flush pipe.

1525mm or 1655 white plastic bath set on timber framework.

Basin shall be plastic set in formica top on joiners wooden vanity.

Stainless steel shower tray 900mm or 900x750mm in accordance with plan.

Hot water cylinder 135 or 180 litres standard complete with electric element, thermostat, all taps, stopcocks etc.

Stainless steel single tub set on joiners wooden cabinet.

Where scheduled install vanity unit - size shown on plans.

For variations to the above see the specification addenda.

All taps, cocks etc are to be chromium plated streamline type marked Hot and Cold with the exception of exterior hose taps.

The plumber shall provide and fix all other fittings and fixings necessary to complete the Contract.

Make complete connections, providing traps, vents etc in accordance with regulations.

ROOFING

Roofing to be as specified in schedule of specification.

1 IRON ROOF

Provide and fix 0.45mm galvanised Trimdek iron and securely fixed with nails. Cover ridges and hips with 0.60mm lead edged ridging. Finish verges with galvanised verge cappings or Norgate Fascia.

2 TILE ROOFS

Concrete tiles and pressed metal tiles are to fixed in accordance with manufacturer's specifications.

DRAINLAYER

1 EXTENT OF WORK

Work in this section of the contract comprises all surface and foul water drainage up to above ground level to connect to Plumber's work. Include all pipes and special fittings, construction of manholes, all gully traps and connections for terminal vents, soil and waste pipes.

2 STANDARD OF WORK

The whole of this work shall be carried out by experienced tradesmen to the satisfaction of the Local Drainage Inspector. It shall conform to all requirements of the Drainage and Plumbing Regulations of 1978, Local Council Requirements and Consolidated By-Laws.

3 TRENCHES AND DRAINS

Excavate for and allow all necessary drains from gully traps and WC to septic tanks or sewer connection. All pipes and fittings shall be 100mm first quality earthenware or PVC with socket joints and shall be laid to a true and even fall at minimum of 1 in 40.

Trenches shall be carefully filled after drains have been inspected and the whole shall be left in perfect working order. All sanitary arrangements shall comply with the Local By-Laws and shall be completed to the satisfaction of the sanitary inspector.

4 SEPTIC TANK

Where sewerage is not available allow 4.5 metres glazed earthenware drainage connection to one five-person septic tank complete with sump in compliance with the Health Regulations.

Where sewerage is available allow for 100mm glazed earthenware or PVC piping from WC to sewer connection.

5 STORMWATER

Provide stormwater disposal to downpipes in accordance with local authority requirements.

SOLID PLASTERER

1 WORK INCLUDED

The solid plastering of front and back porches, slabs and steps, also chimney, base lintols and terrace if shown.

2 WORKMANSHIP

All to the best trade practice and where plastering is required it shall mean finishing to 12mm thickness with a mix of one part cement to three parts sand, finished to a straight and even surface.

ELECTRICIAN

1 SCOPE OF WORK

Carry out the whole of the electrical installations in strict accordance with the latest Electrical Wiring Regulations and Local Authority By-Laws.

2 MATERIALS AND WORKMANSHIP

All materials used under this contract shall be of approved British or New Zealand Standard Specification. All work shall be carried out by a Registered Electrician in accordance with regulations and best trade practice. Do all cutting away, drilling etc for the entry of cables.

3 COMPLETION AND CONNECTION OF POWER

Leave the work complete, obtain permits and arrange for all inspections and tests and for the connection of power to the works.

4 POWER SUPPLY

Allow to connect from the supply to the point of entry.

5 MAIN SWITCHBOARD

Provide and install recessed main switchboard complete with all necessary control and auxiliary equipment, position as per Local Electrical Authority requirements.

6 ELECTRIC STOVE

Allow a PC sum as shown on schedule of specifications for the supply only of the stove. Provide and fix a 30amp flush switch for stove and sufficient cable for connection and allow for installation.

7 WATER HEATER

Allow for the permanent connection of the water heater to the electrical system. Provide and install element and thermostat to hot water cylinder provided by the Plumber.

8 POWER POINTS

All wall plugs shall be 230v 10-amp 3-pin flush type with PDL plates. Generally install plugs 300mm above floor or 225mm above bench top. Points to washer/dryer space and refrigerator 1200mm from floor. Install light and heat points as per plan and as detailed in schedule of specifications.

9 LIGHT SWITCHES

Light switches generally shall be 5-amp all insulated PDL micro-gap type or equivalent. Fix switches generally 1200mm above floor.

PAINTER**1 WORKMANSHIP**

All painting shall be in accordance with good trade practice, applied during suitable weather and using only good quality mixed paints, applied according to the manufacturer's instructions.

STOPPING

After priming, all nail holes or joints are to be stopped and cleaned off before undercoating for painted work. For varnished work holes etc are to be stopped with matching putty after first coat of sealer.

3 PAINTING OF EXTERNAL WOODWORK

After priming, all external woodwork and adjacent metal-work such as flashings, are to be given one good coat of undercoat followed by finishing coat of high gloss paint.

4 PAINTING OF INTERIOR SURFACES

Wallboard and ceilings as required to be finished with two coats of approved paint finishing flat or semi-gloss as required.

Where full gloss is required such as kitchen and bathroom finishing coat shall be full gloss enamel.

5 VARNISHING

Where varnishing is required such as doors, architraves and skirtings give one coat of approved sealer followed by two coats of clear varnish.

6 HARDIFLEX

Apply two coats of an approved PVA or Acrylic paint.

PAPERHANGING

All rooms to be papered shall have paper hung to a value indicated on schedule of specification.

Walls shall be properly prepared by sizing, hang paper straight and true with butt joints, paste used shall have a fungicide incorporated, clean paste off woodwork as work proceeds.

GLAZIER

Glaze all sashes, glass doors or screens with appropriate weight glass properly fixed and putted or beaded into rebates.

Where required glazing shall be selected obscure patterned glass.

SANDER

Sand all flooring timbers with a one cut sand after completion of all other work - SUITABLE FOR FLOOR COVERINGS ONLY. No responsibility for colour variation of floors. Other substitution of similar quality may be made by the Builder as required without notification. Scrape out all corners and sweep floors clean of dust.

ADDENDUM TO SCHEDULE OF SPECIFICATIONS

TO BE READ IN CONJUNCTION WITH BUT TO TAKE PRECEDENCE OVER GENERAL SPECIFICATIONS AND PLANS ATTACHED HERETO. THIS SCHEDULE IS THE SPECIFIC VARIATION TO THE GENERAL SPECIFICATIONS AS SET OUT IN PAGES A TO H FOR THE PROPOSED DWELLING FOR:

CLIENT: Miss K J Evans

LOT: 7

DP S47874

PRESENT ADDRESS: 3/16 Maida Vale Street, Rotorua,

SITE ADDRESS: 47 Aquarius Drive, Rotorua

PHONE: 07-349-4127

HOUSE PLAN: Fairlight - Altered
Attached Carport

PLUMBING:

Spouting: Dimond Fascia Gutter

Downpipes: PVC (White)

Bathroom:

SHOWER WITH HMC VENTURA MAGNUM SHOWER MIXER - COMPLETE WITH ROSE

(LOCATION): Separate (S.Steel Tray to Base)

Curtain Rail Only

BATH: Englefield Alpha Acrylic COLOUR: White

TOILET: LOCATION: Separate

FOWLER CHEVAL TOILET PAN COLOUR: White

SOLO DUAL FLUSH TOILET CISTERN/SEAT COLOUR: White

Laundry

Separate Washing Machine Taps

Stainless Steel Tub in Joinery Unit

Tap Ware

All taps to be:

Kitchen sink	HMC Wall Exposed faucet
Laundry Tub	HMC Wall Exposed faucet
Washing Machine	HMC Laundry Angle Stops
Vanity	Dorf Contour Flickmixer - Chrome
Bath	HMC Wall Exposed faucet

Supply one only exterior hose tap

180 LITRE RHEEM HOT WATER CYLINDER - LOW PRESSURE

DRAINS AS PER PLANS AND SPECIFICATIONS

INTERIOR JOINERY:

Kitchen

CARCASSES: Parisian type Carcasses (white finish with all edges clashed)

CUPBOARD DOOR HANDLES: Plastic "D" Handles

DOOR AND DRAWER FRONTS: Melteca

BENCH TOPS: Wilsonart

Bathroom

CARCASSES: Parisian type Carcasses (white finish with all edges clashed)

CUPBOARD DOOR HANDLES: Plastic "D" Handles

VANITY DOOR FRONTS: Melteca

VANITY TOPS: Wilsonart

VANITY BOWL TYPE: Standard COLOUR: White

MIRROR: By Purchaser

Laundry

CARCASSES: Parisian type Carcasses (white finish with all edges clashed)

CUPBOARD DOOR HANDLES: Plastic "D" Handles

DOOR FRONT: Melteca

Interior Doors (in Paint Quality Frames)

Finish: Paint Quality

Door Hardware: Sylvan LS.5 - Rimu/Gold - White/Gold

EXTERIOR JOINERY

Aluminium Doors and Windows: COLOUR: To be advised

CARPENTRY:

FLOORING TYPE: Particle Board to Dwelling
Concrete to Carport

Baseboards: 100mm x 25mm Rough Sawn Radiata Treated H.3. (only if Part. Bd)

FRONT DECK TYPE: 100 x 40mm D4S H3 Grip tread (Grip up) (not stained)
Steps: Timber steps to all decks and exterior doors as per Plan.
Two sets of steps to front deck

FINISHING TIMBERS: Paint Quality

Exterior Cladding: 245 Woodgrain Hardiplank

Roofing Type: Trimdek Colorsteel

Interior Linings: 9.5MM GIB BOARD (Stopped to Wallpaper Finish Only)

SEPARATE SHOWER LINING: Hardiglaze

BATH SURROUND AND SPLASHBOARD LINING: Hardiglaze

Ceiling Type: Michaelangelo Tiles

INSULATION: Walls: R1.8 Batts
Ceilings: 75mm Insulfluff

ELECTRICAL

HEATING: Two Nightstore Heaters - 2.52KW and 3.36KW as per plans

STOVE: Fisher & Paykel 641WA (Shacklock)

DISHWASHER: BUILDER: Wire/Plumb
PURCHASER: Supply/Install

LIGHTS AND POWER POINTS AS PER PLAN (INCLUDING TWO TV AERIAL CONNECTIONS)

POWER CONNECTION INCLUSIVE

Telephone installation and connection is the sole responsibility of the Builder.

