F

BUILDING PERMIT — CHRISTCHURCH CITY COUNCIL

P ap 4	Res G	7822
AREA	ZONE	CONSEC. NO.

The building for which this permit is issued to be commenced within SIX months and completed within 12 months of date of this permit.

04/0318 BU/40/1363/51

DESIGNER: Canterbury Draughting and Design Service Ltd, 105d Riccarton Rd, Christchurch
NAME ADDRESS

Date Issued 18 / 7 / 90

OWNER/PROPRIETOR

Name: Deborah Pamela Stuart,
Mailing Address: 342 Memorial Avenue,
CHRISTCHURCH

BUILDER

Name: Allan Taylor Builders,
Mailing Address: 342 Memorial Avenue,
CHRISTCHURCH

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.: 51
Street Name: Sefton Street,
Town/District: CHRISTCHURCH

LEGAL DESCRIPTION

Valuation Roll No.: 1915-582-5
Lot: 22 D.P.: 47812
Section: Block:
Survey District:

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Dwelling with Garage 5000012465680

FLOOR AREA

Whole Sq. Metres: 146

DWELLING UNITS

Number: 1

ESTIMATED VALUE $

Building	
Plumbing	
Drainage	
TOTAL	109,475

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING - exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED, - include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

Permission is hereby granted for the work described above as proposed in the application, and in accordance with the plans, particulars and other documents submitted to me, such work to be subject at anytime during progress to my inspection, and to be carried out in strict conformity with all requirements of the Christchurch City Building Bylaw and other Bylaws for the time being in force and of all other regulations respectively affecting such work.

(For City Engineer)

I solemnly declare the estimated value of the building to be under $ 109,475 and agree to comply and ensure compliance with all Bylaws and Civic Regulations, it being expressly understood that the issuing of a Permit does not dispense with any obligation to comply with all said Bylaws and Regulations though not called for in the specification or shown on the plans submitted.

Signature: X Stuart
(Owner/Proprietor or Authorised Agent)

Receipt No. 36349
Value of Work $ 109,475
Value of Fee (INCLUDING GST) $ 781
Value of Levy (INCLUDING GST) $ 123.75

I/We agree to pay the full cost of reinstatement of any damage to the roads (including carriageways, kerbs, channels, culverts and crossings, footpaths, berms, verges and services) which results from the execution of the work authorised by this permit.

Signature: X Stuart
(Owner/Proprietor or Authorised Agent)

Application and Agreement for Water Supply
In accordance with the requirements of the Christchurch City By-Law No. 107 (Water Supply and Plumbing) I hereby apply for a (metered) water supply to serve the premises the subject of the above building permit and agree to accept a supply in accordance with the requirements and provisions of the Christchurch City By-Law No. 107 (Water Supply and Plumbing).

Signature: X Stuart
(Consumer or Authorised Agent)

BC/CH/01

4

CHRISTCHURCH CITY COUNCIL

BUILDING PERMIT APPLICATION 1363/51

To: The Engineer
Christchurch City Council

I/We hereby apply for a Building Permit for the work described below and in accordance with the plans and specifications deposited herewith in duplicate.

OFFICE USE ONLY
Application No 04/318
Date Received
Zone Res G
Ward
Valuation Roll No: 1915/582/5

SITE AND LEGAL DESCRIPTION
Site Address: 51 Sefton Street Belfast
Lot No: 22 DP No: 47812
Site Area: 791 CT No: 27A/439

EMPLOYER FOR WHOM WORK IS BEING CARRIED OUT
Name: Deborah Pamela Stuart
Address: 342 Memorial Ave Burnside
Telephone No: 583-591

OWNER OF SITE
Name: Deborah Pamela Stuart
Address: 342 Memorial Avenue Burnside
Telephone No: 583-591

Estimated Value: ~~$90,000.00~~ $109,475 (Bldg fees) 755/m²

BUILDER
Name: Allan Taylor Builders
Address: 342 Memorial Avenue Burnside
Telephone No: 583-591

DESIGNER
Name: Canty Draughting + Design Serv Ltd
Address: 105d Riccarton Road Chch 1
Telephone No: 485-076

Plumber's Name: Barry Hill

Ground Flr: Existing ..... m2 Proposed 90.15 m2
Other Flrs: Existing ..... m2 Proposed 55.7 m2
Accessory Building Area: Existing ..... m2 Proposed m2
Total Area of all Buildings: (over foundations) Existing and Proposed 145.85 m2

I wish to uplift this building permit at the FENDALTON Waimari Service Centre when approved.

APPLICATION TO:

PROPOSED USE: Residence

NAME OF APPLICANT: Deborah Stuart (please print) SIGNATURE OF APPLICANT: D Stuart

OFF	PLAN ROOM	WWI	CDB	TP	TE	SW	STR	EGR	DES	HI	P&R	SUR	DBI	CBI
	10/7	$122.50		1134 28/6/90										A.B.I

WATER CHARGE $122-50 Connection
R.P 13 TO 20 mm

Health - Ventilation to Laundry, Bed 1 & 2

H/O with 27/6/90

S.P 19

CHRISTCHURCH CITY COUNCIL
DRAINAGE
BOX 13006

DISTRICT No.	BOOK No.
FF	1

050

Foul Water Drainage	6	Block Plan	118.54
Stormwater Drainage	6	J.H.S.	
Sanitary Plumbing	6	Letter Ref.	

INSPECTOR R.Shearn. DATE 18.6.90

04/0318

L. P. Stuart
51 Dexton St
Lot 22 DP 47812.

Erect Dwelling

Foulwater sewer available

All drainage and Plumbing shall comply with D.P Regs 78 and CCC By Laws.

By laws Easement / Stream.

CHRISTCHURCH CITY COUNCIL

BUILDING PERMIT APPLICATION ADDENDUM

GENERAL FEATURES SUMMARY

Predominant comment by District Building Inspector on initial site inspection:
*Where appropriate — Tick appropriate

SITE

Front	☑	Rear	☐	Corner	☐	App No	04/318
Street Number		OK	☑	Check	☐		
ROW Access		Yes	☐	No	☐	Zone	
C/T Attached			☐	Letter Sent	☐		
Pegging Certificate		Required	☐				

DISTRICT SCHEME

Topography		Sloping	☑	Flat	☐	
Site Coverage		OK	☑	Check	☐	
Crossing		Existing OK	☑	Length	3m m	
		Required	☑	Position	indicate	
Street		Poles/Manholes	☐	Position	indicate	
Sealed Areas		Existing	☐	Required	☐	
Vehicle Barriers		Existing	☐	Required	☐	
Landscaping		Existing	☐	Required	☐	
Trees	Site Street	OK	☐	Refer to TP	☐	

BYLAWS

Boundary Pegs	Yes	☐	No	☑	
Earthworks Permit	Yes	☐	No	☐	
Site Levels	OK	☐	Low	☑	
Ground Conditions	OK	☐	Suspect	☑	
Stormwater	P & D	☐	Soak Pit	☐	
Under channel ☑	To side channel	☐	Via existing (Ind)	☐	

BUILDING INSPECTORS CHECK

Fire Zone
Siting
Light & Vent
Room & Stud
Heat & Store
WC & Laundry
Insulation
Levels
Commercial
Entrance Level
Projections/St
Verandahs
Hoardings
Structural Stab
Egress

Building Control	
Town Planning	
Traffic Operations	
Plumbing and Drainage Inspectors	Please decline permit see letter G66 2509 20 June 1990 P.P. 13 TO 20mm

CHRISTCHURCH CITY COUNCIL
Christchurch
Drainage Board

233 Cambridge Terrace
Christchurch 1. New Zealand.
P.O. Box 13-006
Telephone 790-550 FAX (03) 791-802

In reply please quote
G66-2509

Enquiries to:

26 April 1990

White Fox and Jones
P O Box 1353
CHRISTCHURCH

Attention Deidre McNab

Dear Madam

51 SEFTON STREET

I acknowledge your inquiry of 20 April 1990 and advise as follows.

For flood limitation purposes and to be considered satisfactory for stormwater drainage purposes the minimum floor level for any future dwelling erected on this property is RL 21.07 m (in terms of the Council's datum).

... A dispensation will also be granted providing no part of the proposed dwelling is erected within 4 m of the low flow bank of Kaputone Creek the 7 m requirement set in Part 4 Section 2.2 of the General Ordinances of the old Waimairi District Scheme can be waived. (The existing flood plain must be retained for flood flows). This 4 m line is drawn on the attached plan.

If you have any further inquiries please contact Mr S D Bensberg of this office.

