



Selwyn
DISTRICT
COUNCIL

SERVICE
CENTRES

HORNBY
P.O. BOX 16432, HORNBY
PH: (03) 425-745 FAX (03) 495-746

LEESTON
P.O. BOX 2, LEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD
P.O. BOX 1, DARFIELD
PH: (0516) 85-416 FAX (0516) 88-542

BUILDING PERMIT APPLICATION

To: The Engineer,

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HERewith IN TRIPLICATE

Description of Work: CARAGE WORKSHOP

Proposed use

The following details are attached (please confirm checklist and tick appropriate box).

☐ Site Plan ☐ Elevations ☐ Floor Plan ☐ Cross Section ☐ Specifications
PERMIT POSTED TO Owner ☐ Builder ☐ Applicant ☐

Owner

Name C. BROWN

Mailing CONNELL ST

Address SOUTHBRIDGE

Phone No.

Builder

Name VERSATILE GARAGES

Mailing P.O. Box 7235

Address CH - CH

Phone No.

Property on which work will be done

Street/Road

CONNELL ST

Town/District

SOUTHBRIDGE

Designer/Principal Consultant

Name

Address

Phone No.

PROPERTY SIZE

DWELLING UNITS PROPOSED

Ground Floor Existing 42m²

Proposedm²

Other Floors Existingm²

Proposedm²

Accessory Building area

Existingm²

Proposedm²

Total Area of all Buildings

Existing and Proposedm²

LEGAL DESCRIPTION

Valuation Roll Number 2417/186/1

Lot 2 DP 55427

Section ; Block

Survey District SOUTHBRIDGE

Certificate of Title No.

ESTIMATED VALUES (INCLUDING GST)

Building:

(Not including drainage
and Plumbing) \$.....

Drainage and Plumbing:

(Sanitary work) \$.....

TOTAL \$ 7,000.00

FEES APPLICABLE (INCLUDES GST)

Building Permit \$ 90.00

Building Research Levy \$

Drainage and Plumbing \$

Water Connection \$

Channel Crossing Fee \$

Footpath Maintenance Bond \$

Deposit Paid \$

TOTAL \$ 7,000.00

GST content \$ 90.00

Signature of Applicant:

Name of Applicant:

Deposit Receipt No.

Date:

Receipt No. 29209

Date: 5-6-90

Mailing Address:

PERMIT NO. H040363

Date: 27.06.90

Date:

Inspector: M. _____

File No. _____

Receipt No. 29209

Date Permit Issued 27/06/90

OWNER

Name C. Brown

Mailing Address Cornell St
Southbridge.

BUILDER

Name Versatile Garages

Mailing Address P O Box 7235
Christchurch.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name Cornell St

Town/District Southbridge.

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 2417/186/1

Lot 2 D.P. 55427

Section _____ Block _____

Survey District Southbridge.

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage Workshop.

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>42.</u>	Number Erected	_____
ESTIMATED VALUES \$	Building	<u>5000</u>	<u>00</u>
	Plumbing	_____	_____
	Drainage	_____	_____
	G.S.T.	<u>5000</u>	<u>00</u>
TOTAL			

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>6000</u>	Water Connection	\$ _____	Receipt No. <u>29209</u>	
Street Damage Deposit ..	\$ _____		\$ _____		Date of Payment <u>5/6/90</u>
Building Research Levy ..	\$ _____		\$ _____		
Plumbing	\$ _____		\$ _____		Authorised Officer <u>[Signature]</u>
Drainage	\$ _____		\$ _____		
Sewer Connection	\$ _____		\$ _____		
Vehicle Crossing Levy ..	\$ _____	G.S.T.	\$ <u>1290</u>		
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>7000</u>		

Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)

[illegible]

COMPLETED (Signature) _____ Date _____ / _____ / _____

DATE 26-6-90 VALUATION NO. 2417/186/1 PERMIT NO. 27.06.90 H010363

DESCRIPTION OF WORK GARAGE / STORE

JOB ADDRESS CONNELL ST

OWNER C. BROWN

BUILDER VERSATILE BUILDERS

PHONE NO.

PHONE NO.

DESIGNER

CONSULTING ENGINEER

PHONE NO.

PHONE NO.

APPLICATION REFERRED TO:-

PLANNER REC NO 28123 DISPENSATION	BUILDING INSPECTOR M.W. 6. 26-6-90
ENVIRONMENTAL HEALTH OFFICER	DESIGN ENGINEER
DRAINAGE & PLUMBING INSPECTOR	FIRE SERVICE

CORRESPONDENCE TO APPLICANT

REPLY FROM APPLICANT

INSPECTIONS:-

FOUNDATION

DPC/SUB FLOOR

FRAMING/MOISTURE TEST

BRACING

ROOF

PLUMBING & DRAINAGE

HEATING UNIT

FIRE PROTECTION

FINAL

CONDITIONS:-



Versatile Garages (1988) Ltd.