DECORATING:

PAINTING CONTRACT:	- LABOUR	PURCHASER
		INTERIOR/EXTERIOR
PAINTING CONTRACT	- MATERIALS	PURCHASER
		INTERIOR/EXTERIOR
WALLPAPERING CONTRACT	- LABOUR:	PURCHASER
WALLPAPERING CONTRACT	- MATERIALS	PURCHASER

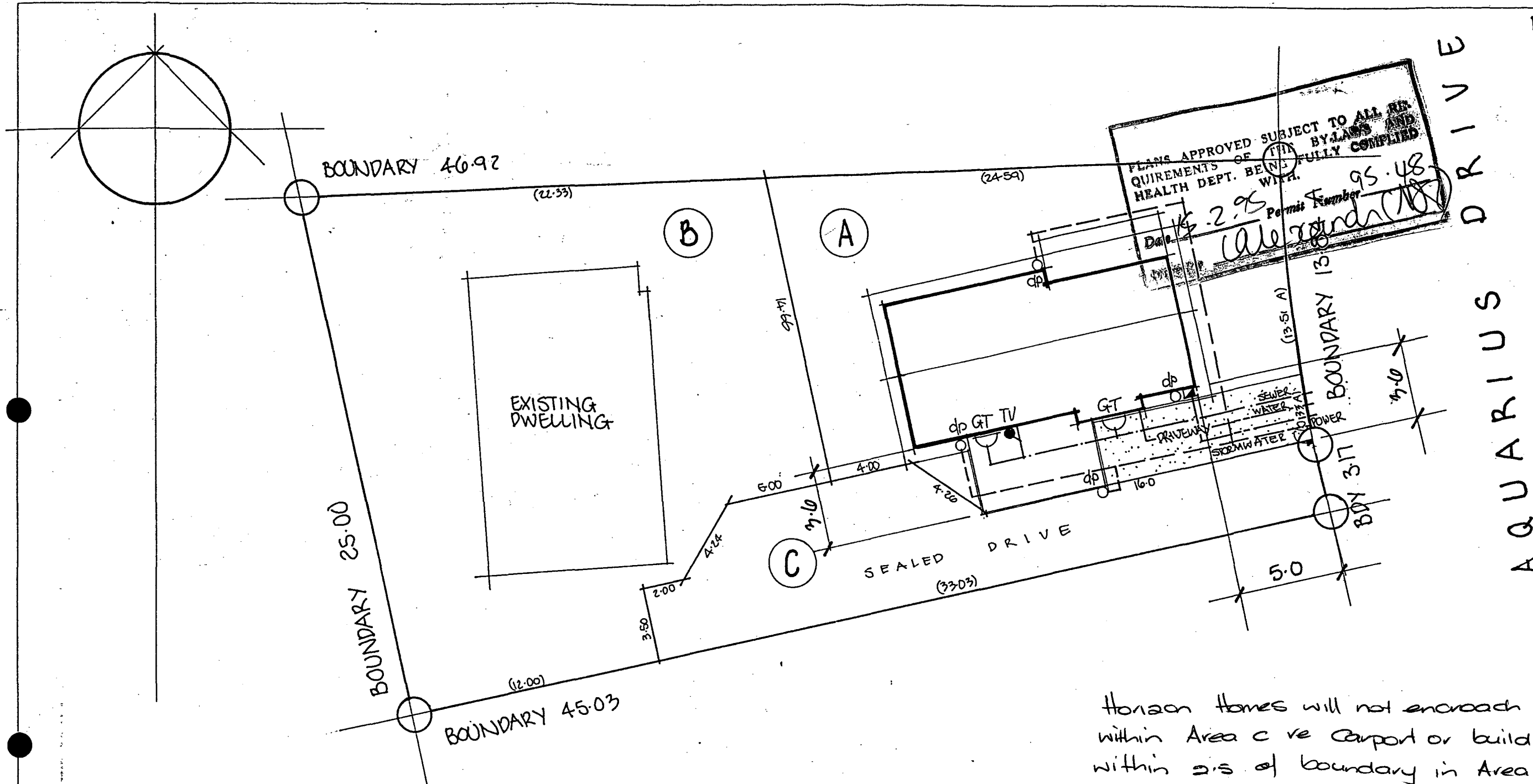
FURTHER INFORMATION SPECIAL CONDITIONS

1. The Builder to supply and lay concrete driveway as per plans.
2. The Purchaser to complete all interior and exterior painting and decorating including the supply of all materials. All works to be completed within 21 days of notification by the Builder.

I ACCEPT THE ABOVE SPECIFICATIONS AND UNDERSTAND THAT HORIZON HOMES LIMITED ARE NOT OBLIGED TO ALTER THESE DETAILS AFTER SIGNING OF CONTRACTS BY ME.

SIGNED.....DATE.....

12/12/94

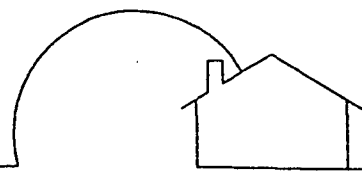


Horizon Homes will not encroach within Area C or Carport or build within 2.5 of boundary in Area A re deck

Signature

LEGAL DESCRIPTION
LOT 7 (B)
D.P.S. 47874
AREA
SCALE 1:200

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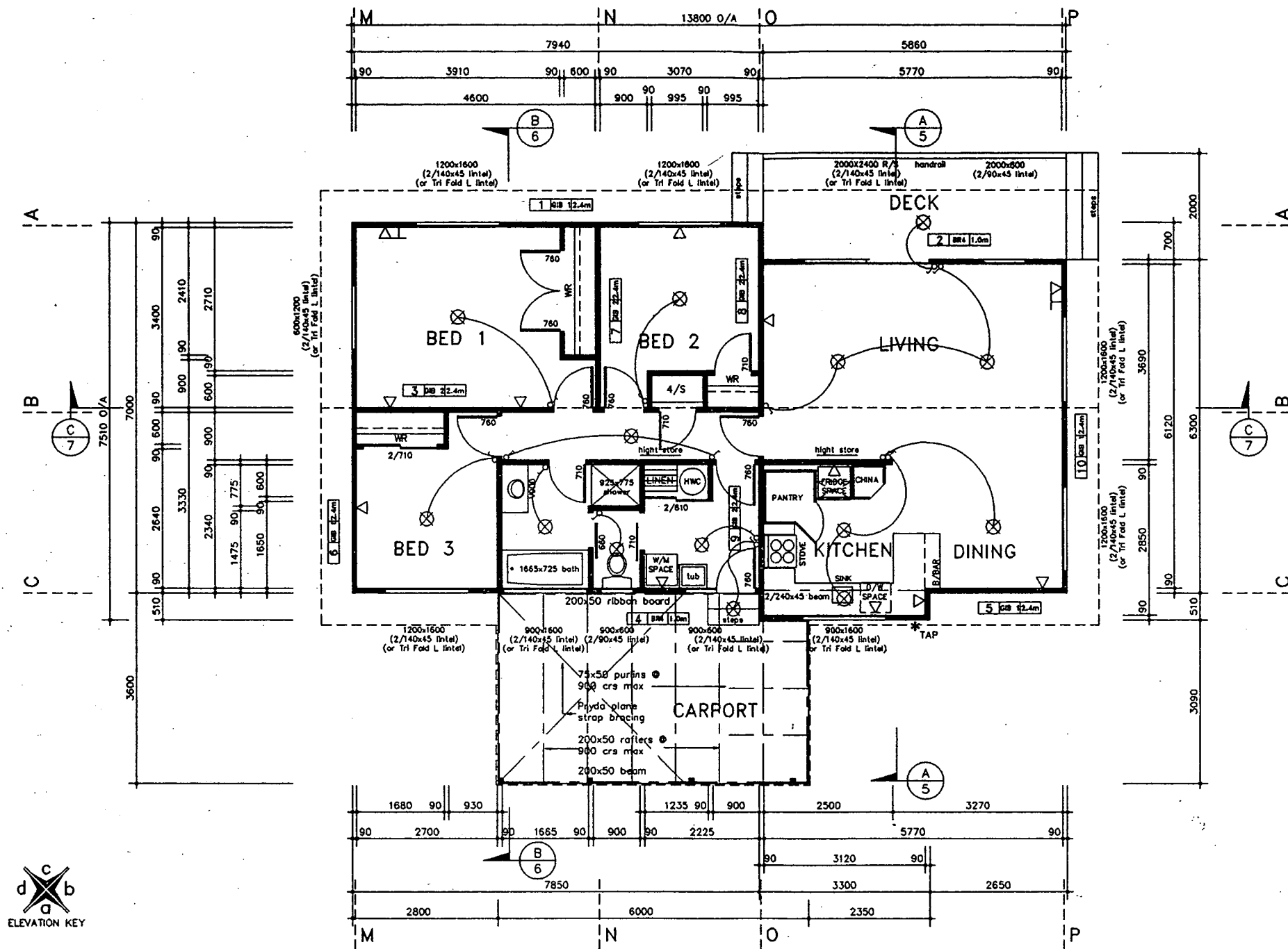


HORIZON HOMES LTD

HEAD OFFICE: - P.O. BOX 2347 STORTFORD LODGE, HASTINGS
Telephone (06) 878 3178 Fax (06) 878 8626

PROPOSED EVANS RESIDENCE
AQUARIUS DRIVE
ROTORUA

PLAN:	SHEET No.
AH. FAIRLIGHT	1
NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	JOB No. R578



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PLAN:

Altered
FAIRLIGHT

NOTE:

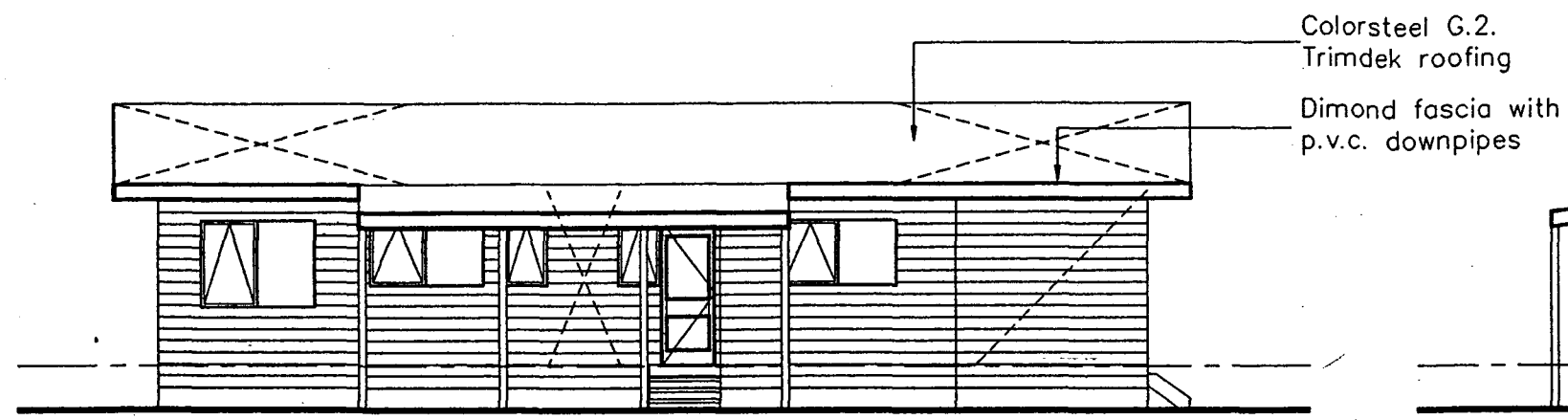
ALL DIMENSIONS ARE APPROXIMATE
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SHEET No.

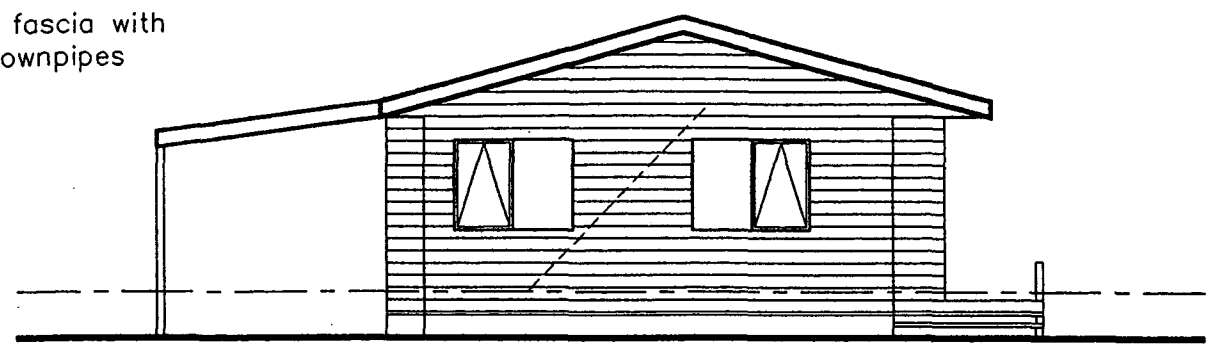
2

JOB No.