Yours faithfully

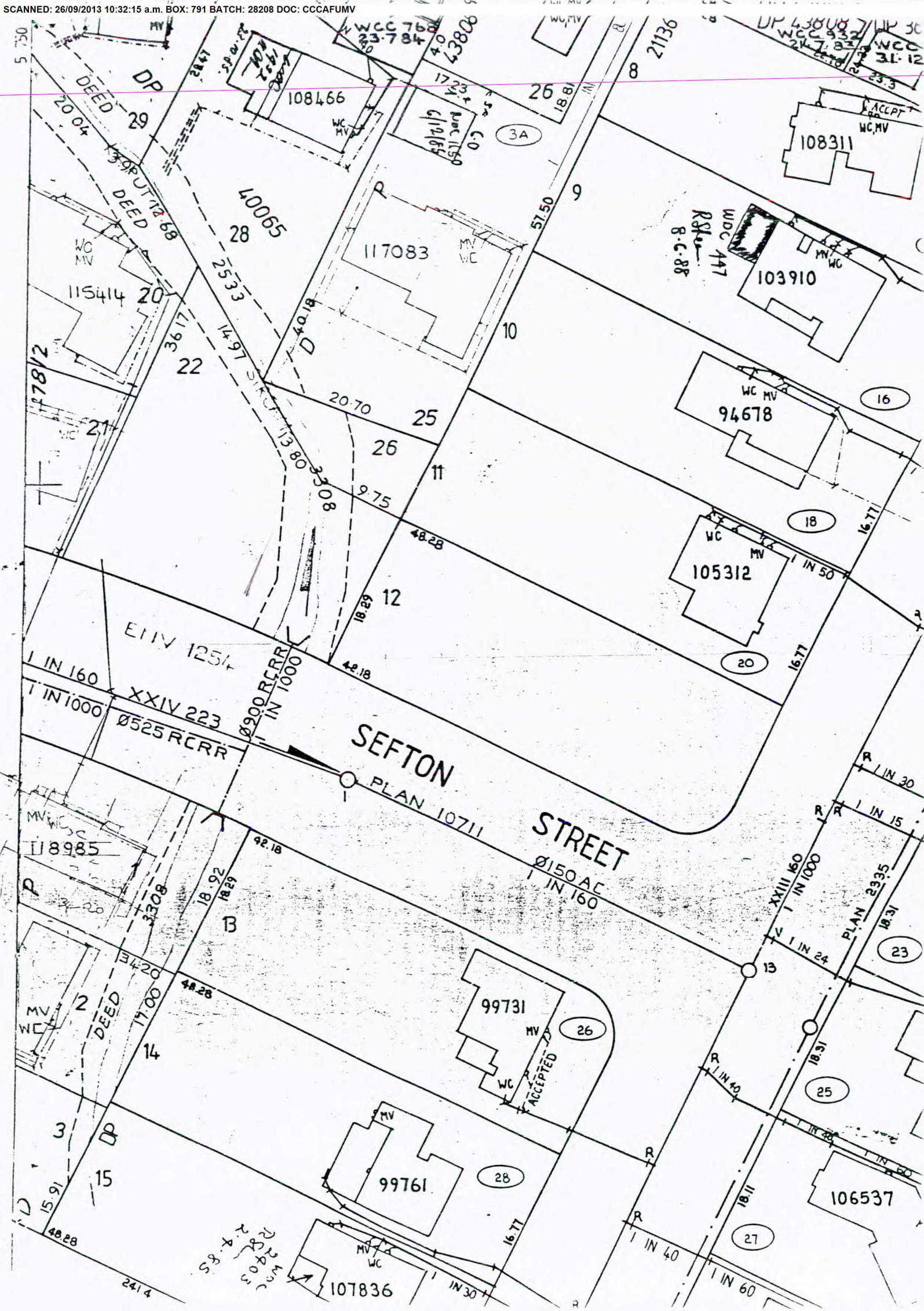
A C Watson
DRAINAGE AND WASTE MANAGER

SDBensberg

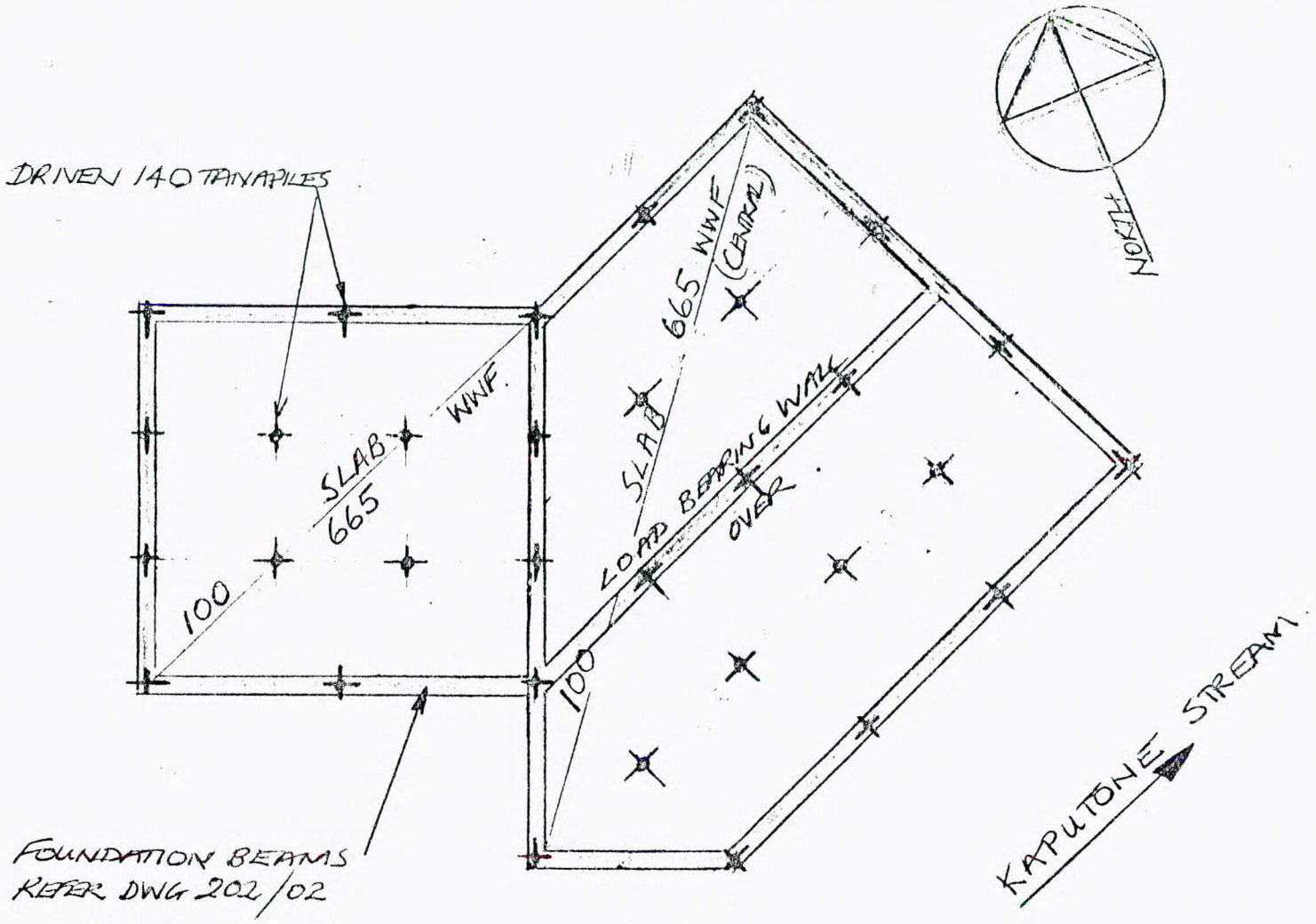
Per S D Bensberg

SDB ty

ENCL



BLS CONSULTING
Civil & Structural Engineer
Heywards Rd., Kaiapoi R.D.2. Ph. (03) 278062
P.O.Box 3268 Christchurch.



PILE LAYOUT AND FOUNDATION PLAN (1:100)

- FOR SITING ON SECTION AND DIMENSIONS REFER ARCHITECTS DWGS.
- FOR FOUNDATION DETAILS REFER DRAWING 202/02.
- 100 mm CONCRETE FLOOR SLAB TO BE REINFORCED CENTRALLY WITH 665 MESH.
- GROUND CONDITIONS CONSIST OF SILTY ORGANIC SOILS AND GRAVEL FILL (600 DEEP) OVERLYING 500 mm ORGANIC SOILS (ORIGINAL TOPSOIL). BELOW THIS DEPTH GREY SILTY SAND EXIST TO GRAVELS AT APPROX 1.5 m DEPTH (NORTH) AND 2.3 m (SOUTH).

NOTE PEAT WAS ENCOUNTERED BETWEEN 1200 – 2300 mm ADJACENT SOUTH PORCH.

NEW HOME FOR D. STUART AT 51 SEFTON STREET; BELFAST.
PILE LAYOUT PLAN

B.L.S.
MAY 1990.

202/01A

BRIAN L. SPENCE B.E. (Hons) B.Sc. M.I.P.E.N.Z.

CHRISTCHURCH CITY COUNCIL

P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

DEBORAH STUART 16-7- 1990

342 MEMORIAL AVE

CHRISTCHURCH re Building Application No. 04/318

Dear Sir/Madam, your application for permission to ERECT Dwelling and garage

AT 51 SEFTON STREET

has now been approved. Before work is commenced the undermentioned fees must be paid and a building permit uplifted from this office.

Water Connection Charge		122.50
Subdivision Fee		
Building Permit Fee		781.00
Building Research Levy		123.75
Vehicle Crossing	3m	645.00
Footpath Opening Fee		
Total GST Inclusive		1672.25

The Building Permit Application is approved subject to the following amendments to your proposal.

B.I.P. 19 TO Sign BEFORE ISSUE.
Engineer To PROVIDE Pile Driving RECORDS

If the permit is not uplifted within three months of this date the application will be cancelled and the plans disposed of.

Yours faithfully

For Engineer

F90 7822 Sh 1

P.W.A. Ltd. 39543

CHRISTCHURCH CITY COUNCIL

P.O. BOX 237, CHRISTCHURCH, NEW ZEALAND

DEBORAH STUART 16-7- 1990

312 MEMORIAL AVE

CHRISTCHURCH re Building Application No. 04/318

Dear Sir/Madam, your application for permission to ERECT Dwelling and garage

AT 51 SEFTON STREET

has now been approved. Before work is commenced the undermentioned fees must be paid and a building permit uplifted from this office.

Water Connection Charge		122.50
Subdivision Fee		
Building Permit Fee		781.00
Building Research Levy		123.75
Vehicle Crossing	3m	645.00
Footpath Opening Fee		
Total GST Inclusive		1672.25

The Building Permit Application is approved subject to the following amendments to your proposal.

S.I.P. 19 TO SIGN BEFORE ISSUE.
Engineer To Perform Pile Driving Records

FENDALTON

If the permit is not uplifted within three months of this date the application will be cancelled and the plans disposed of.

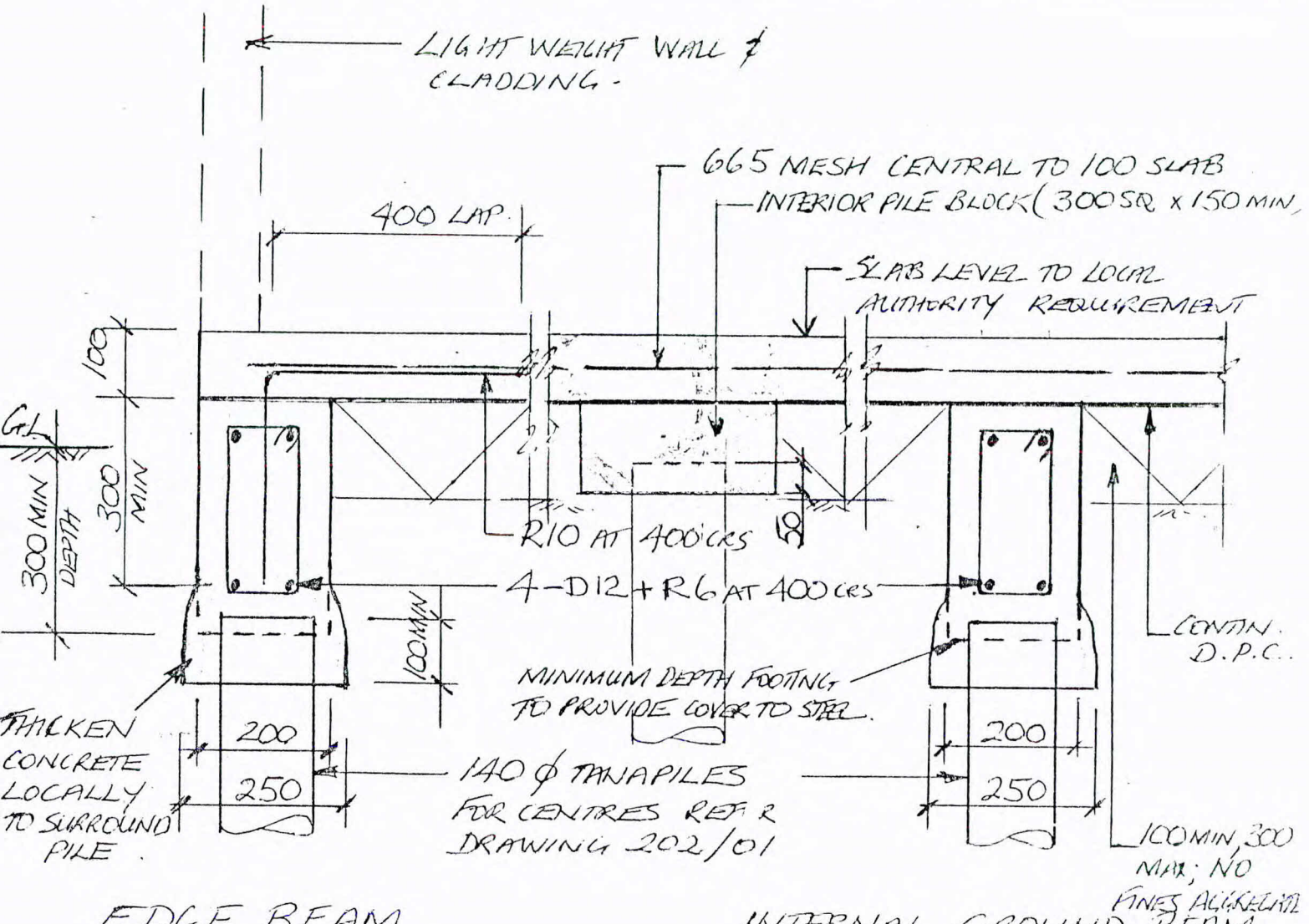
Yours faithfully

N.B. Lawrence

For Engineer

P.W.A. Ltd. 39543

BLS CONSULTING
Civil & Structural Engineer
Heywards Rd., Kaiapoi R.D.2. Ph. (03) 278062
P.O.Box 3268 Christchurch.