127 Ferry Road, Christchurch
P.O. Box 7235. Telephone 662-672
Fax: (03) 651-791

Robert Orchard

Contract Supervisor
A.H. 372-209

Zoning

Designation

Predominant/Existing Use

Planning/Appl./Dispensation

Development Plan

Subdivision Clearance

Front Yard

Other Yards

Separation

Recession Plane/Height

Vehicle access to rear

Site coverage/max. floorspace

Materials/Design Appearance

Road widening

Off street parking

Access and Loading

Landscaping

Signs

Airport Height/Insulation

Clearance from Drain/Waterway

Other comments

HEALTH INSPECTION

Water supply

Sanitary conveniences, washing facilities

Business premises and public buildings

Drainage

Plumbing

Stormwater disposal

Health Act

Clean Air Act

Dangerous Goods Act

C.R.C. Water right

Other comments

SELWYN DISTRICT COUNCIL

To MURRAY
Date _____ Time _____

WHILE YOU WERE OUT

Mr IRWIN NORDBLANK
of ROBERT ORCHARD
Phone VERSATILE GARAGES

Telephoned	☒
Please Telephone	☐
Called to See You	☐
Wants to See You	☐
Please Call	☐
Will Call Again	☐

Message _____

CHQ NO ANZ 869162.

MISS C.E BROWN
OLCONNEZ ST

30/5/90

CHQ WITH APPLICATION

\$70.00 BNZ Cheq CHCH

In 2882
Signature MP.

29209
5.6.90 Bid Permit Fees.

Inspector: M

File No.

Receipt No. 28767

Date Permit Issued 23/5/90

OWNER

Name Brown CE (miss)

Mailing Address 69 High St
Leeston

BUILDER

Name Profile Builders

Mailing Address P.O. Box 11013
Sockburn
Christchurch

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name O'Connell St

Town/District Southbridge

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 2417/186/1

Lot 2 D.P. 55427

Section _____ Block 1

Survey District Southbridge

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garden Shed.

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	<u>4</u>	Number Erected	

ESTIMATED VALUES	Building	
		<u>828 00</u>
	Plumbing	
	Drainage	
	G.S.T.	
	TOTAL	<u>828 00</u>

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☒ DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>444</u>	Water Connection	\$ _____
Street Damage Deposit ..	\$ _____		\$ _____
Building Research Levy ..	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy ..	\$ _____	G.S.T.	\$ <u>53</u>
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>500</u>

Receipt No. 28767

Date of Payment 23/5/90

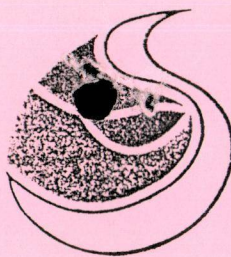
Authorised Officer [Signature]

Special Conditions:

Date Inspected REMARKS (e.g. stage reached with work)

[illegible]

COMPLETED (Signature) _____ Date ____/____/____



Selwyn DISTRICT COUNCIL

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P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

BUILDING PERMIT APPLICATION

To: The Engineer,

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HERewith IN DUPLICATE.

Description of Work: Garden Shed - Big G All purpose Shed - Mini

Proposed use To house a pottery kiln

The following details are attached (please confirm checklist and tick appropriate box).

☐ Site Plan ☐ Elevations ☐ Floor Plan ☐ Cross Section ☐ Specifications
PERMIT POSTED TO Owner ☐ Builder ☐ Applicant ☐

Owner
Name BROWN CE (MISS)
Mailing
Address 69 HIGH ST LEESTON
Phone No. 243246

Builder
Name Profile
Mailing
Address P.O. Box 11013 Sockburn
Ch.Ch.
Phone No. 488 704

Property on which work will be done
Street/Road O'Connell St.
Town/District Southbridge

Designer/Principal Consultant
Name _____
Address _____
Phone No. _____

PROPERTY SIZE

DWELLING UNITS PROPOSED

Ground Floor Existingm²
Proposedm²
Other Floors Existingm²
Proposedm²
Accessory Building area
Existingm²
Proposedm²
Total Area of all Buildings
Existing and Proposed 3.542 m²