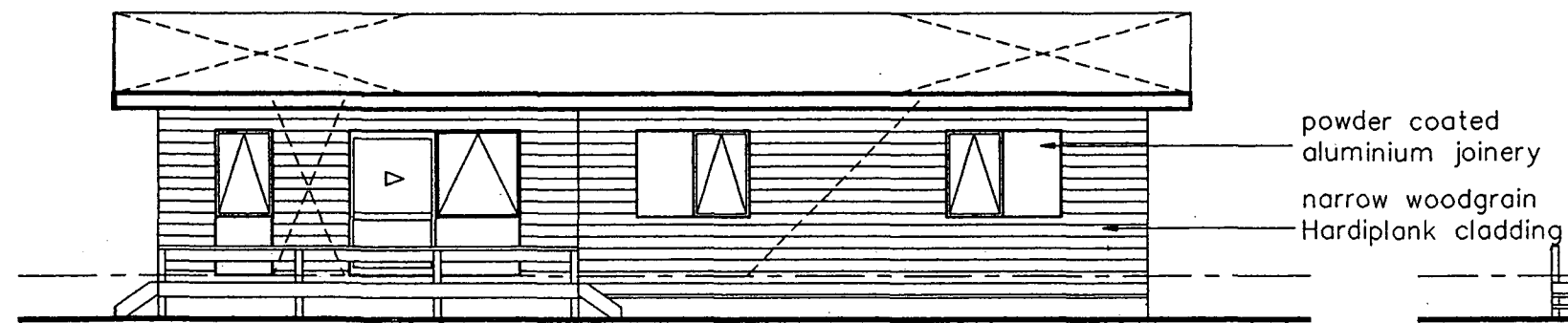
R578



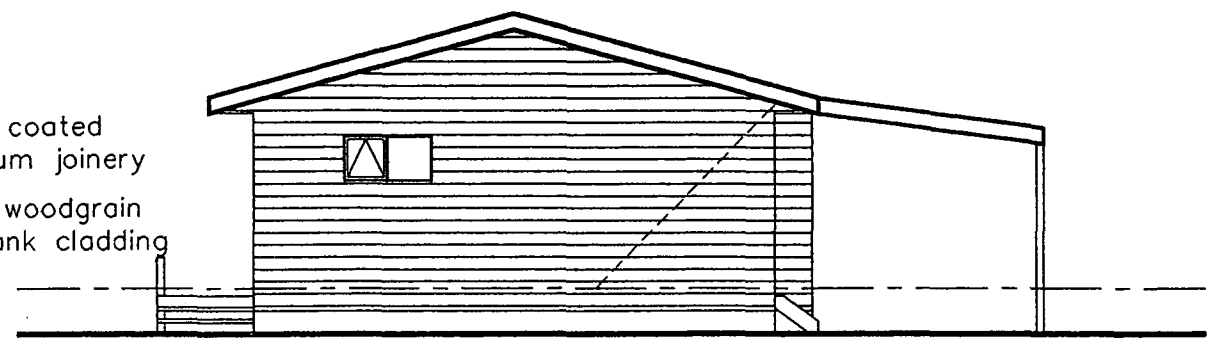
ELEVATION a
SCALE 1:100



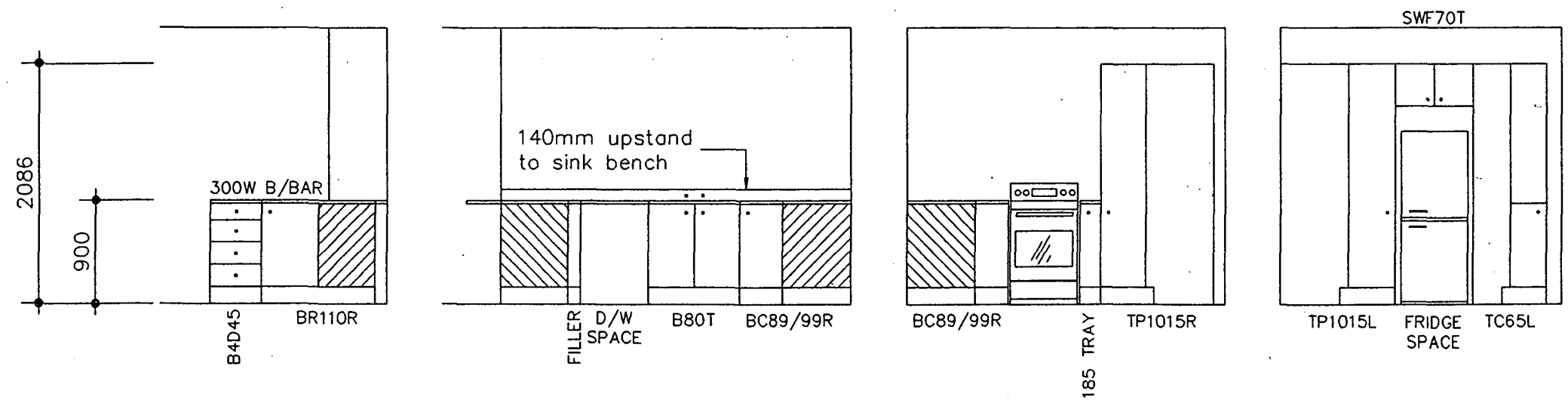
ELEVATION b



ELEVATION c



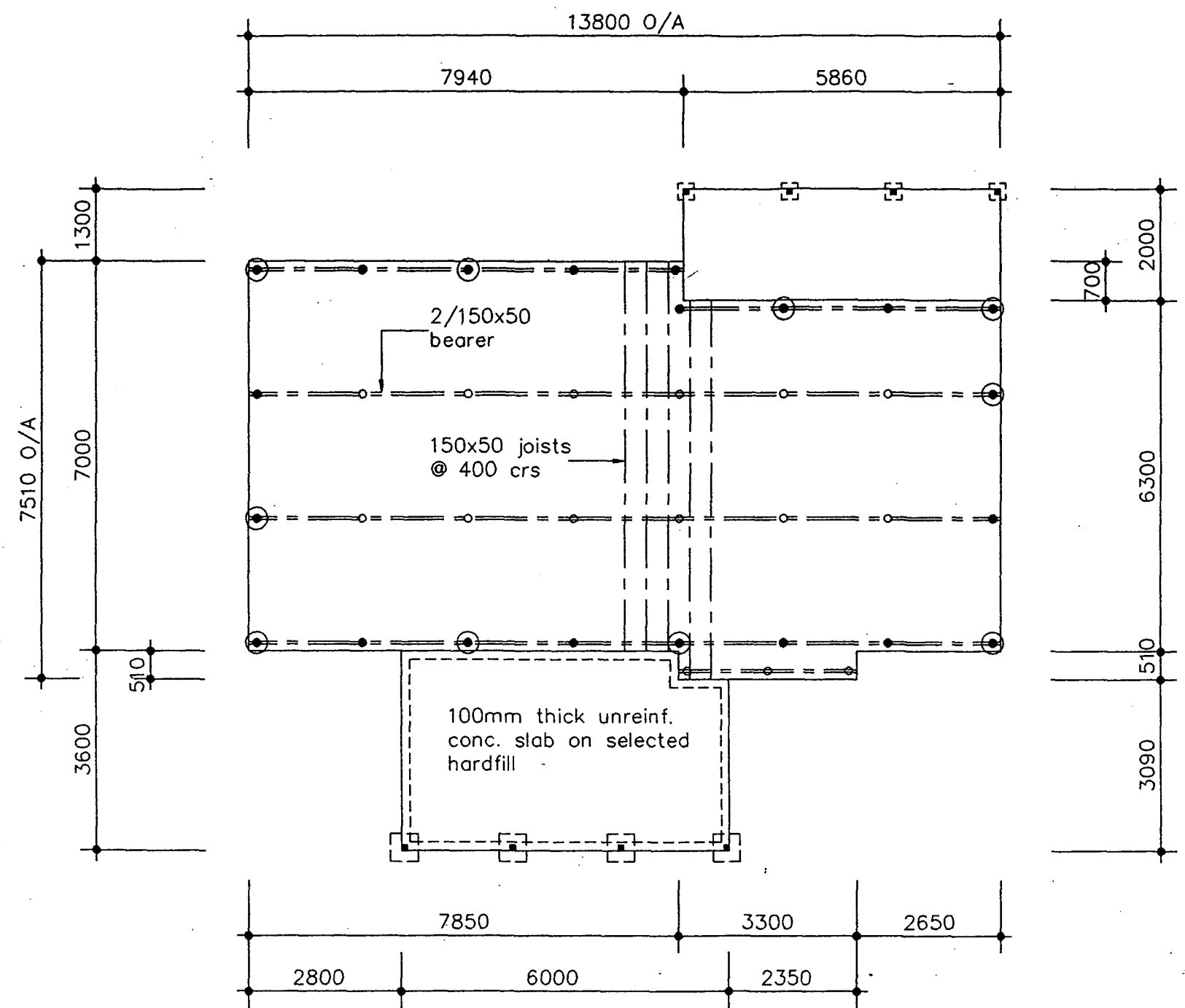
ELEVATION d



KITCHEN ELEVATIONS
SCALE 1:50

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Legend		
⊗	Ceiling Mounted Light	
⌚	Light Switch	
▽	Single Power Point	
TV	TV Aerial Socket	
Brace Types		
GIB 1 – Let in steel angle brace, gib.b'd on one face.		
GIB 2 – Let in steel angle brace, gib.b'd on both faces.		
BR4 – Braceline on one face min. 0.9m long, max. 1.2m long		
BRACING KEY		
	NUMBER	TYPE LENGTH
PLAN:	Altered FAIRLIGHT	
	3	
NOTE:	ALL DIMENSIONS ARE APPROXIMATE ONLY.AND ARE SUBJECT TO PERMIT ISSUE.	
	R578	



FOUNDATION PLAN

SCALE 1:100

- - Non-Load Bearing Ordinary Piles
 - - Load Bearing Ordinary Piles
 - ⊙ - Load Bearing Anchor Piles
- 2.0m maximum span of bearers
Piles at equal centres

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PLAN: Altered FAIRLIGHT	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	SHEET No. 4
		JOB No. R578

Trimdek colorsteel on
Bitumac 850 building
paper & netting on
75x50 purlins @ 900
crs on prefabricated
trusses @ equal crs
(900 max)

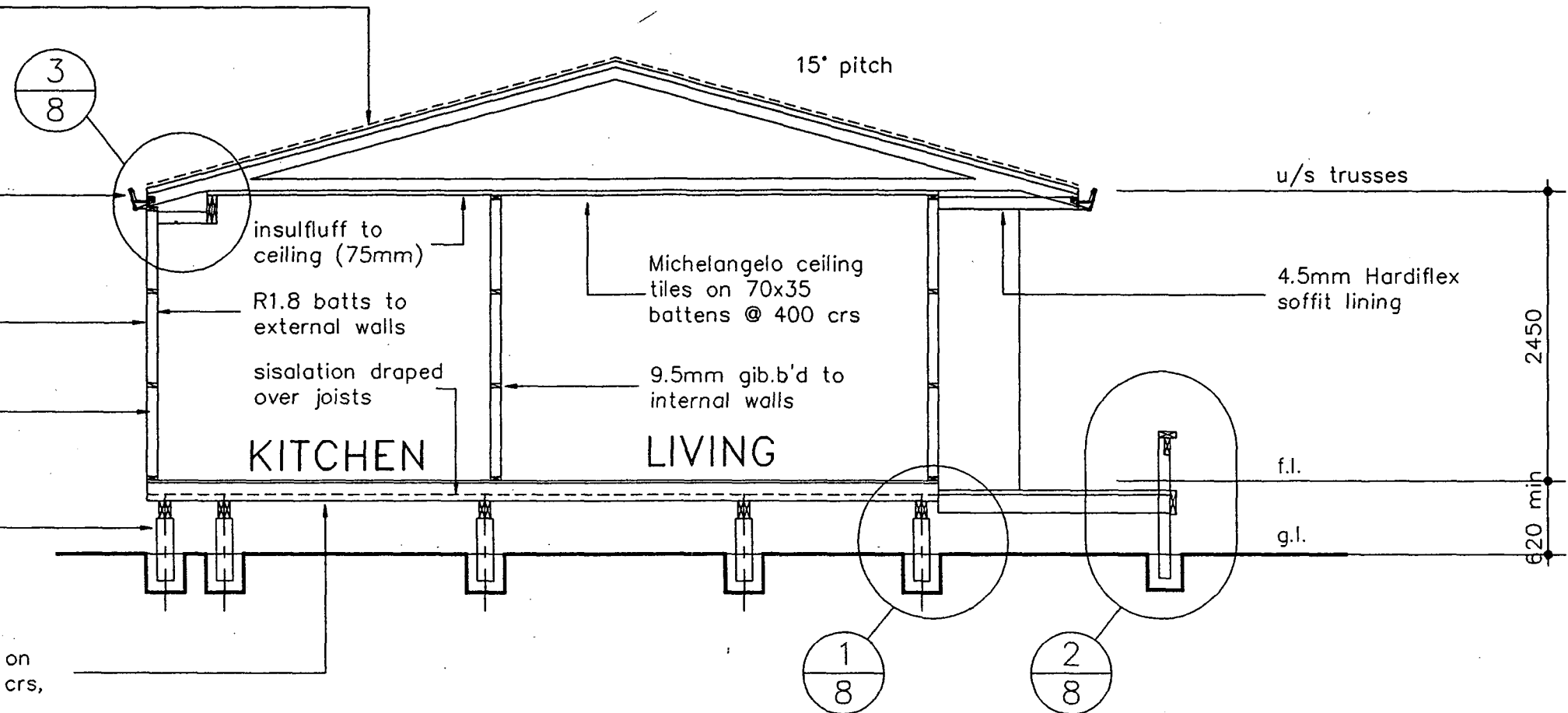
Dimond fascia &
concealed spouting
system with p.v.c.
downpipes

narrow woodgrain
Hardiplank on AHI
850 building paper

90x35 studs @ 600
crs with 2 rows of
dwangs @ 800 crs

25mm base boards

20mm HDPB flooring on
150x50 joists @ 400 crs,
on 2/150x50 bearers
fixed to 140Ø tanapiles