EDGE BEAM

INTERNAL GROUND BEAM

NOTE:

- TANAPILES SHALL BE IN ACCORDANCE WITH NZS 3605 AND DRIVEN BY SPECIALIST PILE DRIVING CONTRACTOR TO APPENDIX D; N.Z.S. 3604: 1984. PILE LENGTH SHALL BE DETERMINED BY TEST DRIVING. (ESTIMATE 1.5 M – 2.4 M LENGTH)
- PILES SHALL HAVE A SAFE (WORKING) LOAD CAPACITY OF 4 TONNES AS DETERMINED BY HILEY FORMULA.
- CONCRETE SHALL BE 17.5 MPa AND ALL OTHER DETAILS TO BE IN ACCORDANCE WITH NZS. 3604: 1984.
- NOTE PILES MAY REQUIRE TO BE PREDRILLED THROUGH UPPER GRAVELLY FILL LAYER (APPROX 600 mm DEEP)

NEW HOME FOR D. STUART AT 51 SEFTON STREET; BELFAST
PILED FOUNDATION DETAILS.

B.L.S.
MAY 1990.

202/02A

BRIAN L. SPENCE B.E. (Hons), B.Sc., M.I.P.E.N.Z.

BLS CONSULTING
Civil & Structural Engineer

Heywards Rd., Kaiapoi R.D.2. Ph. (03) 278062
P.O.Box 3268 Christchurch.

29 June 1990

The Building Inspector,
Christchurch City Council,
Fendalton Service Centre,
Cnr. Jeffreys and Clyde Roads,
FENDALTON.

DESIGN CERTIFICATE

NEW HOME FOR D. STUART AT 51 SEFTON STREET, BELFAST FOUNDATIONS AND FIRST FLOOR STEEL BEAMS

I, Brian Lloyd Spence, being a Registered Engineer and holding a current Annual Practising Certificate, hereby certify that:-

- This Consulting Practice has been engaged to execute the appropriate engineering calculations for piled concrete floor and foundations, and steel floor beams for a house to be constructed for Ms D. Stuart, at 51 Sefton Street, Belfast.

- The drawings prepared by me, numbers 202/1A & 2A illustrate the design of the piled system, and my drawing 202/3 and drawings prepared by Canterbury Draughting and Design Service Ltd, illustrate the design and location of the steel beams.

- I have checked the design of the works defined above in accordance with sound and widely accepted engineering principles to support the loads specified in NZS 4203 : 1984.

- Other aspects of the design are in accordance with the relevant requirements of the following standards:-

  NZS 3101, NZS 3404, and NZS 3603

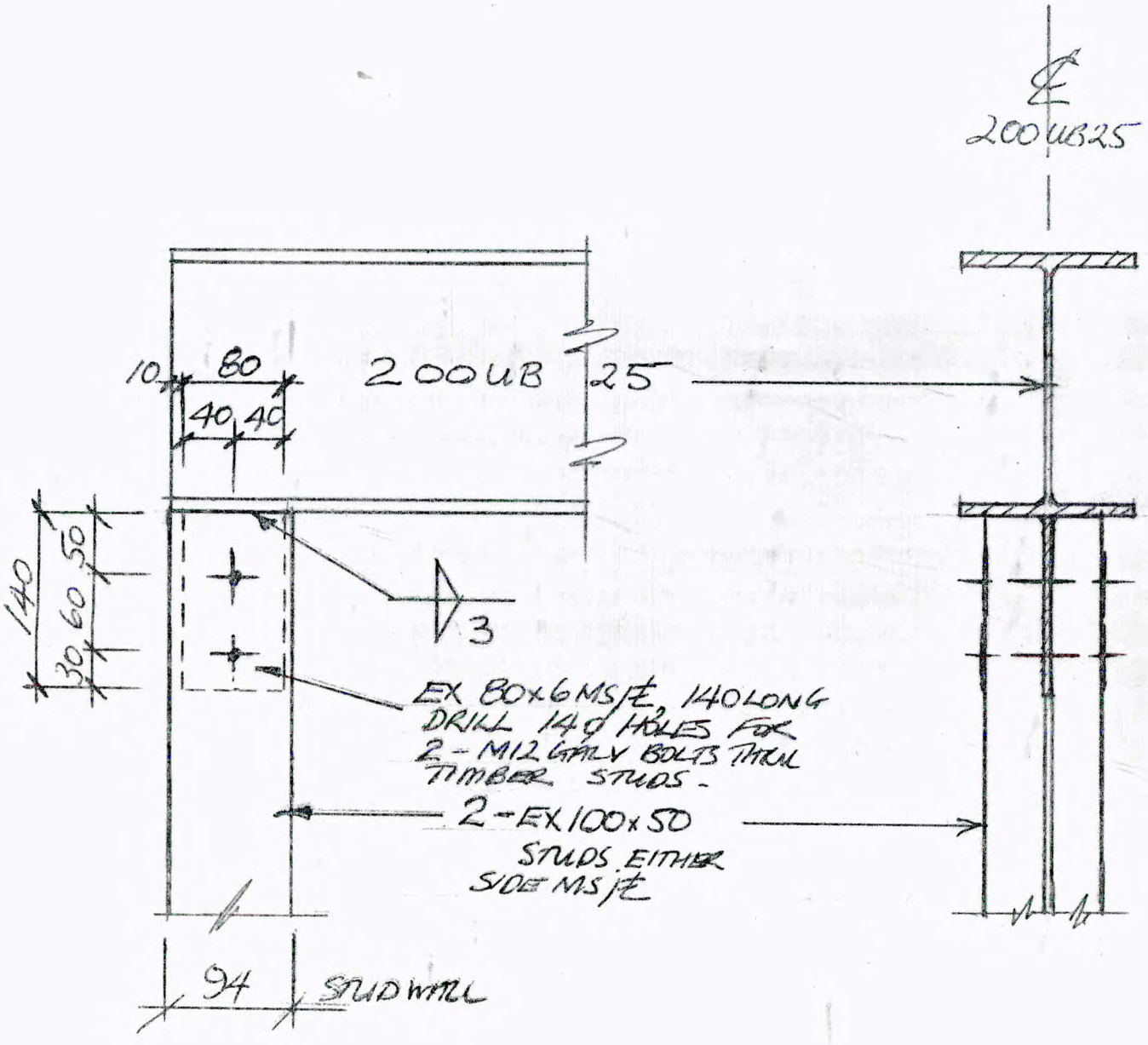
I believe the stresses in the various materials of construction under the application of the specified loads are such as to ensure the safety and stability of the works if the works are constructed in accordance with the above described documents and the construction requirements of NZS 3604 : 1984.

B. L. Spence.

B. L. SPENCE
Registration No. 8390

BLS CONSULTING
Civil & Structural
Engineer

Heywards Rd., Kaiapoi R.D.2. Ph. (03) 278062
P.O.Box 3268 Christchurch.



THIS DETAIL SHALL BE READ IN CONJUNCTION WITH ARCHITECTS DETAILS.
WELDING SHALL BE IN ACCORDANCE WITH NZS 4701.

1:5

NEW HOME FOR D. STUART AT 51 SEFTON STREET; BELFAST
STEEL BEAM FIXINGS.

B.L.S.
JUNE '90

202/03

BRIAN L. SPENCE B.E. (Hons), B.Sc., M.I. P.E.N.Z.

04/318

WAYNE SUTTON INDUSTRIES
9 Matipo Stre: t, Ch.Ch.
P.O. Box 29-:01
Ph. 480-600 Fax 483-104

insulclad

Insulating Wall Cladding System

Plaster Systems Limited

Orlando Property Development.

Architects: Malcolm Brown

Architects: Lane Priest

Description
The INSULCLAD system consists of sheets of polystyrene nailed to timber framing, timber weatherboards, or through existing cladding to the supporting timber frame. The polystyrene can also be bonded to masonry or concrete substrates.
A continuous joint free coating of specially formulated INSULCLAD plaster reinforced with an alkali-resistant fibreglass scrim is then applied over the entire surface of the polystyrene sheets and left ready to be painted with a pastel coloured paint system of your choice

Appraisals
The INSULCLAD system is the subject of a BRANZ Appraisal Certificate No.118 (1985) INSULCLAD INSULATING WALL CLADDING.

Material Specification
Polystyrene: 40mm thick "S" grade self extinguishing sheet manufactured to AS 1366, Part 3 - 1982.
INSULCLAD Plaster Mix: A specially blended Portland cement-based plaster mix packed in 20kg bags.
INSULCLAD Fibreglass reinforcment: An alkali-resistant glass-fibre woven scrim produced in rolls 970 mm wide.
Bonding Compound : TECRETE, a Portland cement-based dry plaster mix containing alkali-resistant glass fibres and bonding agent. Packed in 20kg-bags.

Design Considerations
INSULCLAD wall cladding is an on site cut and fix application and is thus not restricted to modular constraints. Any configuration or design concept can be clad with the additional benefit that architectural surface features in polystyrene can be introduced before the whole surface is coated with the INSULCLAD plaster system.

Foundations
INSULCLAD wall cladding is a light-weight system requiring no special foundation considerations. Conventional light timber frame foundation design without the need for continuous concrete foundations is the minimum requirement

Fixing
The polystyrene sheets are fixed to the timber frame with galvanised springhead nails around the perimeter of the sheets and to intermediate studs. Studs at 600mm maximum centres (dwangs/nogs optional). Over masonry or concrete substrates the sheets are bonded with TECRETE adhesive plaster around the perimeter and at 400mm vertical strips in the body of the sheet.