LEGAL DESCRIPTION

Valuation Roll Number 24170 18601
Lot 2 DP 55427
Section _____ Block 1
Survey District SOUTHBRIDGE
Certificate of Title No. 32F/1148

ESTIMATED VALUES (INCLUDING GST)

Building:
(Not including drainage
and Plumbing) \$..... 828
Drainage and Plumbing:
(Sanitary work) \$.....
TOTAL \$..... 828

FEES APPLICABLE (INCLUDES GST)

Building Permit	\$ <u>50-00</u>
Building Research Levy	\$
Drainage and Plumbing	\$
Water Connection	\$
Channel Crossing Fee	\$
Footpath Maintenance Bond	\$
Deposit Paid	\$
TOTAL	\$
GST content	\$

Signature of Applicant:

Name of Applicant:

..... Catherine Elizabeth Brown
Mailing Address:
..... 69 High Street
..... Leeston
Phone No. 243246

Deposit Receipt No. _____ Date: _____

Receipt No. 28767 Date: 22/5/90

PERMIT NO. H040256 Date: 23.5.90

SCHEDULE OF BUILDING PERMIT FEES AND NOTES
(effective from 1 January 1990)

Estimated value of work (excluding any amount on which plumbing and drainage fees are payable).

All fees include GST.

<u>Value of Building</u>	<u>Fee</u>	
\$	\$	
0 - 3,000	50	
3,001 - 4,000	60	
4,001 - 5,000	70	
5,001 - 6,000	80	
6,001 - 7,000	90	
7,001 - 8,000	100	
8,001 - 9,000	110	
9,001 - 10,000	120	
10,001 - 15,000	160	
		<u>BUILDING RESEARCH LEVY</u>
		Every building valued at
		20,000 or more incurs a
		liability for the levy
		payment of \$1.15 in each
		\$1,000 (or part thereof)
		of the whole value e.g. a
		building valued at \$20,300
		incurs a levy of \$24.15
		including GST.
15,001 - 20,000	200	
20,001 - 30,000	250	
30,001 - 40,000	300	
40,001 - 50,000	375	
50,001 - 60,000	450	
60,001 - 70,000	490	
70,001 - 80,000	530	
80,001 - 90,000	570	
90,001 - 100,000	600	

Values in excess of \$100,000 and not exceeding \$500,000 an additional fee of \$3.50 (incl. GST) is payable per \$1,000 or part thereof.

Values in excess of \$500,000 an additional fee of 60¢ (incl. GST) is payable per \$1,000 or part thereof.

For buildings which are required to have specific design an additional assessment fee of 20% of the value of the building permit is to be paid at the time of submitting the application.

APPLYING FOR A PERMIT

Floor Areas

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area is for computing permissible floor area.

Proposed Use

The proposed use of every building or part of a building must be clearly indicated: e.g. private car garage, private storage shed, ownership flats, leasehold shop etc.

Stormwater Disposal

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

Drainage and Plumbing

Where drainage and plumbing work is incorporated with any building work the permits must be uplifted at the same time.

Building Permit Requirements:

Applications will not be processed unless 2 copies of all plans (floor plans, elevations, cross sectional plans, site plans) full specifications, and complete land details are submitted with each application together with the necessary permit fees.

Other services for which fees may be charged are:

Inspections, planning and siting dispensations, sewer and water connections, vehicle crossings, street drainage, valuation roll search etc.