CROSS SECTION

SCALE 1:50

A
2

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PLAN:

Altered
FAIRLIGHT

NOTE:

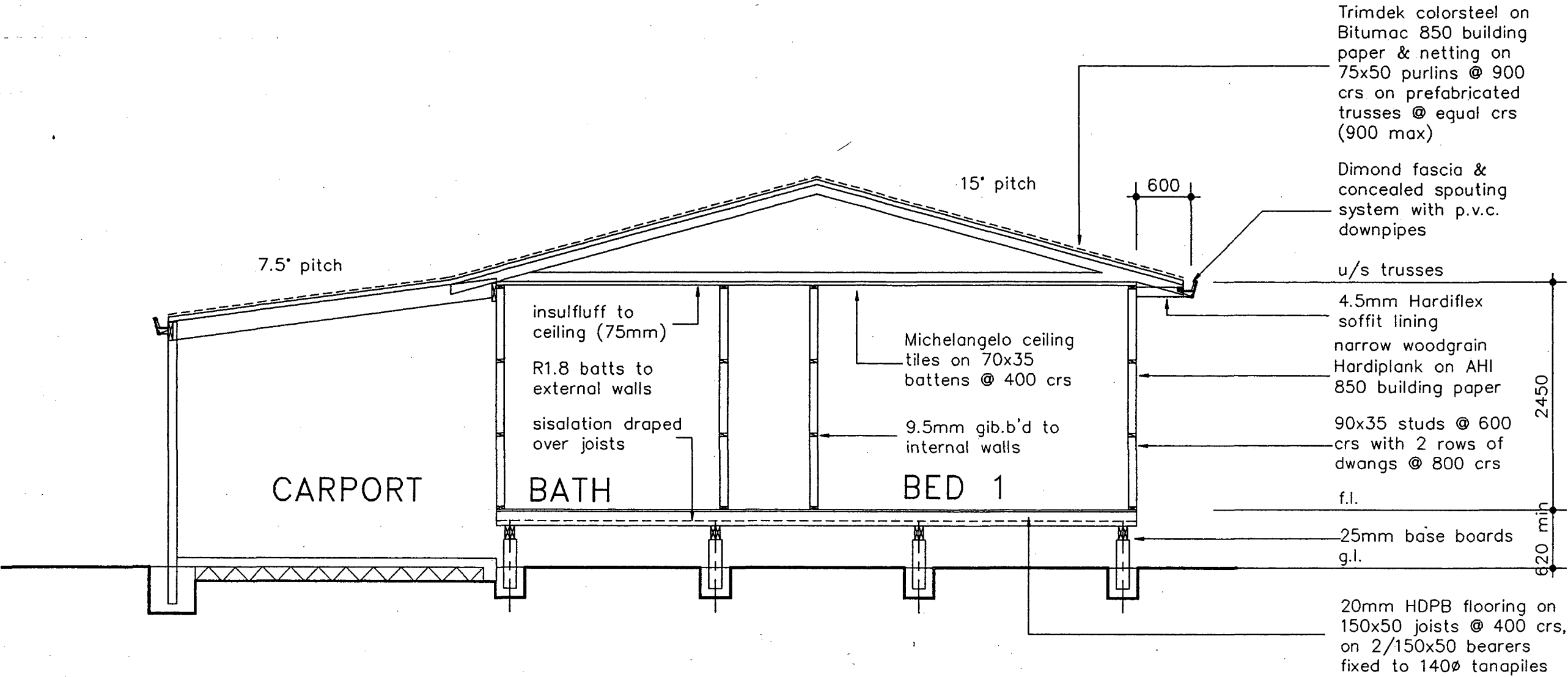
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SHEET No.

5

JOB No.

R578

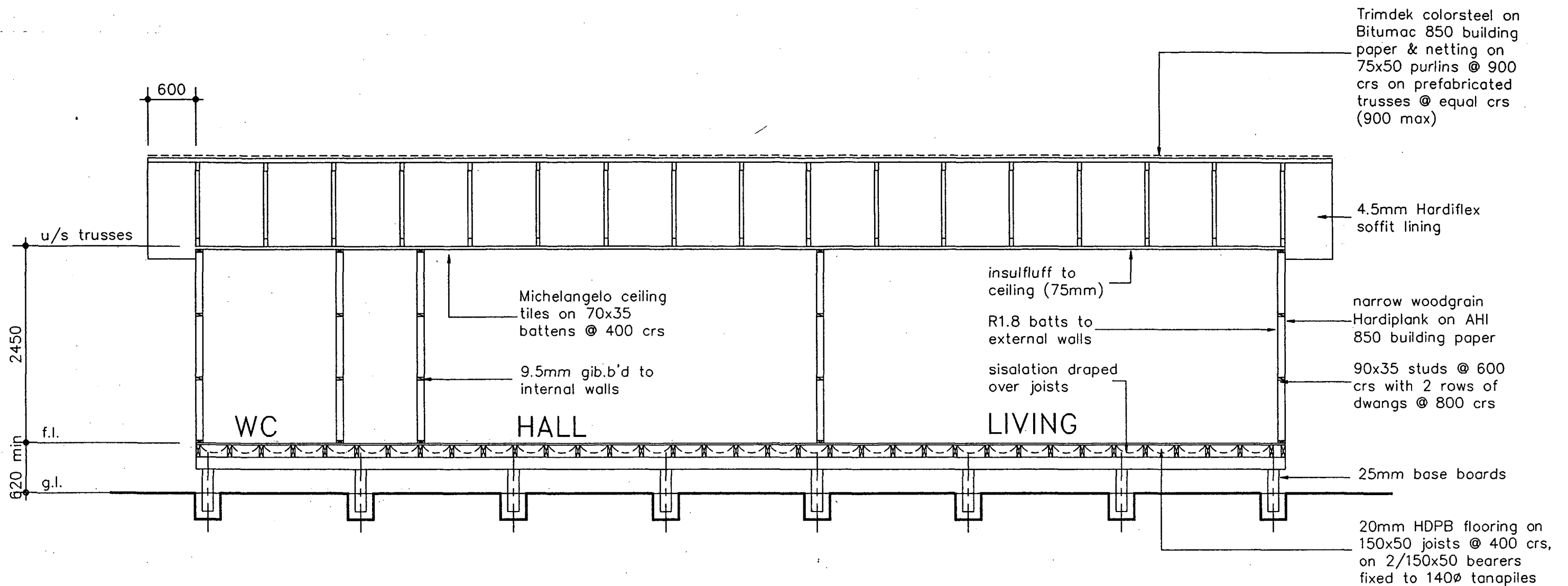


CROSS SECTION B
2
SCALE 1:50

ION C
2

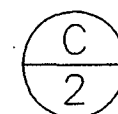
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PLAN: Altered FAIRLIGHT	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	SHEET No. 6
		JOB No. R578



CROSS SECTION

SCALE 1:50



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PLAN:

Altered
FAIRLIGHT

NOTE:

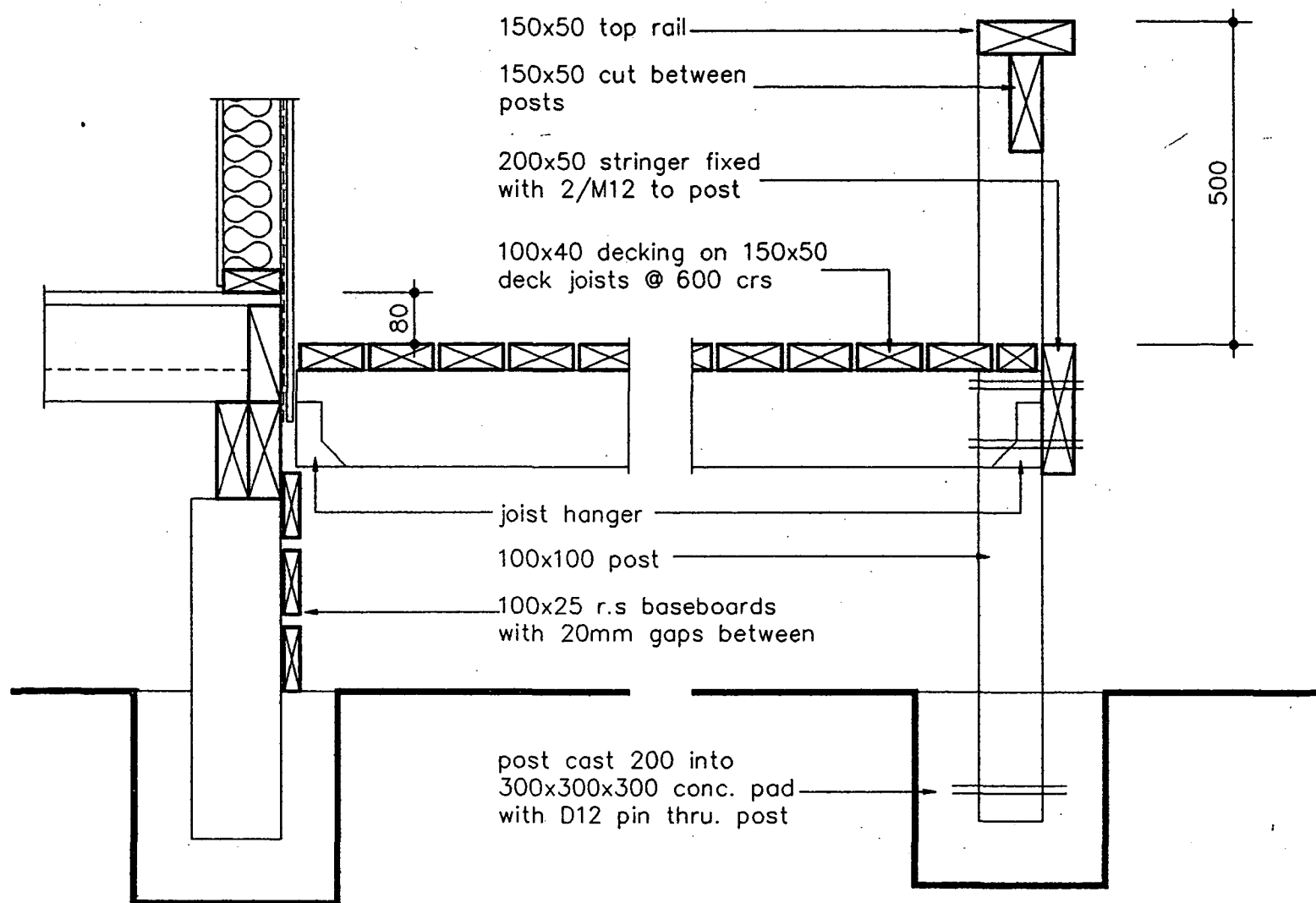
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SHEET No.