Surface Texture
A variety of conventional plaster finishes can be applied from bold stucco to subtle textures

Finishing
INSULCLAD has to be painted when the plaster system has dried with a minimum of two coats of latex acrylic house paint. Paints must be light to medium in colour. The paint system must be maintained to ensure the reinforced plaster maintains its high flexural strength and that the surface is easily cleaned by natural rainwashing.

Wind Exposure
INSULCLAD wall cladding will withstand wind forces equivalent to a cladding design wind speed of a 39.5m/sec as calculated from NZS 4203. This covers most normal design situations such as buildings designed for HIGH WIND EXPOSURE as given in NZS 3604.

Maintenance
Accidental surface damage is easily repaired with INSULCLAD plaster.
The painted surface can be cleaned by regular hosing down with clean water. The paint coating must be maintained as recommended by the paint manufacturer. Only paints compatible with Portland cement-based materials must be used.

Insulating Wall Cladding System

Plaster Systems Limited

Thermal Insulation
THe INSULCLAD system over a light timber frame wall construction internally lined with paper faced plaster board will provide a wall with a minimum thermal resistance of 1.5m_2 °C/W. When appplied over a filled concrete block wall or reinforced concrete wall 200mm thick, the wall will have a minimum thermal resistance of 1.4$_2$ °C/W. INSULCLAD wall cladding has a thermal resistance of 1.1m_2 °C/W

Density
INSULCLAD weighs approximately 6kg per sq metre.

Impact Strength
INSULCLAD over timber framing has proven it provides good resistance to impacts likely to occur in normal urban use. In areas likely to be subjected to a greater risk of impact, such as commercial walls at street level, a double layer of reinforced plaster is applied. The additional reinforcement and greater thickness of plaster, provides the extra strength required in damage prone areas of commercial buildings. Simply specify " INSULCLAD Commercial " for areas likely to be at greater risk from impact damage.

Vapour Permeability
INSULCLAD does not create a risk of moisture damage resulting from condensation because the system is permeable to moisture vapour.

Moisture Resistance
The INSULCLAD system is water resistant and does not absorb moisture.

Thermal Movement
The reinforced INSULCLAD plaster system will resist the thermal movement of the substrate. Expansion joints in the structure however must be carried through the wall cladding system. The INSULCLAD system has been used successfully to bridge across dissimilar materials (eg. timber frame and concrete block). Please contact the manufacturer for technical advice at the design stage when this option is being considered.

Bracing
INSULCLAD wall cladding is not a wall bracing material. Plywood bracing panels 10mm thick can be nailed direct to the exterior side of timber framed wall without being checked into the studs. Over these areas polystyrene sheets 10mm thinner than standard thickness are fixed to maintain the flat surface for plastering.

Fire
The INSULCLAD system is an acceptable cladding over fire rated dry wall constructions.The INSULCLAD plaster system is non-combustible and any surface spread flame, will depend upon the acrylic paint system chosen. The INSULCLAD system has been tested for its Early Fire Hazard properties with the following results:
Ignitability Index (0-20) - 0: spread of Flame Index (0-10) - 0: Heat Evolved INdex (0-10) - 0: Smoke Developed Index (0-20) - 1

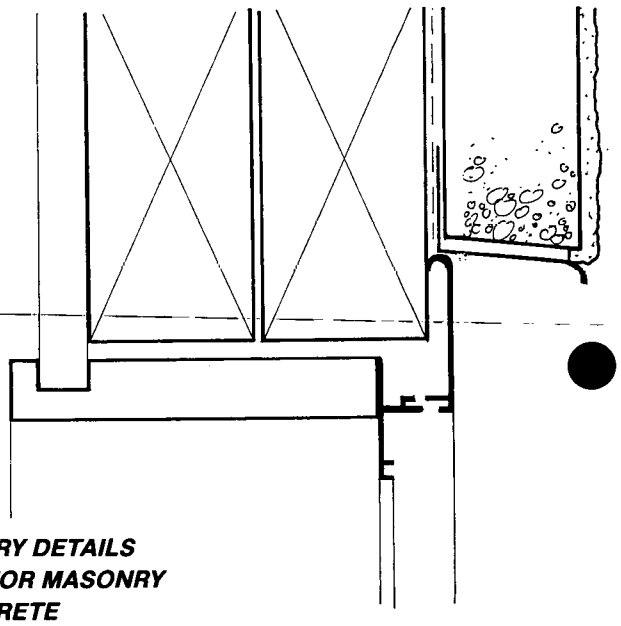
Durability
INSULCLAD wall cladding, properly maintained can be expected to have a serviceable life in excess of 30 years under normal conditions of exposure.

Installation
The supplying, fixing and finishing of the INSULCLAD system is a specialised contract application provided by approved trained operators.

Technical Advice
An advisory service is available to specifiers of INSULCLAD by contacting:
PLASTER SYSTEMS LIMITED,
P.O. BOX 40130
GLENFIELD
AUCKLAND
TELEPHONE (09) 444-6440

RECESSED ALUMINIUM JOINERY

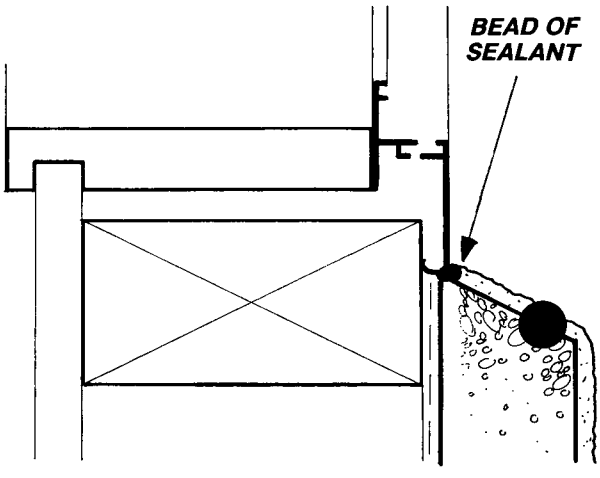
HEAD



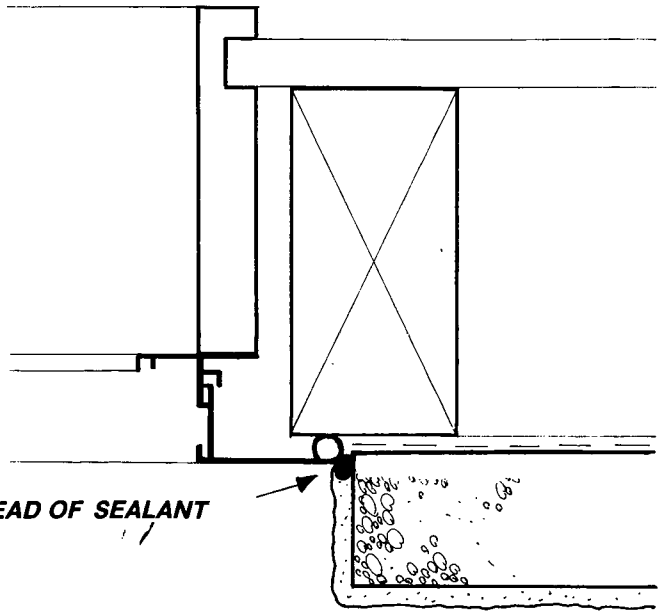
(BOUNDARY DETAILS SIMILAR FOR MASONRY OR CONCRETE SUBSTRATES)

BEAD OF SEALANT

SILL



JAMB



BEAD OF SEALANT

original 1

branz 04/318 STUART

SHEET A

(CIRCLE whichever is applicable)

NAME: RESIDENCE GROUND FLOOR

ADDRESS: SEFTON ST

STOREY: Single or Uppermost / Lower of two or middle of three / ~~Lower of three~~

ROOF TYPE: (Light) / Heavy

ROOF PITCH: (0° – 25°) / 26° – 45°

WIND AREA: High / (Medium) / Low — W = 35 B.U.'s/m

EARTHQUAKE ZONE: A / (B) / C — E = 4 B.U.'s/m²

ROOF OR BUILDING LENGTH — BL = 10·4 m

ROOF OR BUILDING WIDTH — BW = 7·0 m

GROSS ROOF OR BUILDING PLAN AREA — GPA = 56·2 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS — E x GPA = 4 x 56·2 = 224·8 B.U.'s

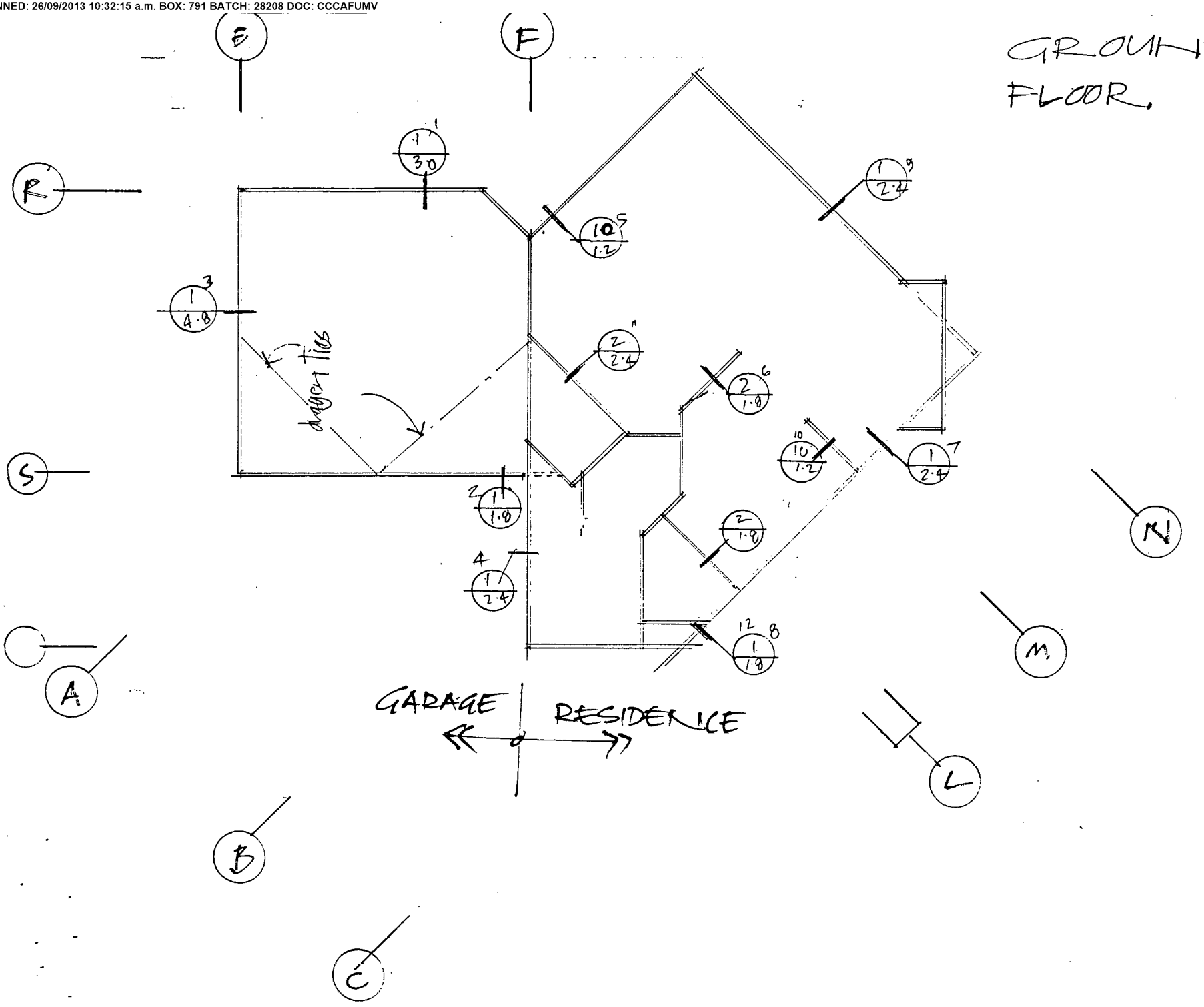
WIND: B.U.'s ALONG — W x BW = 35 x 10·4 = 364 B.U.'s