Murray - Cooper

ATT Murray Cooper

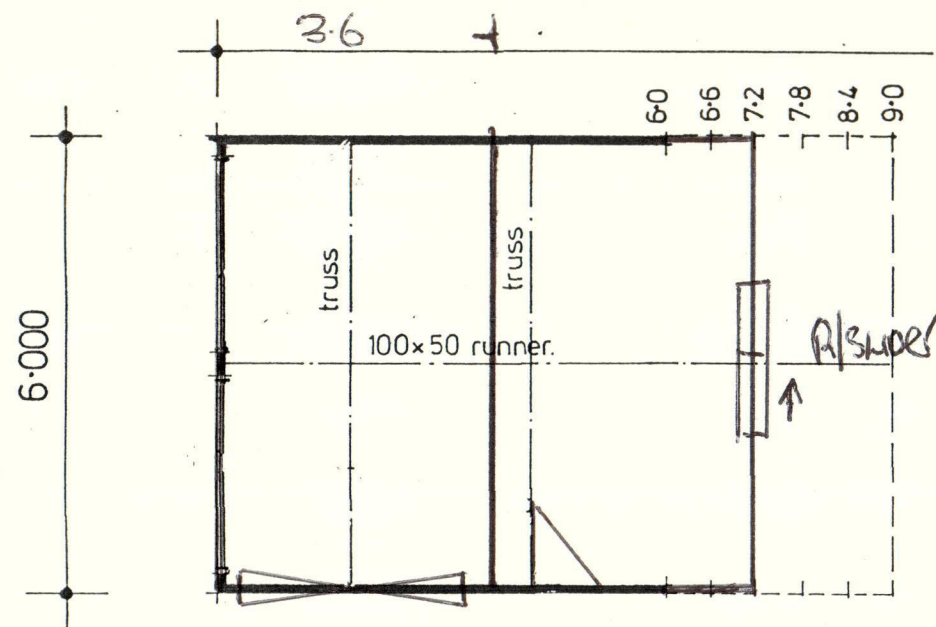
For

Miss Brown

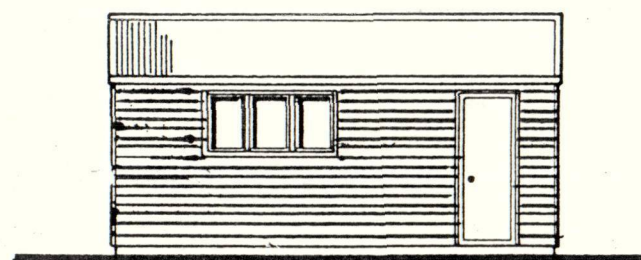
O'Connell ST
South Bridge.