7

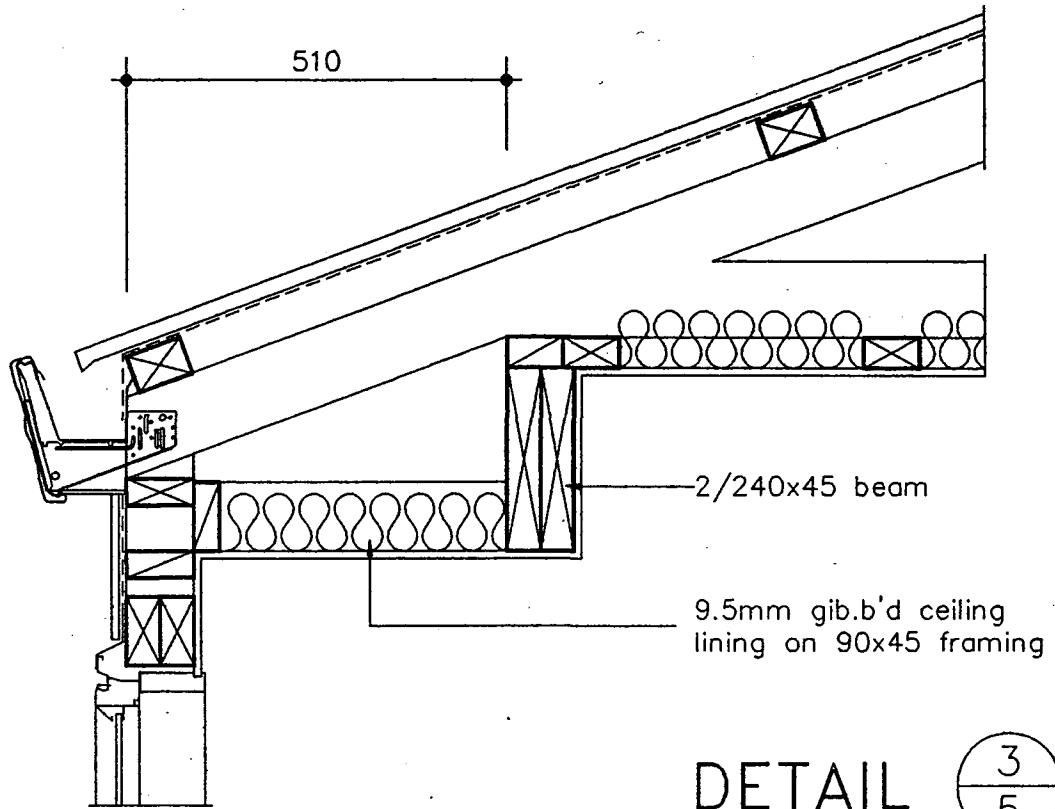
JOB No.

R578



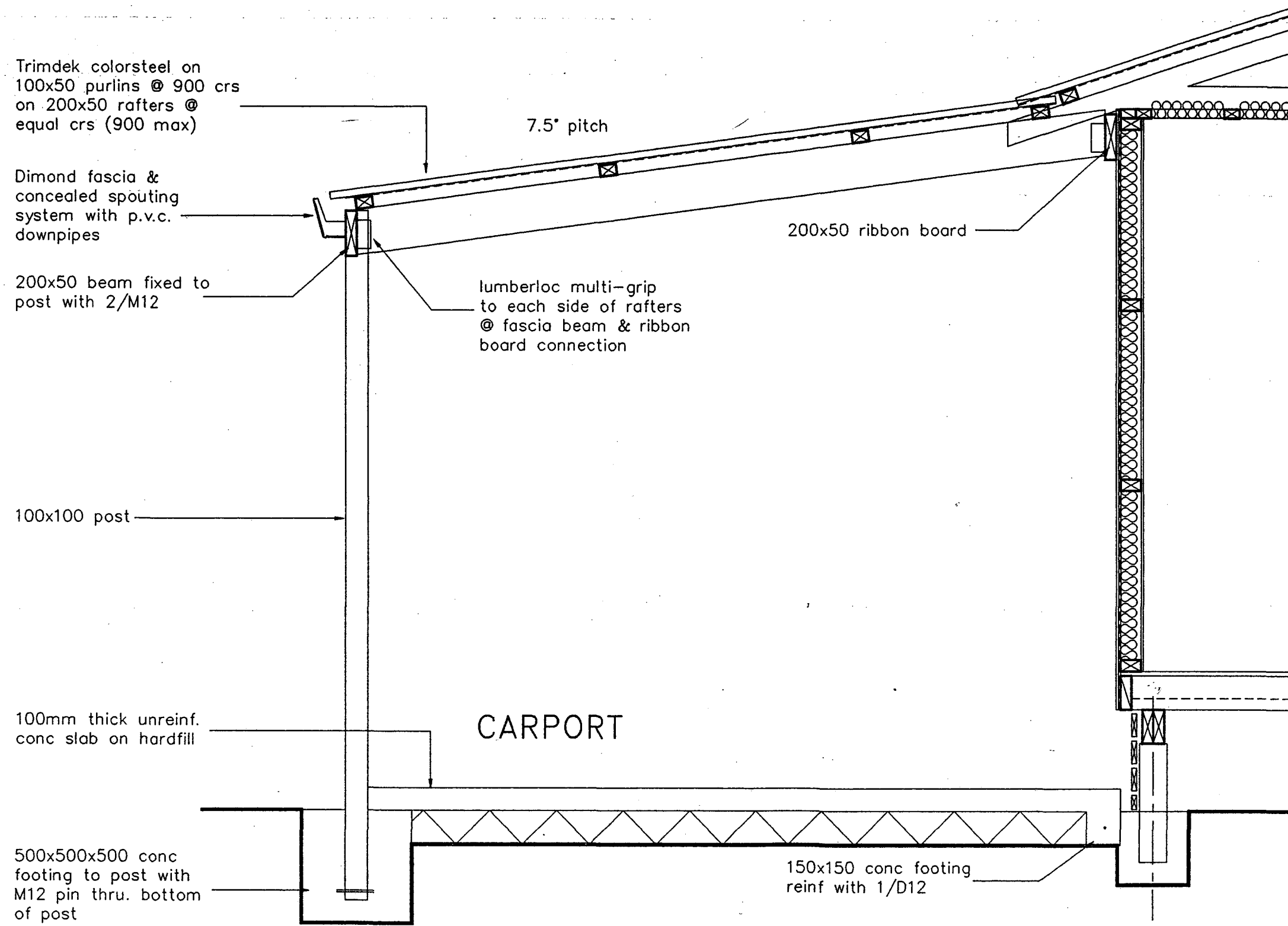
DETAIL 1/5
SCALE 1:10

DETAIL 2/5
SCALE 1:10



DETAIL 3/5
SCALE 1:10

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PLAN: Altered FAIRLIGHT	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	JOB No. R578

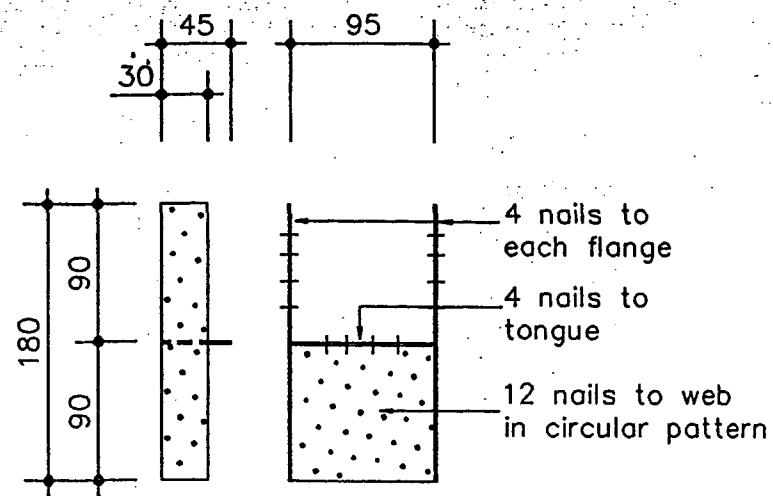


CROSS SECTION
THRU' CARPORT
SCALE 1:20

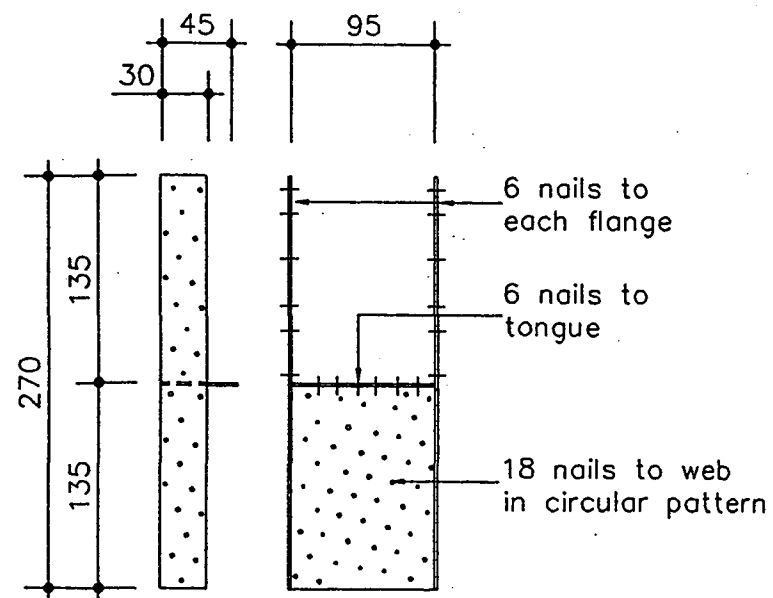
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PLAN: Altered FAIRLIGHT	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	SHEET No. 9 JOB No. R578
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PB2100



PB2L100



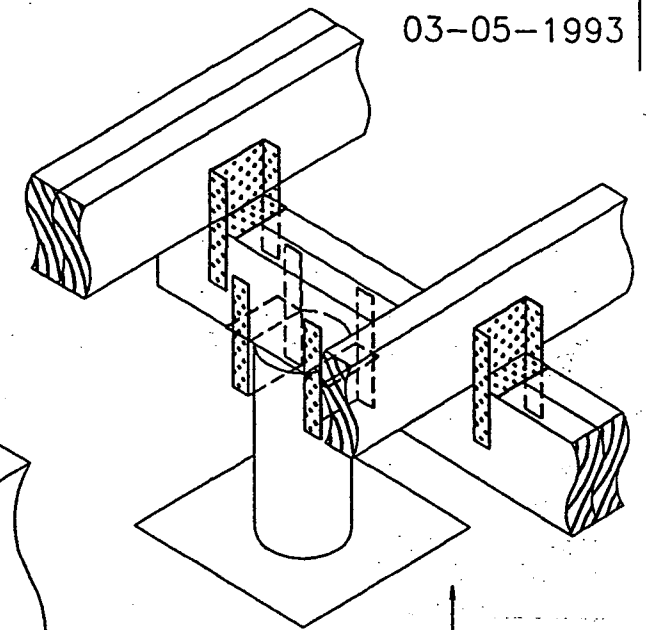
floor joist as per NZS 3604

bearers as per NZS 3604

fasten 2/PB2's to opposite sides of pile and to the bearer
bearers can be placed before BP2's are fastened remember to nail PB2's tongue to underside of bearer

NOTE
round piles must be planed at a maximum angle of 30 degrees to provide a flat nailing surface

footing to NZS 3604



fasten PB2's to alternate sides of the two closest joists to anchor/braced pile as shown or as detailed above for corner or end bearer situations

NOTE
bearers and joists greater than 150mm and up to 250mm use the PB2L

140 SED tanapile

ANCHOR/BRACED PILE CONNECTION

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PLAN:

Foundation
DETAILS

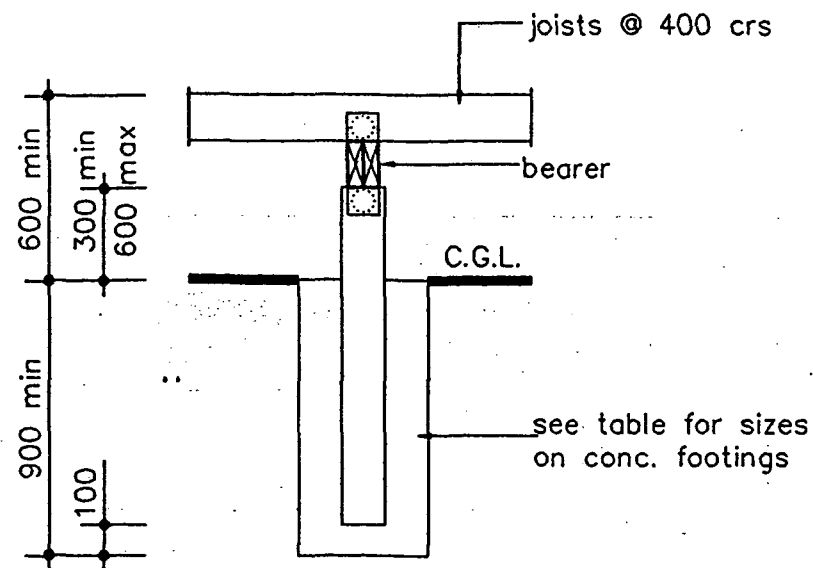
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SHEET No.