WIND: B.U.'s ACROSS — W x BL = 35 x 7·0 = 276 B.U.'s

SKETCH PLAN (external and internal walls) :

Rec 6.a

GROUND FLOOR. 'STUART'



3

SHEET B

1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
ALONG ~~ACROSS~~	R	10 x 9	1	1	50	3.0	150
GROUND FL GARAGE		90				Sub-total	
	S	5.5 x 10	2	1	25	2.0	50
		55	+ dragon		+ braces		
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
		TOTAL				TOTAL	200

F90 7622

4

SHEET B

1	2	3	4	5	6	7	8
Total B.U.'s Required	Wall Line		Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
~~ALONG~~ ACROSS GROUND FL GARAGE	E	5·7×10	3	1	50	4·8	240
		57	Sub-total				
	F	(70+) 7·4×10	4	1	50	2·4	120
		105	Sub-total				
			Sub-total				
			Sub-total				
			Sub-total				
			Sub-total				
			Sub-total				
			Sub-total				
			Sub-total				
	TOTAL		TOTAL				360

L sh(2)

original 5

branz 'STUART'

SHEET A

(CIRCLE whichever is applicable)

NAME: GROUND FLOOR GARAGE **ADDRESS:** SEFTON ST

STOREY: ~~Single or Uppermost~~ / Lower of two or middle of three / Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° – 25° / 26° – 45°

WIND AREA: High / Medium / Low

W = 35 B.U.'s/m

EARTHQUAKE ZONE: A / B / C

E = 4 B.U.'s/m²

ROOF OR BUILDING LENGTH BL = 5.6 m

ROOF OR BUILDING WIDTH BW = 5.7 m

GROSS ROOF OR BUILDING PLAN AREA GPA = 32 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS E x GPA = 4 X 32 = 108 B.U.'s

WIND: B.U.'s ALONG W x BW = 35 × 5.7 = 200 B.U.'s

WIND: B.U.'s ACROSS W x BL = 35 × 5.6 = 196 B.U.'s

SKETCH PLAN (external and internal walls) :

CHRISTCHURCH CITY COUNCIL
FENDALTON SERVICE CENTRE
PHONE: 3.517-109

Application No. 04/0318

BUILDING PERMIT APPLICATION TO ERECT Dwelling AT 51 Jo Fraser St.

Preliminary application detail check

	Received	Required
1. Building permit application form fully completed	✓	
2. Duplicate: Plans, elevns., cross sct, specis.	✓	
3. Duplicate: Fully detailed site plan	✓	
4. Foundation design and report on ground	✓	
5. Duplicate: Roof truss details and layout	—	
6. Duplicate: Bracing schedule and description		✓
7. Design dets. other than founds. calcs. design cert	—	
8. Water application form fully completed	✓	
9. Duplicate: Plumbing and Drainage details (non-sewered areas - Health Insp. Dept)		
10. Dev. Levy.		
11. Parking provisions (refer Traffic Eng.)		
12. Landscape Treatment		
13. Swimming pool - appln. to discharge water, - Back flow prevention (P.D.I.)		
14. Notified Appln/Dispen. (refer Town Planning)		
15. Dangerous Goods/signs (Gen. By-Laws Insp.)		
16. Vehicle entrance - Marked -		

RECEIVING OFFICER [signature] DATE 1-6-90

SHEET B GROUND RES 6

1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
ALONG ~~ACROSS~~ GROUND FL RES	A	4.5×10	5	10	83	1.2	99.6
		45			Sub-total		
	B		6	1	50	1.8	90
		70			Sub-total		
	C	8×10	7	1	50	2.4	120
			8	1	50	1.8	90
		80			Sub-total		
					Sub-total		
					Sub-total		
					Sub-total		
					Sub-total		
					Sub-total		
					Sub-total		
					Sub-total		
		TOTAL			TOTAL		399.6

SHEET B

1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
~~ALONG~~ ACROSS GROUND FL. RES	H	78	9	1	50	2.4	120
						Sub-total	
	M	70	10	10	83	1.2	99.6
						Sub-total	
	L	70	~~11~~	2	74	2.8	117.6
			~~12~~	2	74	1.8	133.2
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
						Sub-total	
	TOTAL				TOTAL		470.42

original 8

branz

'STUART'

SHEET A

(CIRCLE whichever is applicable)

NAME: FIRST FLOOR **ADDRESS:** SEFTON ST

STOREY: (Single) or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: (Light) / Heavy

ROOF PITCH: (0° – 25°) / 26° – 45°

WIND AREA: High / (Medium) / Low

W = 12+0 B.U.'s/m

EARTHQUAKE ZONE: A (B) C

E = 2 B.U.'s/m²

ROOF OR BUILDING LENGTH BL = 14·4 m

ROOF OR BUILDING WIDTH BW = 10·1 m

GROSS ROOF OR BUILDING PLAN AREA GPA = 54·2 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS E x GPA = 2 × 54·2 = 108·4 B.U.'s

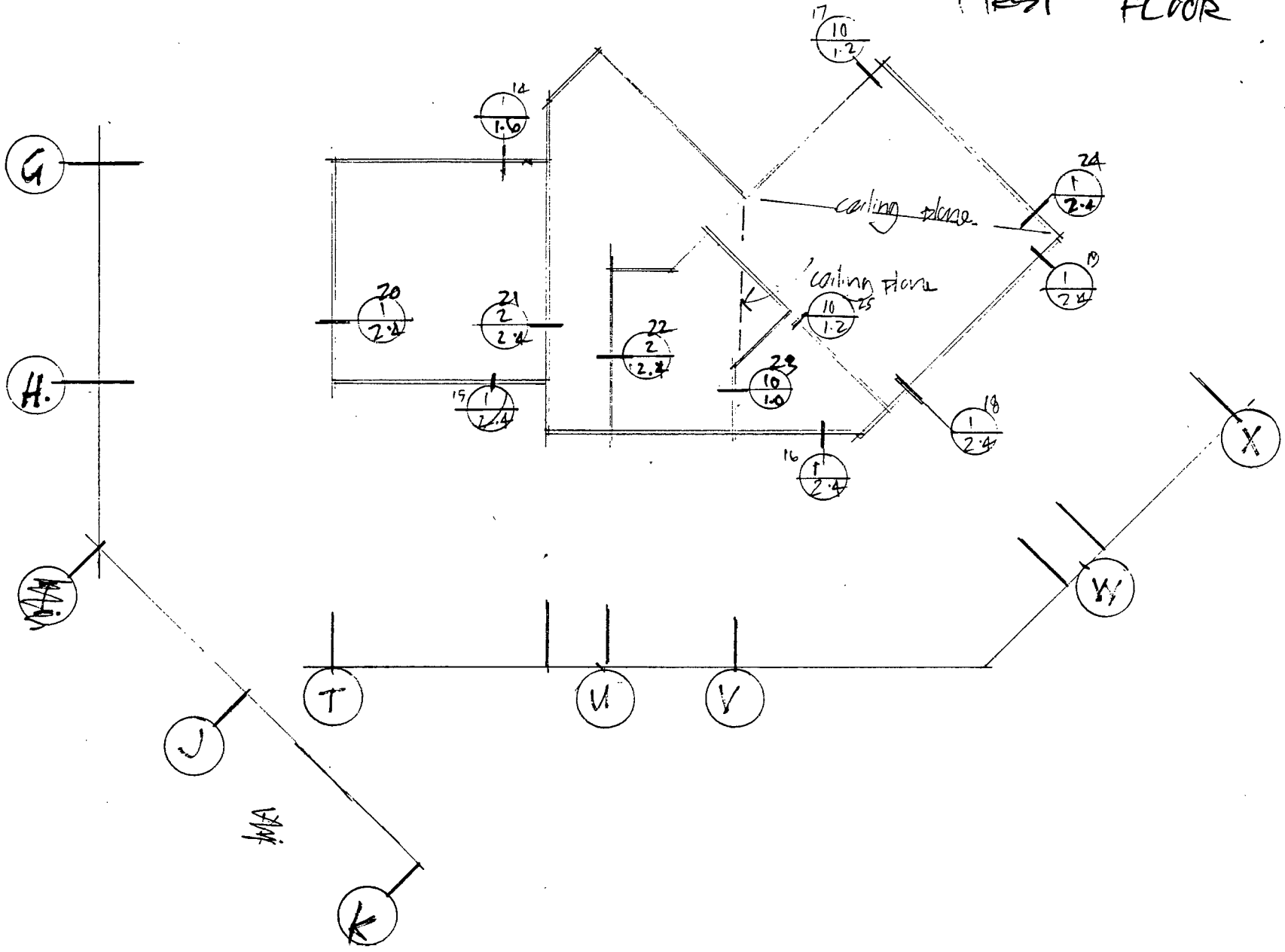
WIND: B.U.'s ALONG W x BW = 12 × 10·1 = 121·2 B.U.'s

WIND: B.U.'s ACROSS W x BL = 12 × 14·4 = 172·80 B.U.'s

SKETCH PLAN (external and internal walls) :

'STUART'

FIRST FLOOR



SHEET B

1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
~~ALONG~~ ACROSS	G	(50 min) 3.8 × 10	14	1	42	1.6	67
FIRST FLOOR		50	Sub-total				
	H	"	15	1	42	2.4	100
			16	1	42	2.4	100
		50	Sub-total				
	~~H~~						
		—	Sub-total				
	J	5×10	17	10	83	1.2	100
		50	Sub-total				
	K	5×10	18	1	42	2.2	100
			19	1	42	2.4	100
		50	Sub-total				
	L						
			Sub-total				
			Sub-total				
			Sub-total				
			Sub-total				
	TOTAL		TOTAL				567

SHEET B

1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
~~ALONG~~ ACROSS	T	4×10=40 min 50	20	1	42	2·4	100
		50			Sub-total		
FIRST FLOOR	U		21	2	62	2·4	149
			22	2	62	2·4	149
		70			Sub-total		
	Y		23	10	83	1·0	83
		70			Sub-total		
	W	3.6×10 = 40	25	10	83	1.2	100
		106			Sub-total		
	X	4·3×10	24	1	42	2·4	100
		43			Sub-total		
					Sub-total		
					Sub-total		
					Sub-total		
					Sub-total		
	TOTAL				TOTAL		581

CHRISTCHURCH CITY COUNCIL

FENDALTON SERVICE CENTRE

PRIVATE BAG, FENDALTON

IN REPLY PLEASE QUOTE:

B.P. 19

IF CALLING PLEASE ASK FOR:

CONDITION OF APPROVAL OF BUILDING PERMIT
APPLICATION PERMIT NO. 90/318 FOR ~~Dwelling~~ + garage
AT 51 SEFTON ST

All the work covered by this permit shall comply with the Waimairi District Building Bylaws (N.Z.S. 1900) in accordance with the approved plan and specifications and subject to the following additional conditions:-

Professional Engineer must be engaged to inspect foundations prior to pouring of any concrete.