THANKY THANKS

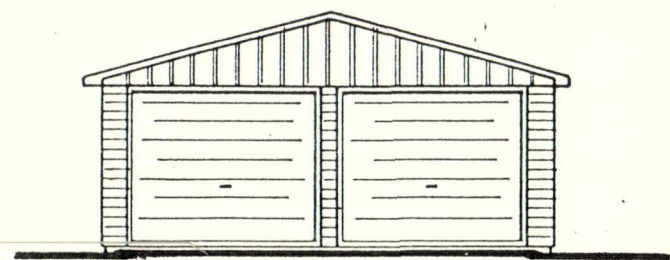
Robert Orchard



plan. 1:100



side. 1:100

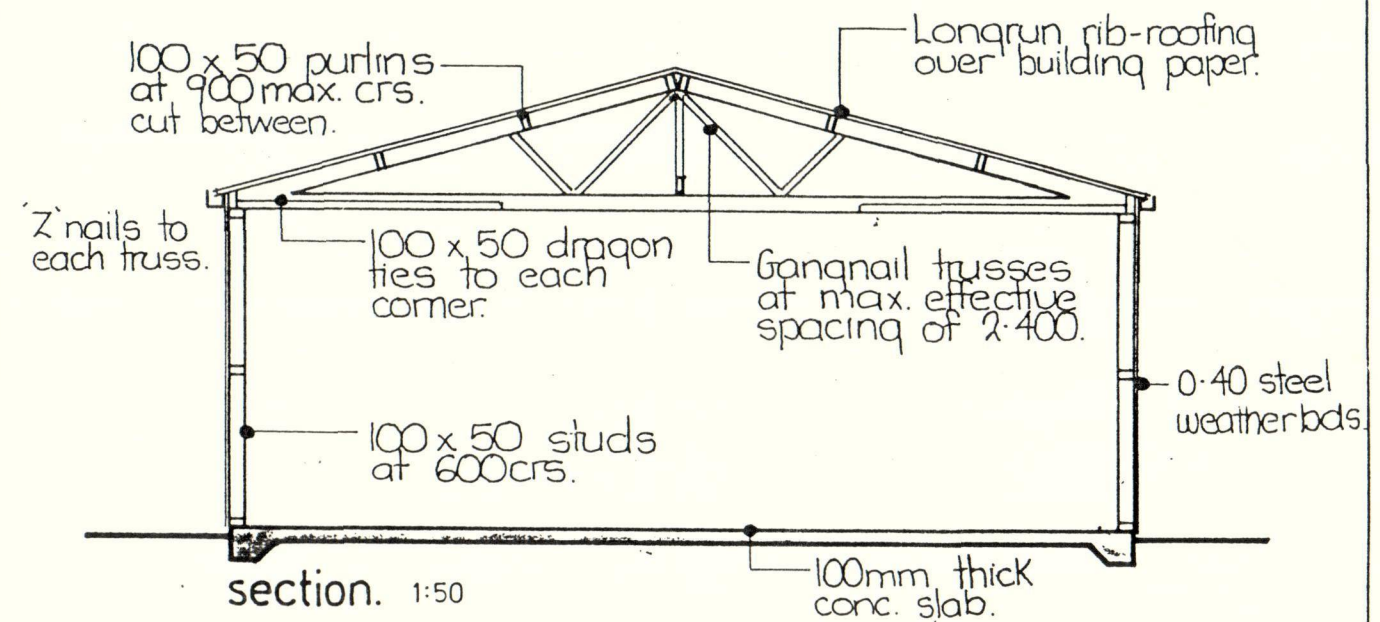


front. 1:100

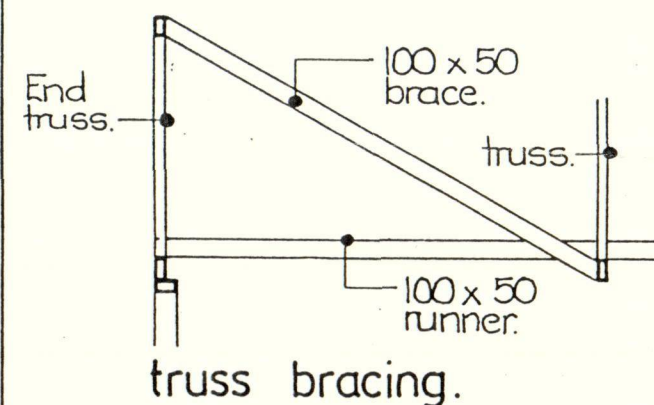
NOTE
Side
Entry

construction : budget.

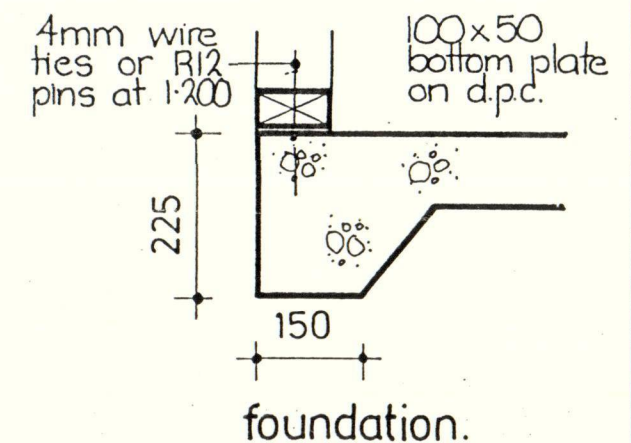
Trusses designed
by Gangnail (CH3083).



section. 1:50



truss bracing.



foundation.

specification.

Foundations:
Concrete floor 17.5 MPa, 100mm thick. Footing as detailed.

Framing:
All timber is treated machine
gauged. All framing is housed
and all studs at 600 crs max.
Trusses are 15° at max. effective
spacing 2.400 crs.
Purlins are 100x50 at 900 max.
crs.

Exterior sheathing:
0.4mm steel weatherboards.

Roofing: 0.4mm longrun steel
rib-roofing.
Spouting:
0.4mm gutter 200 x 100.



Versatile Garages Ltd.
231 Brougham Street.
Christchurch.

Garage - budget

at _____
for _____

6.0m wide.