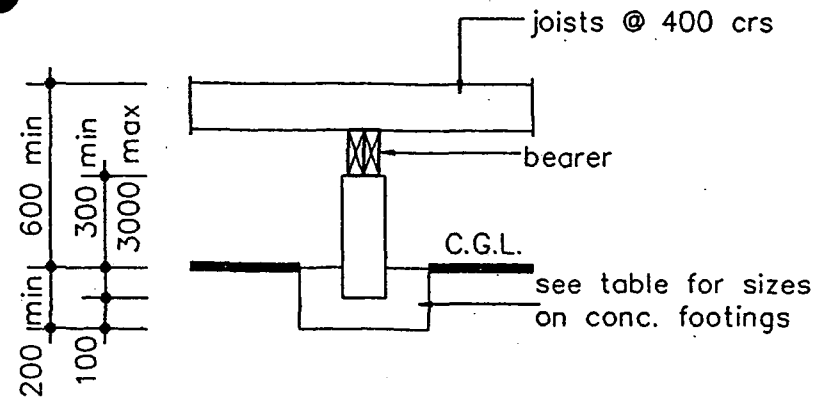
10

JOB No.

R578



ANCHOR PILE



ORDINARY PILE

FOOTING DIMENSIONS

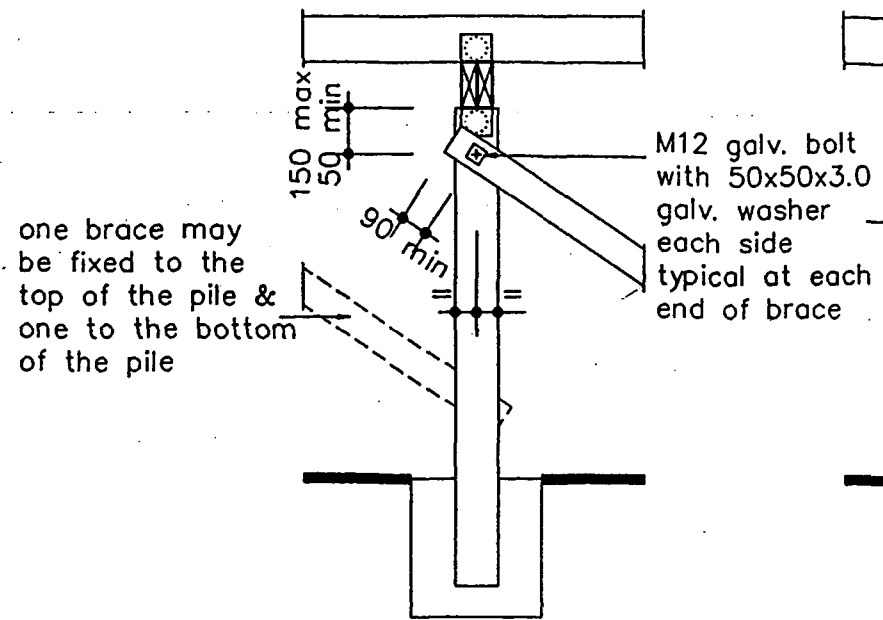
DEPTHS
 200mm in firm rock
 450mm min in expansive clay
 300mm in other materials

 200mm min for ordinary piles
 450mm min for braced piles
 900mm min for anchor piles

 twice the distance that the footing projects beyond the face of the pile

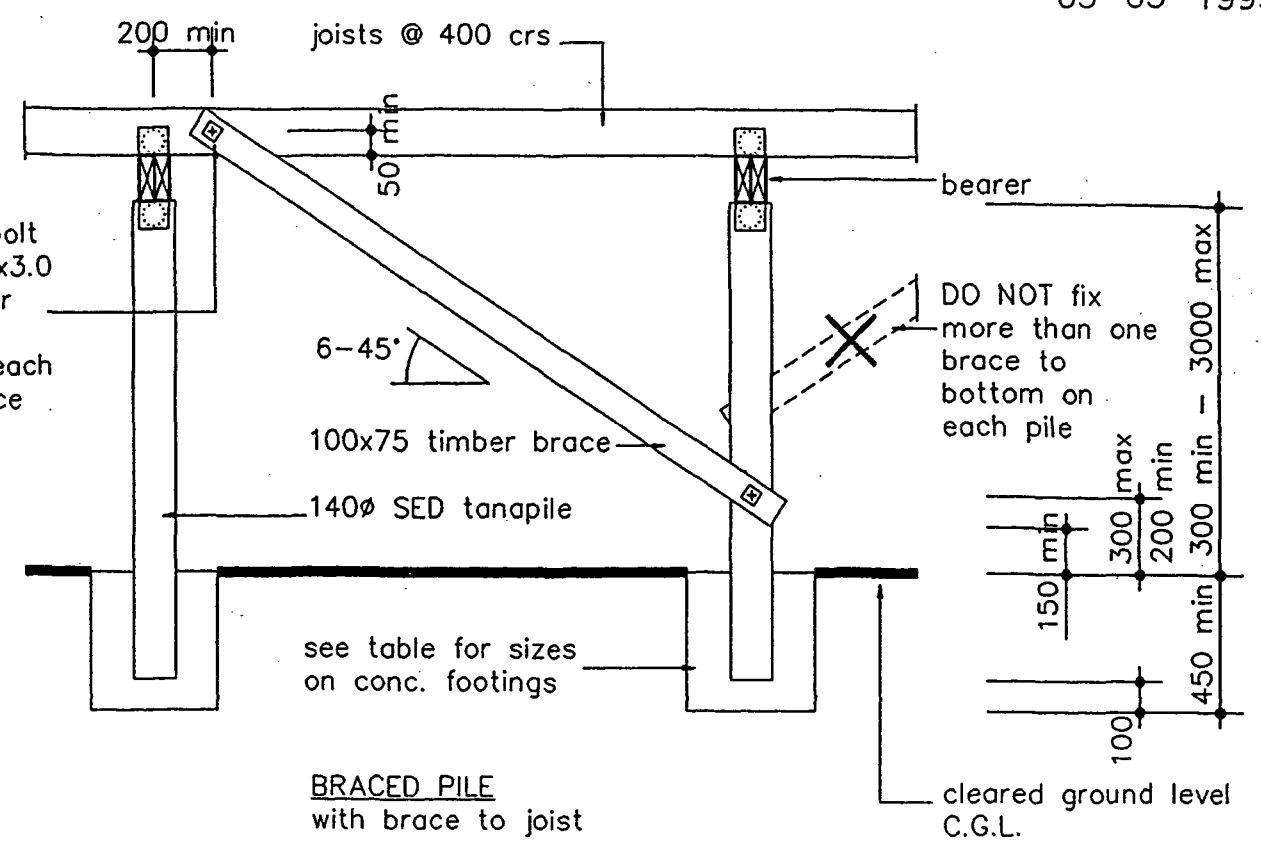
PLAN DIMENSIONS

<u>ordinary & braced piles</u>	
load bearing	425x425mm
non load bearing	275x275mm
<u>anchor piles</u>	
load bearing	480ø
non load bearing	400ø