Work is not to proceed on the foundation stage until the Engineering Consultant has supplied to the Council, a certification in writing to the satisfaction of the District Engineer, that the foundation "as built" accords with the intent of the design.

Engineer To Provide P/L Driving Records.

I acknowledge the conditions set out above and undertake to ensure compliance.

Date 18.7.90

Signed D Stuart
(Owner/Builder)

(Delete that which does not apply)

F90 782 SP

3

SERVICE CENTRE OFFICE, CNR CLYDE & JEFFREYS ROADS, FENDALTON.
TELEPHONE (03) 517-109 FAX (03) 517-109

CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

DRAINAGE AND WASTE MANAGEMENT UNIT

IN REPLY PLEASE QUOTE G66-2509
IF CALLING PLEASE ASK FOR Mr G Stuart
EXTENSION NO. 790-550 (865)
Fax No. 791-802

5 July 1990

The Community Manager
Fendalton Service Centre
Private Bag
CHRISTCHURCH

Attention Area Plumbing and Drainage Inspector

Dear Sir

BUILDING PERMIT APPLICATION NO. 04/318
STUART - 51 ~~MEMORIAL AVENUE~~ Sefton St.

I am in receipt of drawings, together with the above permit application and advise as follows.

For flood limitation purposes and to be considered satisfactory for drainage purposes the following levels shall be adopted as a minimum requirement above the top of the kerb at the street frontage,

Dwelling Floor Level	325 mm
Garage Floor Level	200 mm

or minimum RL 21.07 m for dwelling floor level and RL 20.87 m for garage. The higher level to govern.

Yours faithfully

A C Watson
DRAINAGE AND WASTE MANAGER

Per G W Stuart

Christchurch Drainage By-laws and Services Division

GWS ty

CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

DRAINAGE AND WASTE MANAGEMENT UNIT

IN REPLY PLEASE QUOTE G66-2509
IF CALLING PLEASE ASK FOR Mr G Stuart
EXTENSION NO. 790-550 (865)
Fax No. 791-802

COPY

20 June 1990

The Community Manager
Fendalton Service Centre
Private Bag
CHRISTCHURCH

Attention Area Plumbing and Drainage Inspector

Dear Sir

BUILDING PERMIT APPLICATION NO. 04/0318
STUART - 51 SEFTON STREET

I am in receipt of drawings, together with the above permit application and advise that the permit does not meet the requirements set out in the granting of the dispensation, therefore I have to decline this application to build.

For your clarification "proposed dwelling" includes soffits, steps, services pipes or cables.

Yours faithfully

A C Watson
DRAINAGE AND WASTE MANAGER

Per G W Stuart

GWS ty

Plans resubmitted. See new site plan.

36.17 3d4 293° 31'

8.0m

24 HOURS NOTICE MUST BE GIVEN
Prior to pouring ANY concrete
Prior to laying ANY Floor
Prior to fixing ANY wall or ceiling lining
On completion of the Building
provision must be made to allow
the building Inspector access.

NORTH

4m flood plain line
easement line
17.84 57° 03'
14.77 bdy 60° 00'

100 ϕ stormwater
100 ϕ sewer
100 ϕ stormwater
100 ϕ sewer

fall
1.5 dirty buttyrol
fall
1.0 buttyrol
fall
brown built 400
buttyrol gutter
fall
brown built 400
fall
1.0 mm buttyrol
bath
wic
d-p
d-p
vapour roof
4.23 66°05'
easement line
1330 bdy 59° 20'

AVC 15.90 (total 31.80)
AVC 6.50
4m flood plain line
13.00 92° 44'
6.21
line 25'
4m bdy

Engineered fascia to comply

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By Laws
16 JUL 1990
For Engineer

KAPUTONE STREAM

rangi-lider

2.00 UB 25
100 x 40 plates bolted to bott flanges
Tit Joists To plates
12 mm gib lining

DETAIL AT BALCONY

ALLAN TAYLOR
BUILDERS
P.O. Box 21352
Christchurch.
Phone 358-3591
Car Ph. 025-326146
A T BUILDERS
SPECIALISTS IN ALL ASPECTS OF
RESIDENTIAL HOUSING

Specifications;

Specification of work to be done and materials to be supplied in the erection and completion of; Residence
as per per accompanying drawings.

For Mrs O P Stuart
At 51 Sefton Street, Belfast

General;

Floor	Concrete
Outside walls	Insclad
Roof	Butynol, Brownbuilt 400
Foundations	Concrete
Other	

P.C. Sums;

Electric Range	
Wall Paper	
Hardware	
Heating	
Vanity	
Other	

Special Notes;

F90 7822
Sh 1

PRELIMINARIES.

01. DRAWINGS AND SPECIFICATIONS.

The work shall be carried out to the true intent and meaning of the drawings, whether specified or not, for the complete carrying out of the works. The drawings and this specification shall be accepted and considered as sufficent for the description general of the works and the contractor shall not depart therefrom without the written consent of the employer.

02. DIMENSIONS:

The contractor shall verify all diamensions shown or figured on the drawings. Figured dimensions are to be taken in preference to scaled dimensions and any discrepancies between the drawings and specifications must be referred to the Employer whose ruling shall be final. ALL dimensions figured on the drawings are to rough faces.

03. SITE:

Visit the site so as to be fully acquainted with the facilities or difficulties or access thereto and the nature and the extent of the proposed work.

04. NOTICES:

The contractor shall give all requiste notices, pay all fees and charges of every kind, obtain all licenses and permission for the proper execution of the work and carry out the work in conformity with any act of Parliment and local BY LAWS and Regulations applicable thereto.

05. MATERIALS:

All materials herein specified and all workmanship shall be the best of their respective kinds, no inferior workmanship of materials will be allowed and the whole of the works shall be completed to the satisfaction of the Employer.

06. PROTECTION OF WORKS AND MATERIALS:

During construction the contractor shall cover and protect the works during inclement and frosty weather, and he shall be solely responsible for any injury that may happen during the progress or in consequence of these works.

07. ATTENDANCE:

The contractor shall attend upon, cut away and make good after all trades mentioned in this specification.

08. INSURANCE:

The contractor shall insure the works in an approved Fire Office and such insurance shall cover the full value of the premises when completed. The contractor shall be held responsible for any damage or loss by fire to the works and such things as are covered by the "Policy" until the completion of the contract.

09. SCAFFOLDING AND PLANT:

Erect scaffolding in conformity with all Council by-laws and all Acts of Parliment appertaining thereto. Provide the necessary plant tackles, temporary water, cartage and labour necessary for the prompt and efficient of the works. Erect temporary conveniencies and clear away at completion.

0-10. MAINTAINENCE:

The contractor shall make good all defects shrinkage or other faults what-ever which may arise or appear within a period of thirty days after the certified completion of the works.

P.T.O.

0-11. WORKERS COMPENSATION:

All workers of all trades shall be covered by insurance required under the various workers Compensation Acts, amendments and any other acts of Parliment appertaining thereto.

0-12. FORMWORK:

Provide all formwork and boxing necessary for the execution of the works shown on the drawings. Brace, support and fix in such a manner to prevent warp, twist, deformation or leakage of grout during the pouring and curing.

0-13.0 AT COMPLETION:

The contractor shall satisfactorily remove all refuse and debris from and around the building and off the site.

EXCAVATOR:

1-1. CLEAR SITE:

On that portion of the site to be built on, clear vegetation tress, stumps, rocks, etc.

1-2. GENERAL EXCAVATION:

Excavate as required for all site levelling, foundations, block walls, water pipes etc., to the various depths, levels and grades as required for the erection of the buildings and appurtenances all subsoil from the foundations and other excavations is to be deposited on the site where directed.

-13.1 FILLING IN:

Fill in and thoroughly consilidate around all pipes, footing and foundations walls immediatley after stripping the boxing.

1-4. HARD CORE FILLS:

Hard core fillings shall be composed of bricks , old Portland cement concrete stone or other hard substance., all broken to a maximum sixe of 76mm. Before the concrete is poured , the hard core shall be thoroughly consolidated and the surface binded with shingle.

CONCRETOR:

2-1. CEMENT:

The cement shall be medium setting Portland cement of approved manufacture and shall comply with the latest N.Z.S.S. The cement shall be delivered in unbroken packages showing clearly the maker's name and shall be stored in such a manner that it will be efficeintly protected from moisture.

2-2. SAND:

All sand shall be graded , clean, free from loam and obtained from an approved source.

2-3. AGGREGATE:

For reinforced or mass concrete aggregate shall consist of crushed and / or washed gravel of a size to pass through a 19mm screen and be retained by 6mm screen.

2-4. PROPORTIONS OF CONCRETE:

One part concrete, two parts sand and four parts course aggregate, machine mixed for not more than two minutes. Remove the entire contents of each batch after each mixing.

2-5. PILES:

Space 200mm x 200mm concrete piles at not more than 1.400 crs. beneath sleeper plates. Space rows of piles for 100 x 50 joists at not more than 1.400 crs. apart. Sink all blocks to the solid. Back

P.T.O.

2-5. PILES: Con/td.

fill and ram clean spoil around all blocks. Insert two strands of No. 8. galv. iron wire looper 150mm into 230mm out of each pile.

2-6. BASE WALLS:

Construct as shown on the section with vents 750mm from corners 1.830 apart max. Insert all bolts and fixings as required by all other trades. Reinforce base walls as detailed. Allow for foundations as shown on section and elevations, any additions on heights shown to be charged as an extra.

JOINER:

3-1. TIMBER:

The timber for the joiner's work to be sound and well conditioned clean free from wanes, open shakes, large loose or dead knots and cut square and straight and all to be thoroughly seasoned.

3-2. WORKMANSHIP:

Construct all joinery in the soundest possible manner. Parts shall be grooved. Rebated, housed (to prevent opening by shrinkage) glued and fixed without visible nails where possible, Mortice and tenon joints shall be used in all joints of sashes and doors. No hammer marks or other imperfections shall show on the finished work. Prime all joints and laps during construction and all faces of faces of exterior timbers before erection.

3-3. FINISH:

All dressing grades shall be machine dressed and interior workthey shall be scraped and well glass papered to approved.