length. ~~6.0~~ area. _____ date. _____

72

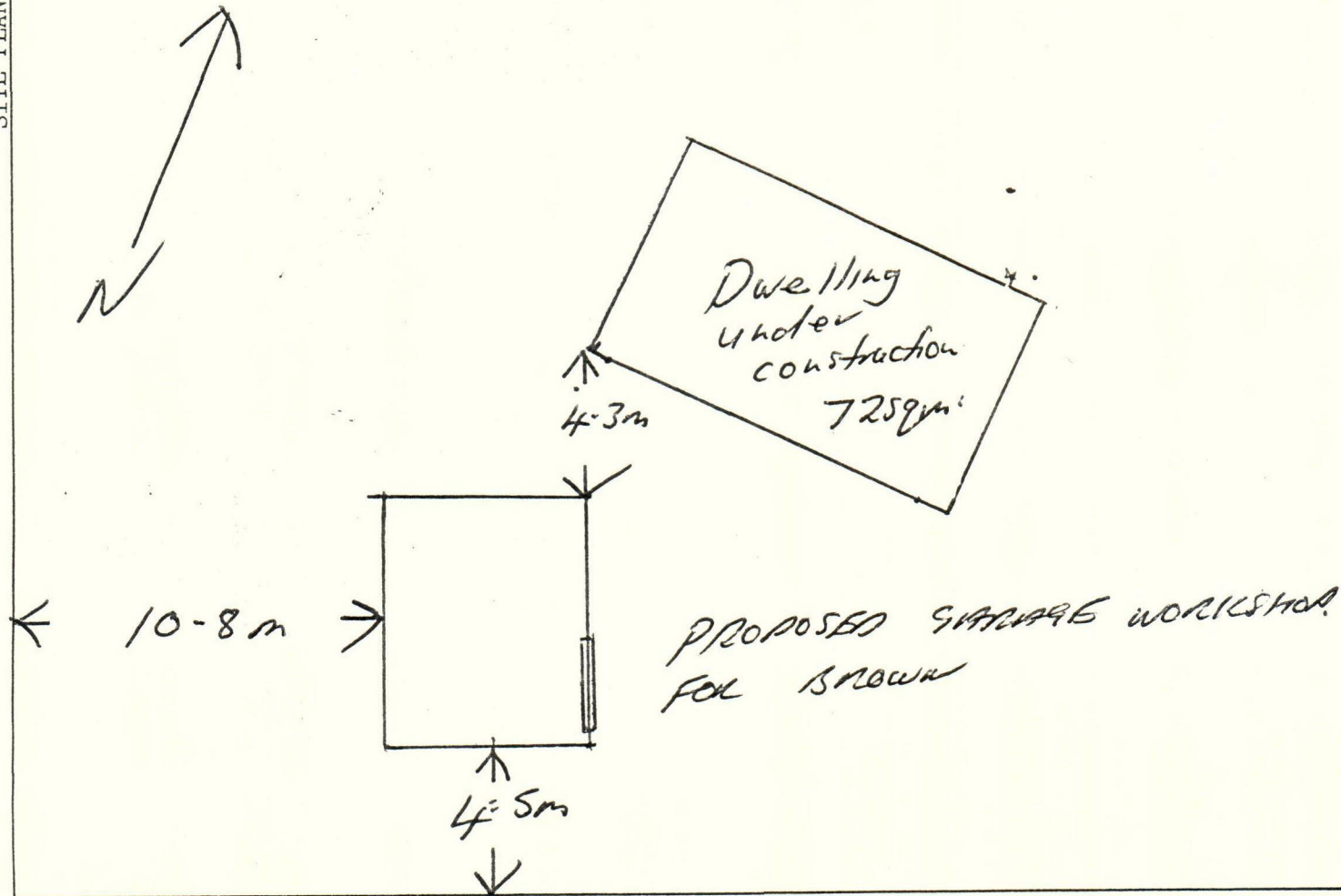
5B



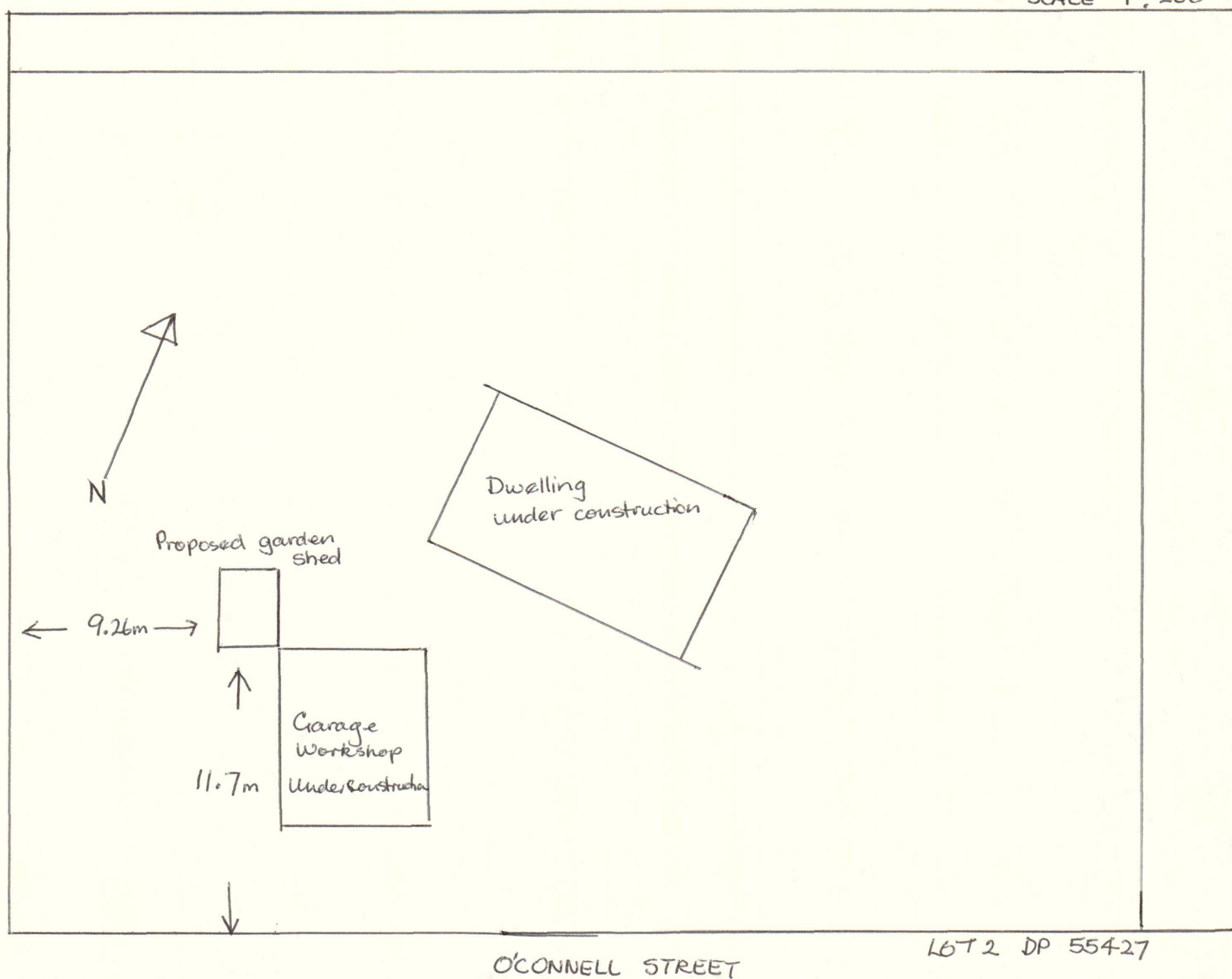
Versatile Garages (1988) Ltd.