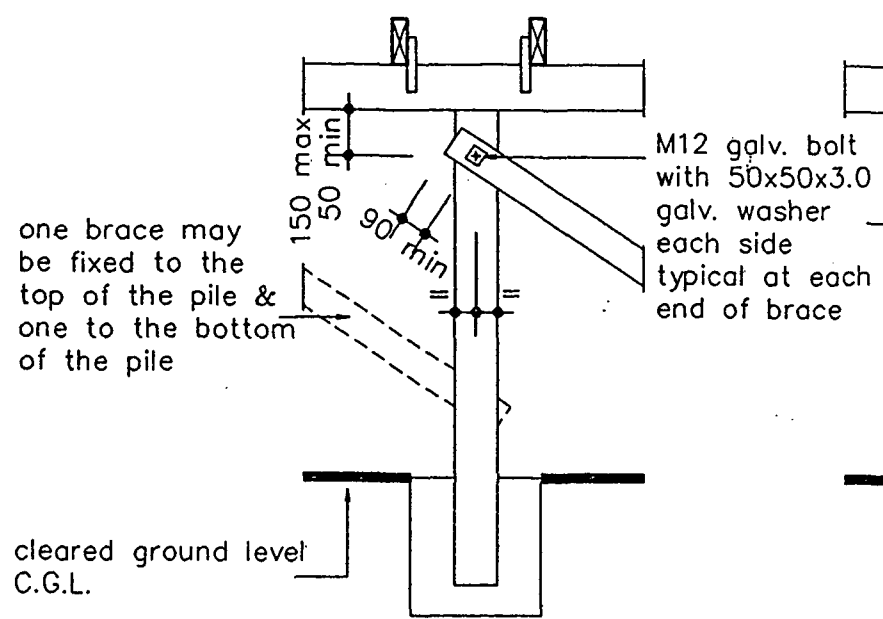


BRACED PILE
with brace to top of pile

TIMBER BRACE ACROSS BEARER

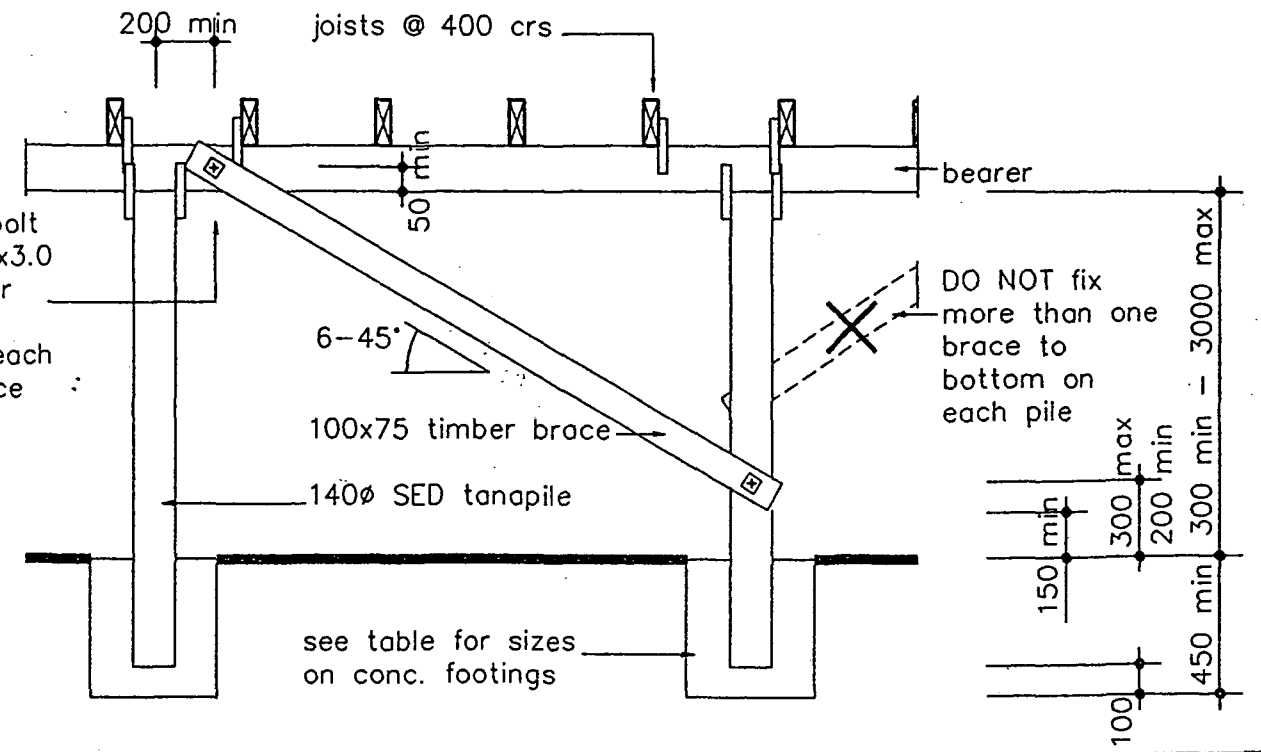


BRACED PILE
with brace to joist



BRACED PILE
with brace to top of pile

TIMBER BRACE ALONG BEARER



BRACED PILE
with brace to joist

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PLAN:
Foundation
DETAILS

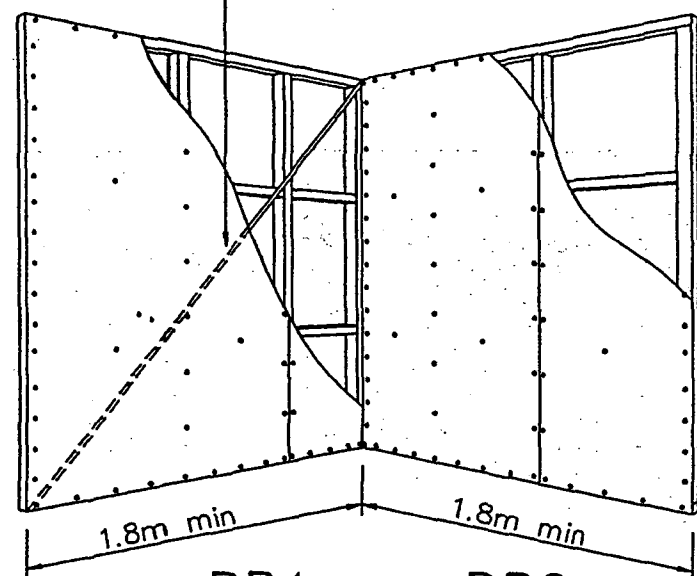
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SHEET No. 11	JOB No. R578
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SCALE 1:25

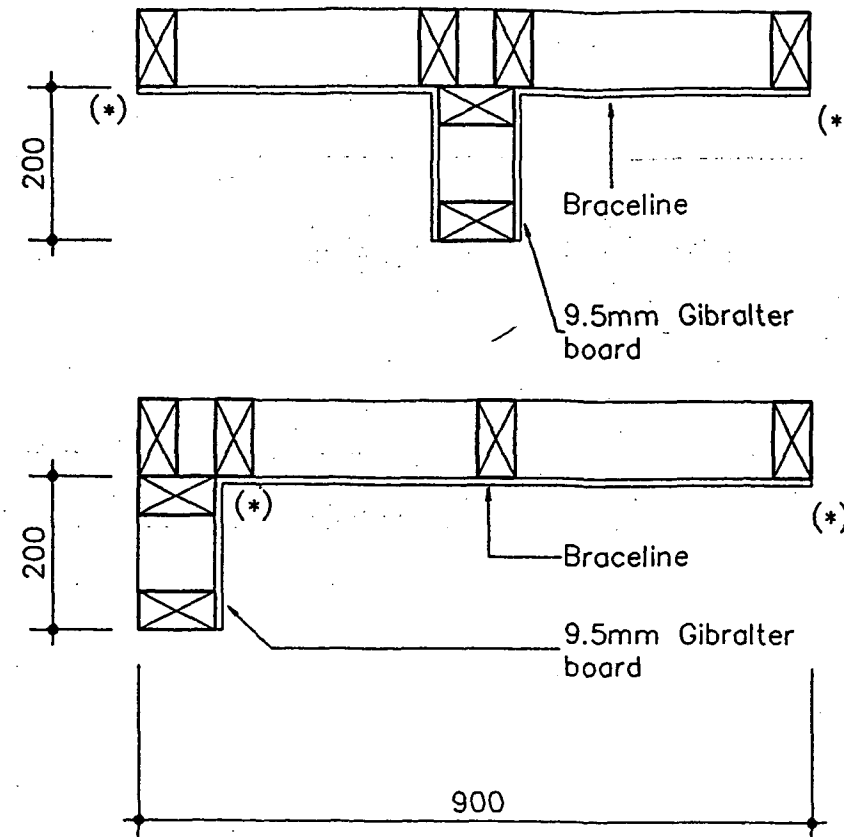
galv. steel angle brace, fixed with 3/60x3.15 nails to top
& bottom plates & with 2/60x3.15 nails to wall studs

03-05-1993

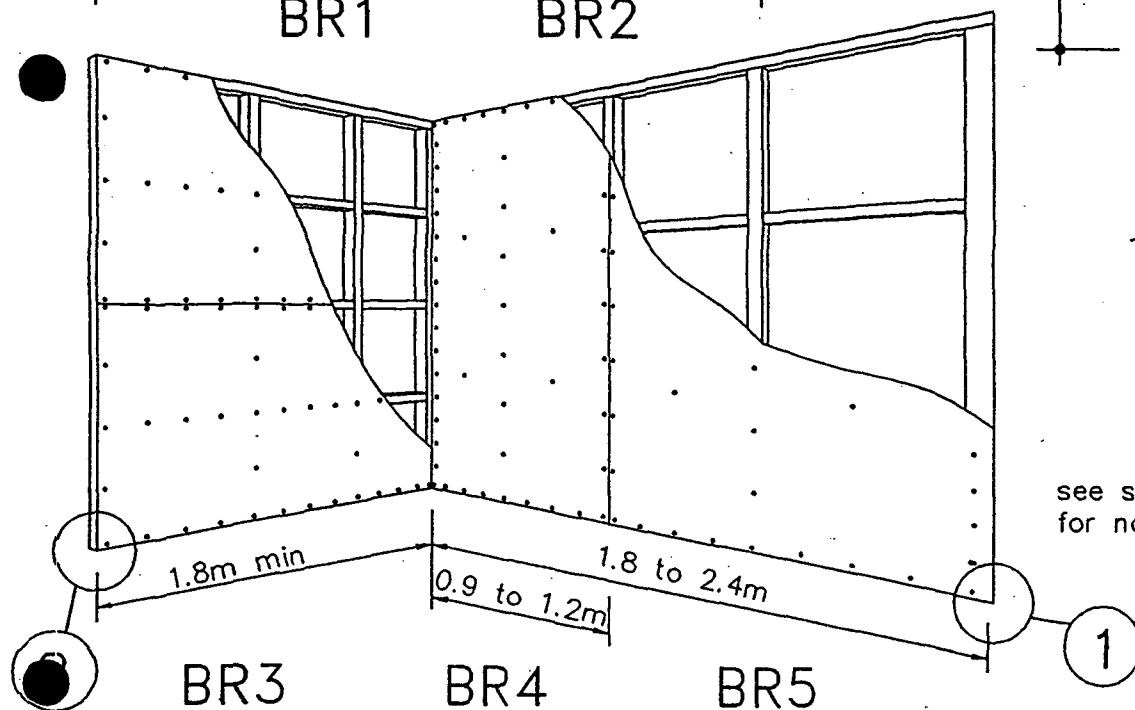


BR1

BR2



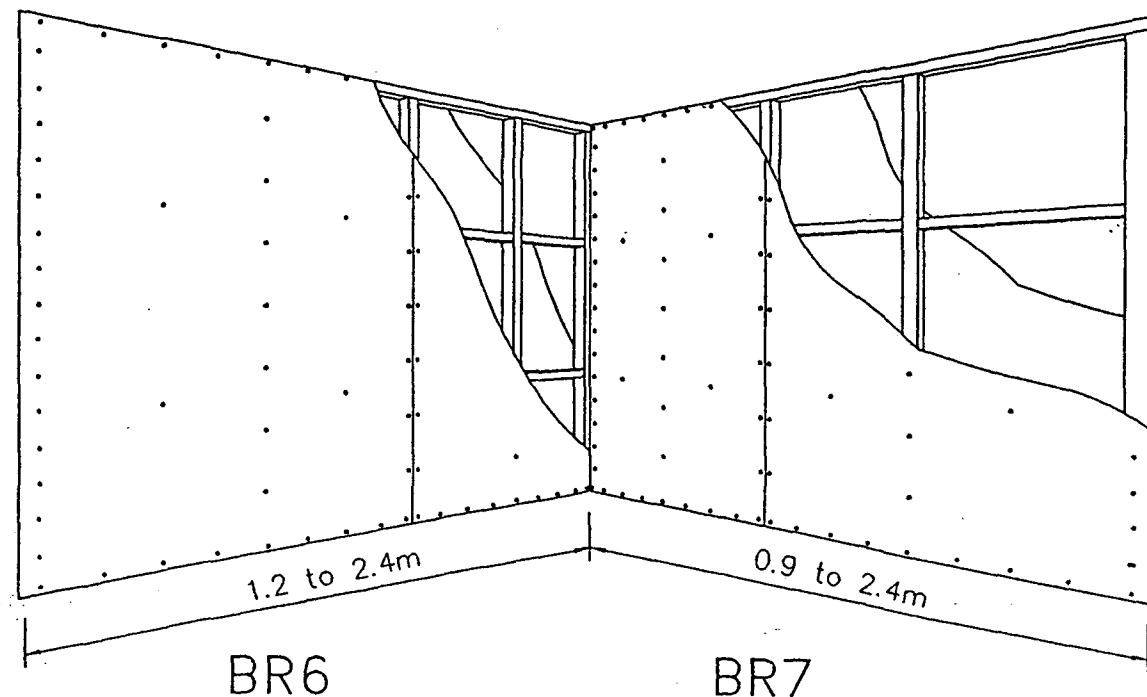
see specifications
for nailing requirements



BR3

BR4

BR5



BR6

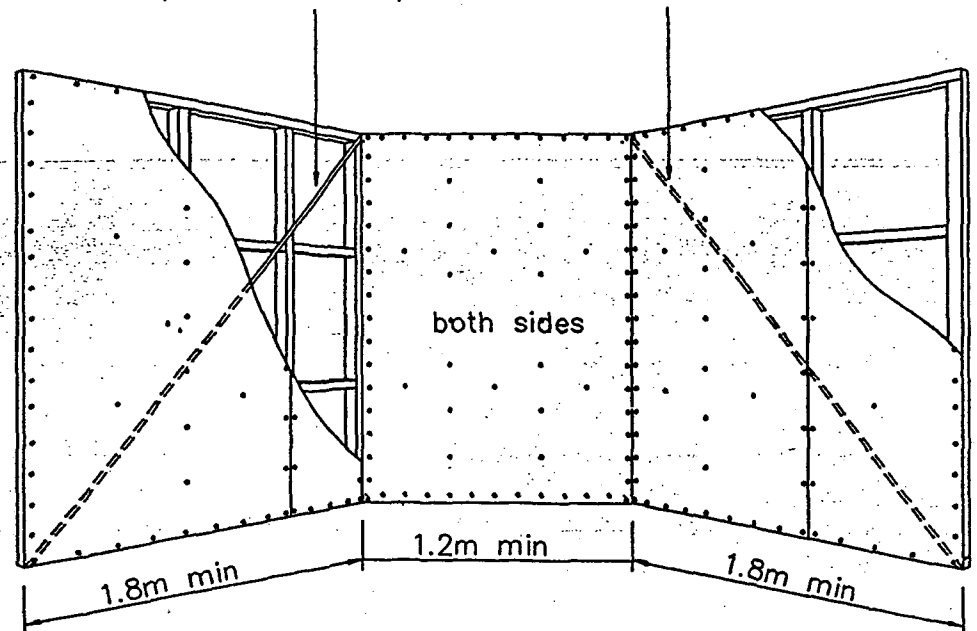
BR7

Types BR1 to BR7 may have standard
9.5mm Gibralter Board intersecting
walls with a min. length of 200mm.
Braceline nails and washers are
required around the perimeter of
the bracing element (*).
Intermediate vertical joints may
be nailed with standard Gib
clouts at 300mm crs and should
be tape reinforced and stopped