3-4. WINDOWS:

Refer to elevation and details for the types, location and window sizes.

3-5. DOORS:

(a) EXTERIOR DOOR FRAMES shall be constructed with styles and heads out of timber 50mm thick and with sills to finish not less than 57mm thick.

(b) EXTERNAL DOORS shall be of the type shown on the drawings properly framed and rebated for glazing and shall finish 45mm thick.

(c) INTERIOR DOOR FRAMES shall be solid rebated out of 38mm thick material. Similarly provide frames to cupboards.

(d) INTERIOR DOORS GENERALLY shall be D.A. Rimu of dressing grade Pinus Radiata hollow core, faced both sides with No.1. grade Rimu plywood and have a clashing strip on the lock style. Doors to W.C. and bathroom 660mm and all other interior doors shall be 2000 x 760mm unless specified otherwise.

3-6. JOINERY:

Kitchen cupboards as shown on the plan to be standard units where possible. Wardrobe and cylinder cupboard fronts as shown on the plan with cupboard over to be standard where possible. Allow for cupboard under tub.

CARPENTER:

4-1. TIMBERS:

All timber shall conform to grades defined by N.Z.S.S. No. 1900 1964 and amendments, and which shall form part of this specification. All timbers shall be well seasoned before being brought to the site.

P.T.O.

4-1. TIMBERS cont/d

Unless otherwise shown on the drawings all external timber shall be D.A.H. Rimu. All framing up to the floor level and bottom plates to external walls shall be B.A.H. Rimu of Matai. All other framing shall be B.A. Rimu. Timbers shall be to sizes on the drawings as specified.

4-2. SEASONING OF ALL TIMBERS:

Before being machined all joinery and dressing timbers shall be thoroughly air seasoned or kiln dried, and before being built in, all framing timbers are to be reasonably well seasoned. All joinery kiln dried, dressed and finished timbers, all pre-built components shall be stacked under cover from the weather at all times prior to erection on site.

4-3. PRIMING:

All external timbers to be primed before fixing.

4-4. TRIMMER AND BEAM SCHEDULE:

100 x 100 up to 1.200 span
125 x 100 up to 1.500 span
150 x 100 up to 2.200 span
200 x 100 up to 2.800 span
250 x 100 up to 3.400 span
300 x 100 up to 4.000 span
350 x 100 up to 4.600 span

Check all beams 13mm into studs and support beams exceeding 2.600 with a full length 100 stud under each end of the beam spiked to the studs of the general framing.

4-5. FRAMING WALLS:

Brace walls with 75 x 50 cut in bracing. Provide 100 x 75 opening studs to all openings 1.070 and over. To all walls fix 3 rows of nogging 75 x 50 external walls and 100 x 50 to internal walls. Check studs 6mm into plates.

4-6. EAVES:

Construct eaves and soffits as shown on scale detail, neatly finish with samll 'D' mould over all joints in soffits linings and with quadrant mould against both wall and fascia. Soffit lining shall be 5mm asbestoes cement.

4-7. INTERIOR LINING:

Shall be securley fixed with joints pointed flush with plaster of paris, all angles shall be square, straight and sharp and all surfaces left smooth and even for high quality decoration.

Building will be lined with:

Exterior walls - Gib Board)
Interior Walls - Gib Board) UNLESS OTHERWISE SPECIFIED.
Ceilings - Gib Board)

4-8. DAMP COURSE:

Between concrete and timber lay an approved three ply damp proof material.

4-9. FRAMING:

All framing timber in the dtawings shall be carried out in accordance with the N.Z.S.S. 1900 Chp. 6.1. 1964. Properly frame and base with the material of the dimensions shown on the drawings, Sleepers to be set on edge not more than 1.370 crs for 100 x 50 joists. Plates shall be secured to foundation blocks by wrapping tie wire tightly around the plate, and stapling. Floor joists to be quaged and trimmer joists checked 13mm.

EXTERIOR PLASTERER:

5-1. GENERAL:

P.T.O.

5-1. GENERAL:

All plastering shall be carried out by skilled and experienced tradesmen in accordance with the best trade practice for the various operations.

5-2. MATERIALS:

(a). Cement - Shall medium setting Portland cement of approved manufacture.

(b). Sand - Shall be approved pit or river sand essentially of silica, hard, shallpass through a sieve having a square mesh of 5mm in the clear for undercoats and 2mm for finishing coats.

5-3. PROTECTION:

Properly protect from droppings all floors, equipment and other works. Prepare all surfaces to be plastered to ensure a proper key.

5-4. STEPS:

All concrete steps are to be plastered finished not less than 19mm thick and finished with a steel float to a straight even surface.

5-5. EXTERIOR PLASTER:

Plaster all exposed external concrete work.

CAVITY / VENEER CONSTRUCTION.

6-1. PRELIMINARY:

The whole of the works shall be carried out by skilled and experienced tradesmen in accordance with the best trade reg.

6-2. VENEER:

All cavity/veneer shall be approved manufacture of approved standard and uniform size, hard, sound and free from cracks, flaws and other imperfections. All cavity/veneer shall conform to the N.Z.S.S. No.366.

6-3. MORTAR:

Mortar shall be composed of not less than one part cement or cement/lime mixture to three parts sand, in no case shall the cement/lime mixture contain more than one third lime. No mortar that has set or is dead shall be used.

6-4. WORKMANSHIP:

Accuratley set out work and build to respective thickness and heights shown on drawings. Rake joints for pointing and keep all perpends strictly true and square and straight, the whole properly bonded together. Secure cavity/veneer walls to the timber framing with a p p r o v e d ..... ties bent to the figure pattern. Cavity/Veneer to be carried out by skilled first class tradesman. Accurately set out all work and build to the respective dimensions thickness and heights shown on the drawings. Carry up walls in a uniform manner keeping strictly true and square, and the whole properly bonded together.

HARDWARE:

7-1. GENERAL:

The contractor shall furnish the whole of the rough hardware of whatever kind that may be necessary to execute in good and substantial manner the whole of the work specified for the carpenter and joiner.

7-2. BUTTS AND HINGES:

Hang external doors on one and a half pairs of 90mm steel butts with loose pins. Fix with 32mm No.9. guage screws. Hang internal doors on three 90mm steel butts and loose pins.

P.T.O.

7-3. LOCKS, FASTERNERS AND FURNITURE FOR DOORS AND WINDOWS.

Allow for the cost of all:

(a) Door locks, furniture, fasterners, sliding door tracks, socket bolts and cabin hooks.
(b) Sash fasterners, draw pulls, cupboard latches. All to complete the works as drawn and specified. There must be allowed for by the tenderer.

PLUMBER:

8-1. GENERAL:

Provide all materials, labour and plant necessary to complete the work in accordance with the plans and specifications, Health Department and any other local body regulations appertaining therto.

8-2. NOTICES:

Give all notices, pay all fees and arrange for the inspection of the work and materials.

8-3. MATERIALS:

All materials to be the best of their respective kinds and to approval before being used.

m8-4. SPOUTING AND DOWNPIPES:

Provide and fix spouting and downpipes in galvanished iron unless specified otherwise. Arrange spouting in even grades giving correct fall outlets and support spouting or brackets at 910mm intervals Allow for 75mm diam. downpipes.

8-5. COLD WATER SUPPLY:

Water shall be obtained from the local authority's H.P. water supply, the contractor shall allow in his tender for all work and galv. iron piping from the source of his supply to the building Within the limits of the building, all cold water shall be conveyed in 13mm diam. galv. iron. Take branches to the sink, tub, basin and bath, and to outside hose taps.

8-6. HOT WATER SUPPLY:

(a) All piping conveying hot water shall be copper pipe.
(b) Hot water cylinder - Provide and install 182 litres cased and lagged hot water cylinder constructed to comply with local authority specifications. The cylinder shall be readily removable from the closet shown in the drawings.

8-7. HOT AND COLD WATER COCKS AND CONTROL VALVES:

All cocks and control valves shall be approved manufacture and of weight and quality to suit local by-laws. All taps and stop cocks to all fittings in the kitchen, bathroom and laundry shall be streamlined chrome-plated brass. Provide 19mm diam. cocks with 75mm extension over the bath. All other cocks shall be 13mm diam.

8-8. DRAINAGE:

Obtain from the Health Officer attached to the local drainage Authority all instructions and directive necessary to prepare a drainage scheme for the removal of all sanitary wastes from all fittings and fix fixtures shown on the drawings and as specified and for the removal and disposal of all storm waters.

8-9. **FLASHINGS:**

Generally provide all flashings required by all other trades to make the building weathertight. Flash and counterflash all pipes, vents and exhausts with lead.

ELECTRICIAN:

9-1. SUPPLY:

Make arrangments with the local electric power authority to a single phase connection to the 230 volt alternating current 3 phase public supply system.

9-2. WORKMANSHIP:

The whole of the workmanship shall be carried out by a registered wiring contractor by wiring system approved and recognised by the relevant ACTS OF PARLIMENT and Amendments applicable thereon and the various by-laws and regulations of the local supply authority.

9-3. SWITCHBOARD:

Switchboard shall be flush type, adequatley hinged wood frame and recessed into thickness of the wall in the location direction.

9-4. SWITCHES:

Switches controlling light points shall be flush type. Fix 1.370 above floor level. Allow for light points including water-proof fittings, as shown on the drawings.

9-5. PLUG SOCKETS AND SWITCHES:

Plug sockets shall comply with N.Z.S.S. 198 and shall be of the flush type with thermo setting plastic body. They shall be fitted 300mm above floor level.

9-6. WATER HEATING:

Provide the plumber with approved elements and thermostats for fitting into hot water cylinders.

9-7. METER BOX:

Meter boxes will be placed by the carpenter on external walls where directed.

PAINTER AND PAPER-HANGER.

10-1. MATERIALS:

All materials shall be approved brand, delivered in unbroken packages bearing the makers name complete. Materials shall be applied strictly in accordance with the manufacturers instructions.

10-2. WORKMANSHIP:

All work shall be of the highest standard performed by skilled tradesman and finished to satisfaction. No paint containing oil shall be applied to damp surfaces and no external painting to be done during frosty or unsuitable weather. Paint shall impinge on the glass for weather protection. The contractor shall be supplied with a colour scheme by the owner, and such colour scheme to be strictly adhered to.

10-3. EXTERNAL WORK:

The whole of the external woodwork is to be primed, undercoated and final coated.

10-4. INTERNAL WORK:

Glossy enamel finish Prime and stop all woodwork with the best linseed oil putty. Under coat and finish with enamel, all materials to be used in accordance with the manufactures directions as applying to the surfaces being treated.

Varnish apply a coat of sanding sealer, rub down lightly and apply two coats of clear varnish. Varnish all doors, skirtings, architraves etc,. through out the building not specified to be finished in enamel.

Papaerhanger hang selected colour matched wallpapers. Allow the p.c. sum per standard roll for the purchase only of wall papers. Papers to be trimmed cut straight, and true, but jointed and hung true and plumb. Patterns to match.