231 Brougham Street, Christchurch
P.O. Box 7235. Telephone 662-672
Fax: (03) 651-791.

SITE PLAN SCALE



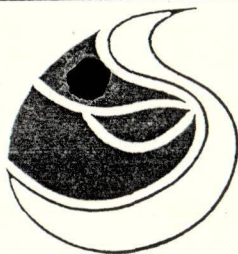
O'CONNELL STREET LOT 2 DP 5542



MURRAY

Dispensation approval for
Cath Brown's garage

HA



Selwyn
DISTRICT
COUNCIL

TOWN & COUNTRY PLANNING ACT 1977
APPLICATION FOR DISPENSATION

SELWYN DISTRICT SCHEME
ELLESMERE/MALVERN/PAPARUA SECTION

Cal Ref 2417/186/1

DISPENSATION NO.

TO: The Selwyn District Council

I wish to apply for a dispensation from the provisions of the Ellesmere/Malvern/Paparua Section of the Selwyn District Scheme.

Address of Proposed Work O'CONNELL ST Southbridge

Legal Description: Lot 2 DP 55427 RS _____

Name of Applicant: MISS C.E. BROWN

Address of Applicant: 69 HIGH ST LEESTON

Telephone Number: ~~243-246~~ 243-246

The Dispensation is required for a garage (side entry) 4.5m
from the boundary when the scheme requires
6.0m

Reasons why dispensation is necessary (ie. why the requirements of the District Planning Scheme cannot be complied with).

TO COMPLY WITH THE SCHEME WOULD SEE
THE GARAGE TO CLIP TO THE DWELLING

Names and Address of adjoining owners who may be affected and consent to the ^{proposed} siting of _{the garage.}

H. R. [Signature] O'Connell Street
J. Mackay O'Connell Street

(The Council will require the written consent of the owner of any property who might be affected by the granting of the dispensation).

In support of my application I submit a detailed site plan showing all buildings on my property and a cross section of the proposed structure clearly dimensioned.

I enclose herewith the Application Fee of \$ 60.00 including GST.

Receipt No. 28123

[Signature]
Applicant

Please forward to one of the Service Centres listed below.

SERVICE
CENTRES:

HORNBY
P.O. BOX 16432, HORNBY
PH: (03) 495-745 FAX (03) 495-746

LEEESTON
P.O. BOX 2, LEEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD
P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

OFFICE USE ONLY

Date Application Received

3-05-90

Dispensation Number

Does the application conflict with:-

(a) Any Building Bylaws (Senior Inspector)

No.

(b) Any Health Bylaws (Senior Inspector)

No

Recommendations

That the application be allowed
on the grounds that the siting
complies with a long standing policy
of the former Ellesmere County Council.

188

15.5.90

Decision (Staff/~~Committee~~/Council)

OK 188 15.5.90.