SPECIFICATIONS

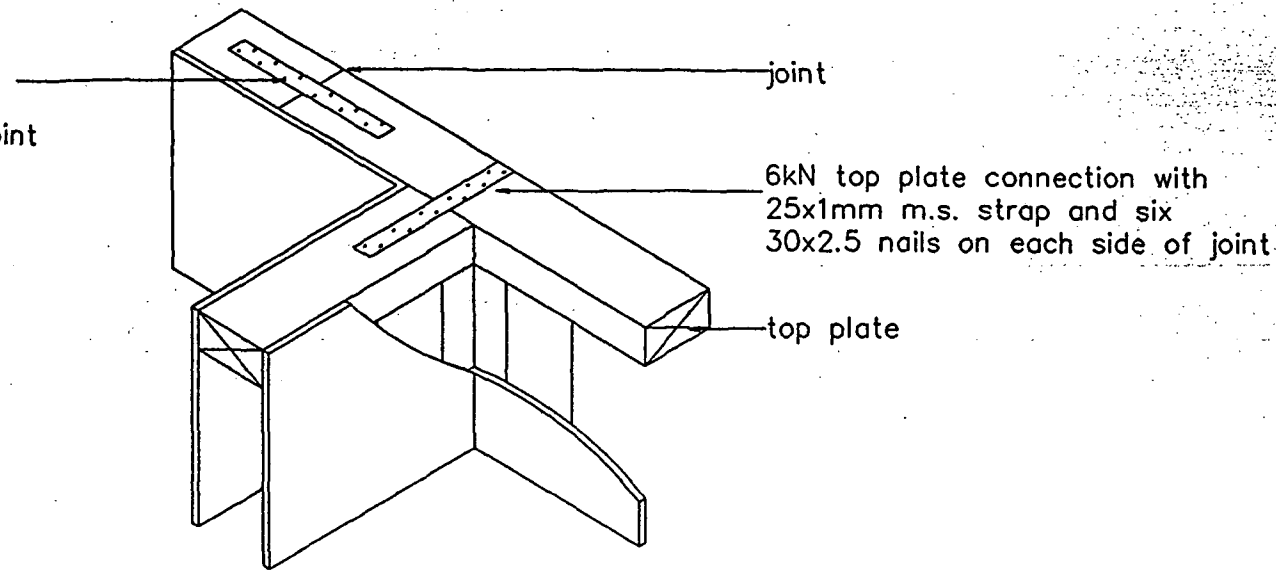
TYPE	DESCRIPTION	ADDITIONAL REQUIREMENTS	NAILING & STOPPING
GIB 1	9.5mm GIBRALTER BOARD on one face min. length 1.8m	diagonal brace	GIB 1,2 & 3 30 x 2.5 Gib clouts @ 150mm crs around the perimeter of the bracing element and @ 300mm crs to intermediate framing. Tape and stop all joints within the bracing element
GIB 2	9.5mm GIBRALTER BOARD on both sides min. length 1.8m	diagonal brace	
GIB 3	9.5mm GIBRALTER BOARD on one face min. length 1.2m	no additional requirement	
BR1	BRACE LINE on one face min. length 1.8m	diagonal brace	BR1,2,3,4,5,6, & 7 30 x 2.5 Gib clouts fitted with BRACELINE washers @ 150mm crs around perimeter of the bracing element and @ 300mm crs to intermediate framing. Tape and stop all joints within the bracing element
BR2	BRACELINE vertical on one face min. length 1.8m	no additional requirement	
BR3	BRACELINE horizontal on one face min. length 1.8m	no additional requirement	
BR4	BRACELINE on one face length 0.9 to 1.2m	6kN end-stud fixings	
BR5	BRACELINE on one face length 1.2 to 2.4m	6kN end-stud fixings	
BR6	BRACELINE & GIBRALTER BOARD on opp. sides length 1.2 to 2.4m	12kN end-stud fixings	
BR7	BRACELINE one face 7.5mm ply on other length 0.9 to 2.4m	6kN end-stud fixings	
PLAN:			WALL BRACING
			SHEET No. 12
			JOB No. R578

galv. steel angle brace, fixed with 3/60x3.15 nails to top & bottom plates & with 2/60x3.15 nails to wall studs

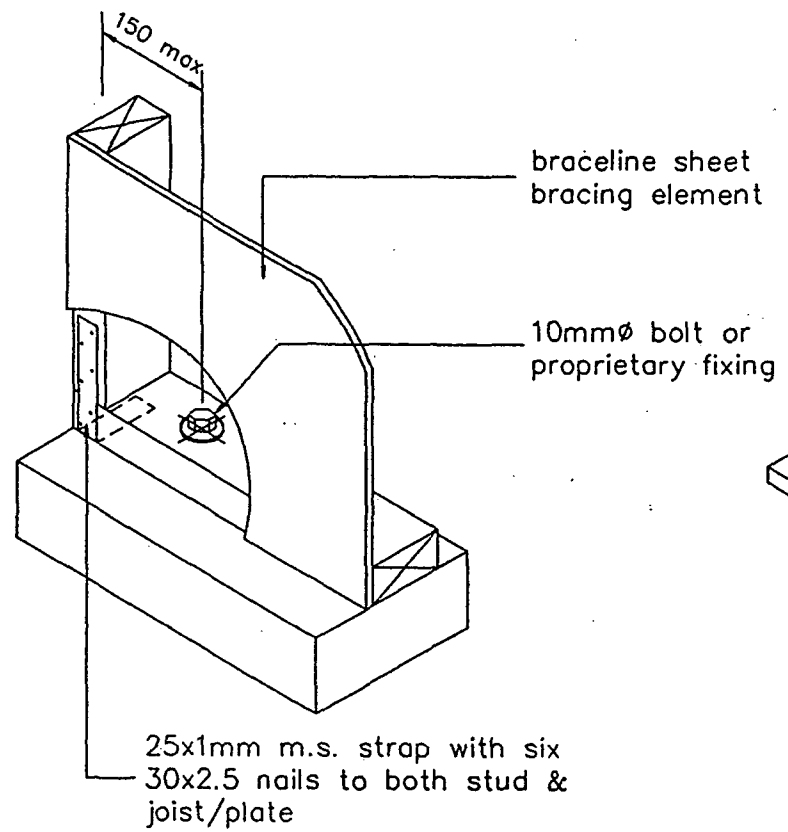


see specifications for nailing requirements

3kN top plate connection with 25x1mm m.s. strap and three 30x2.5 nails on each side on joint

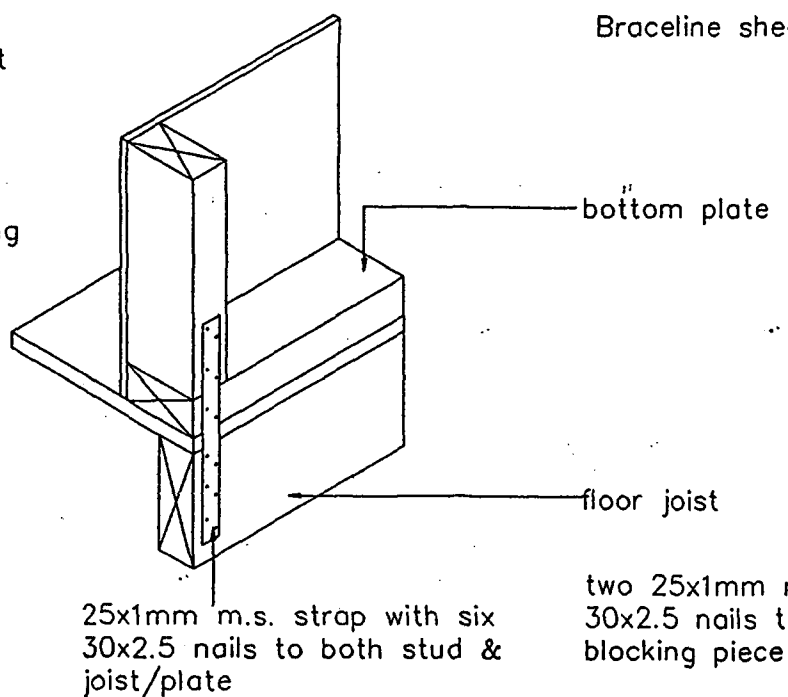


6kN top plate connection with 25x1mm m.s. strap and six 30x2.5 nails on each side of joint



25x1mm m.s. strap with six 30x2.5 nails to both stud & joist/plate

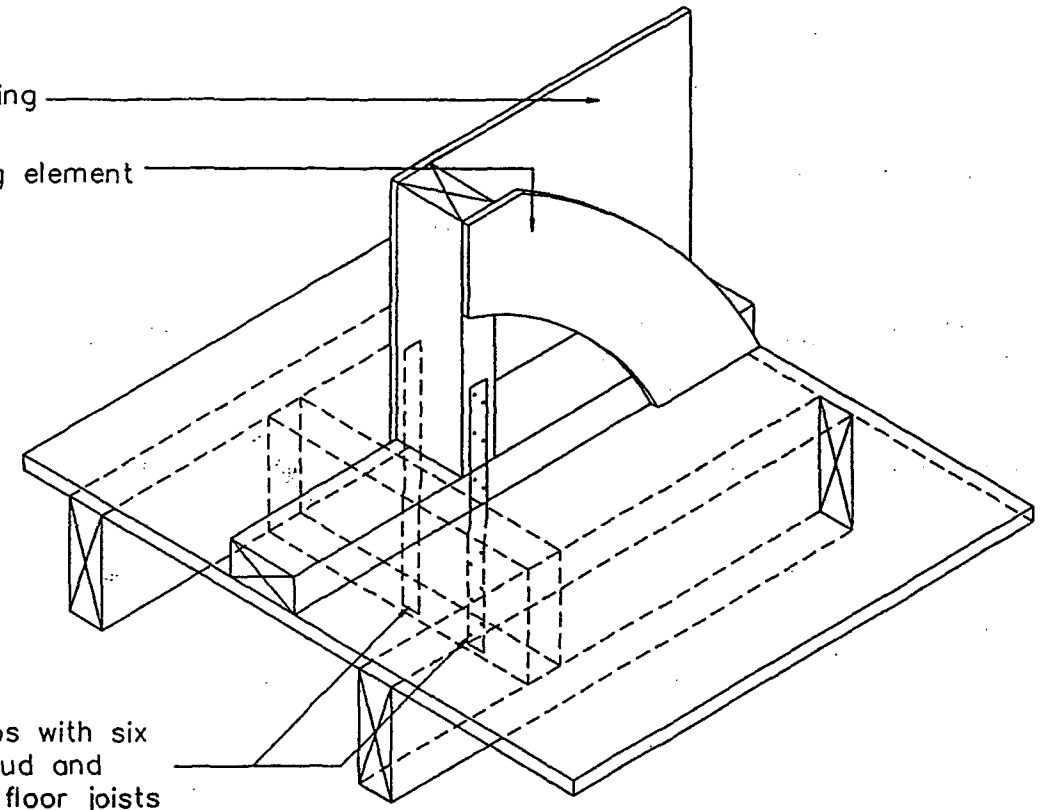
CONCRETE FLOOR
6kN connection to concrete (both sides of stud strapped for 12kN)



25x1mm m.s. strap with six 30x2.5 nails to both stud & joist/plate

TIMBER FLOOR
6kN connection to timber sub-floor (both sides of stud strapped for 12kN)

Gibraltar board wall lining
Braceline sheet bracing element



two 25x1mm m.s. straps with six 30x2.5 nails to both stud and blocking piece between floor joists

DETAIL 1

DETAIL 2

12kN connection to timber sub-floor (single strap for 6kN)

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PLAN: Wall BRACING	NOTE: ALL DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO PERMIT ISSUE.	SHEET No. 13 JOB No. R578
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