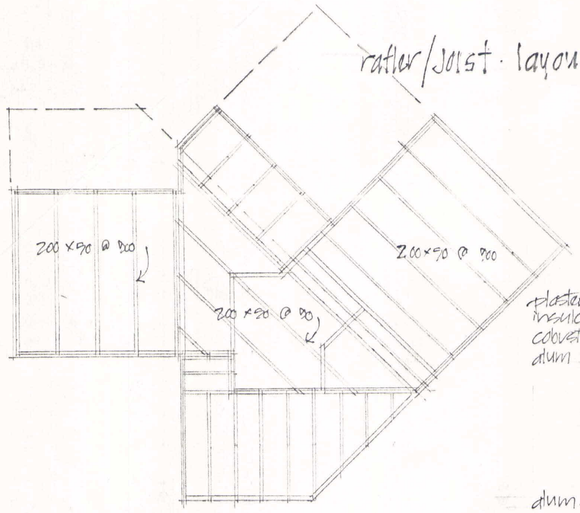
ROOFER:

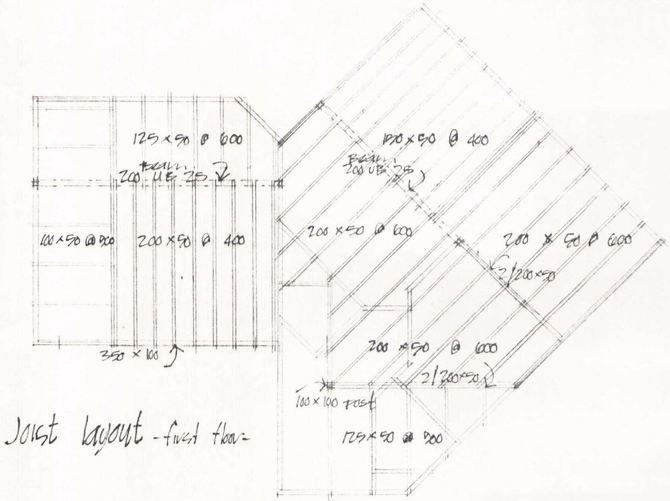
11-1. FIX ROOFS AS SHOWN ON THE PLAN:

All roofs shall be fixed by approved specialist roofing contractors. Procure tile roofing contractors two years guarantee.

11-2. INSULATION: As specified on drawings.

rafter/joist · layout - roof





Joist layout - first floor

SS SECTIONS PP

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE

CANTERBURY DRAUGHTING AND DESIGN SERVICE LTD.
105d RICCARTON ROAD
CHRISTCHURCH 1
PH. 485-076

NEW HOME for D. STUART
at SEFTON ST lot

SCALES 1:25

SHEET 3 OF 3

REF 2073

F90 7822

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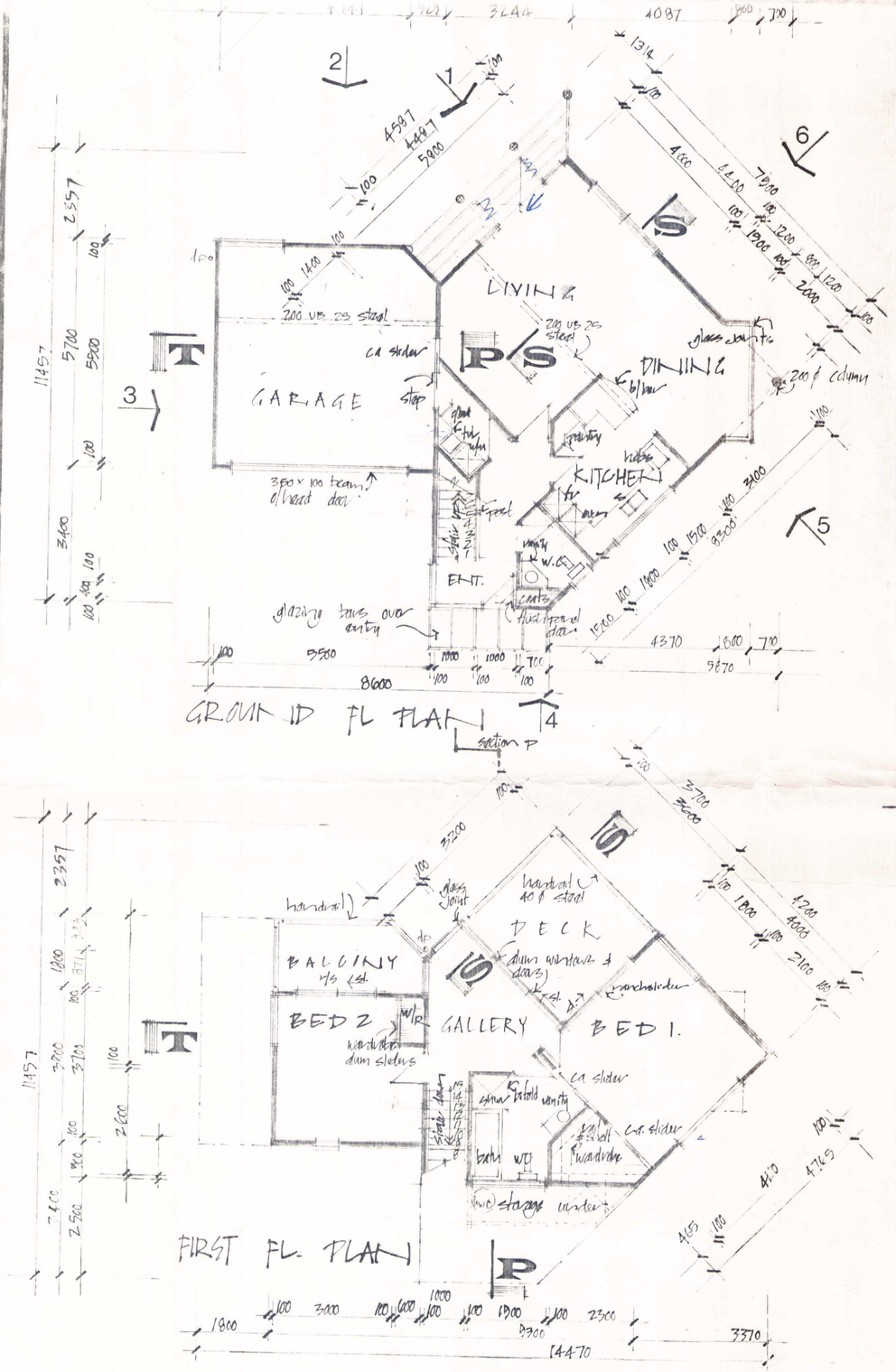
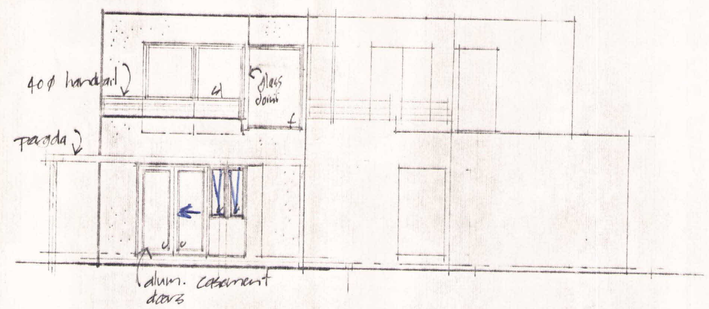
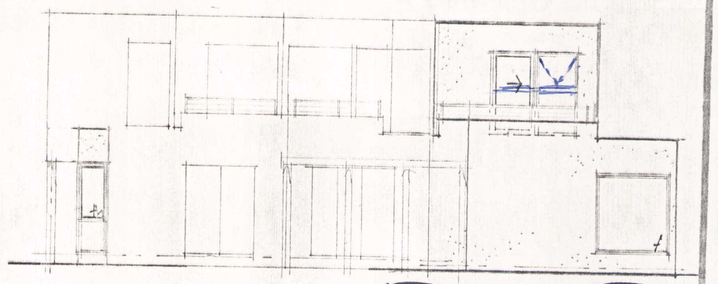




ELEV. 1



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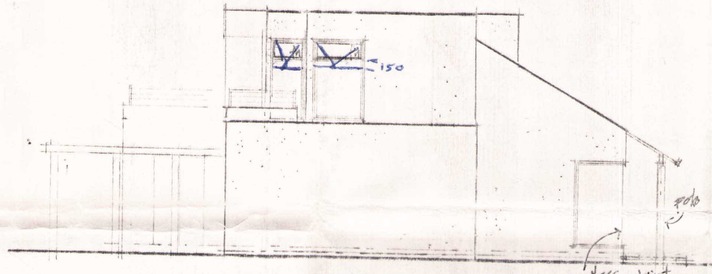

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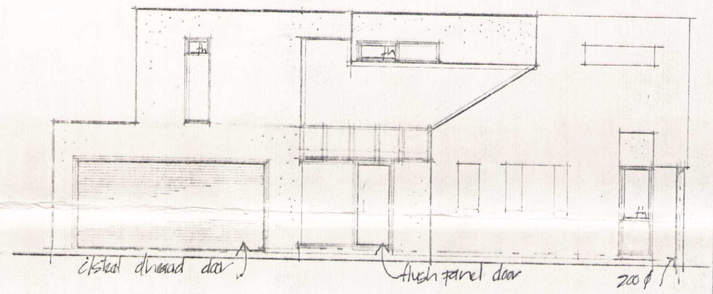

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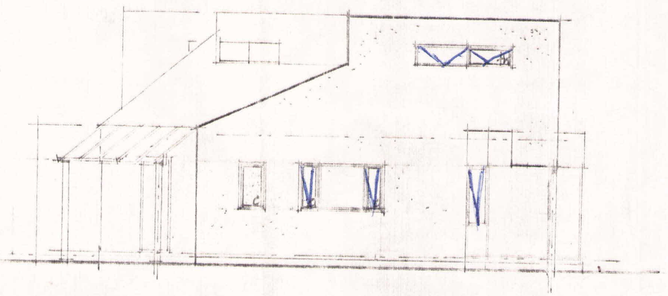

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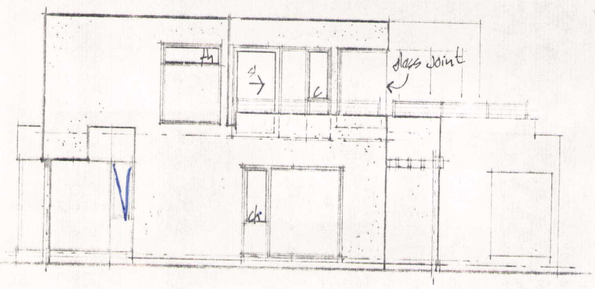

ELEV. 6

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SCALES 1:100

SHEET 1 OF 3

REF 2073

See new Site plan.

location changed
to clear easement.

SUPERCEDED

NORTH

4m flood plain line

easement line

100 ø stormwater

100 ø sewer

KAPUTONE STREAM

DETAIL AT BALCONY

SECTION T

2 DP. fence
100 wide footing where single storey.
300 min below ground level.

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SCALES 1:100 1:25

SHEET 2 OF 3

REF 2073