Date Applicant Notified



Selwyn
DISTRICT
COUNCIL

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LEESTON
P.O. BOX 2, LEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD
P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

BUILDING PERMIT APPLICATION

To: The Engineer,

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HERewith IN TRIPLICATE

Description of Work: CARAGE · WORKSHOP

Proposed use

The following details are attached (please confirm checklist and tick appropriate box).

☐ Site Plan ☐ Elevations ☐ Floor Plan ☐ Cross Section ☐ Specifications
PERMIT POSTED TO ☐ Owner ☐ Builder ☐ Applicant ☐

Owner

Name C. BROWN

Mailing

Address CONNELL ST

SOUTHBRIDGE

Phone No.

Builder

Name VERSATILE GARAGES

Mailing

Address P.O. Box 7235

CH - CH

Phone No.

Property on which work will be done

Street/Road

CONNELL ST

Town/District

SOUTHBRIDGE

Designer/Principal Consultant

Name

Address

Phone No.

PROPERTY SIZE

DWELLING UNITS PROPOSED

Ground Floor Existing 42m²

Proposedm²

Other Floors Existingm²

Proposedm²

Accessory Building area

Existingm²

Proposedm²

Total Area of all Buildings

Existing and Proposedm²

LEGAL DESCRIPTION

Valuation Roll Number 2417/186/1

Lot 2 DP 55427

Section Block

Survey District SOUTHBRIDGE

Certificate of Title No.

ESTIMATED VALUES (INCLUDING GST)

Building:

(Not including drainage
and Plumbing) \$.....

Drainage and Plumbing:

(Sanitary work) \$.....

TOTAL \$ 7,000.00

FEEs APPLICABLE (INCLUDES GST)

Building Permit \$ 90.00

Building Research Levy \$

Drainage and Plumbing \$

Water Connection \$

Channel Crossing Fee \$

Footpath Maintenance Bond \$

Deposit Paid \$

TOTAL \$ 7,000.00

GST content \$ 90.00

Signature of Applicant:

Name of Applicant:

Deposit Receipt No.

Date:

Receipt No. 29209

Date: 5.6.90

Mailing Address:

PERMIT NO. H040363

Date: 27.06.90

SCHEDULE OF BUILDING PERMIT FEES AND NOTES
(effective from 1 January 1990)

Estimated value of work (excluding any amount on which plumbing and drainage fees are payable).

All fees include GST.

<u>Value of Building</u>	<u>Fee</u>	
<u>\$</u>	<u>\$</u>	
0 - 3,000	50	
3,001 - 4,000	60	
4,001 - 5,000	70	
5,001 - 6,000	80	
6,001 - 7,000	90	
7,001 - 8,000	100	
8,001 - 9,000	110	
9,001 - 10,000	120	
10,001 - 15,000	160	
↓	↓	
15,001 - 20,000	200	
20,001 - 30,000	250	
30,001 - 40,000	300	
40,001 - 50,000	375	
50,001 - 60,000	450	
60,001 - 70,000	490	
70,001 - 80,000	530	
80,001 - 90,000	570	
90,001 - 100,000	600	

BUILDING RESEARCH LEVY

Every building valued at 20,000 or more incurs a liability for the levy payment of \$1.15 in each \$1,000 (or part thereof) of the whole value e.g. a building valued at \$20,300 incurs a levy of \$24.15 including GST.

Values in excess of \$100,000 and not exceeding \$500,000 an additional fee of \$3.50 (incl. GST) is payable per \$1,000 or part thereof.

Values in excess of \$500,000 an additional fee of 60¢ (incl. GST) is payable per \$1,000 or part thereof.

For buildings which are required to have specific design an additional assessment fee of 20% of the value of the building permit is to be paid at the time of submitting the application.

APPLYING FOR A PERMIT

Floor Areas

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area is for computing permissible floor area.

Proposed Use

The proposed use of every building or part of a building must be clearly indicated: e.g. private car garage, private storage shed, ownership flats, leasehold shop etc.

Stormwater Disposal

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

Drainage and Plumbing

Where drainage and plumbing work is incorporated with any building work the permits must be uplifted at the same time.

Building Permit Requirements:

Applications will not be processed unless 2 copies of all plans (floor plans, elevations, cross sectional plans, site plans) full specifications, and complete land details are submitted with each application together with the necessary permit fees.

Other services for which fees may be charged are:

Inspections, planning and siting dispensations, sewer and water connections, vehicle crossings, street drainage, valuation roll search etc.

DATE 22-5-90

VALUATION NO. 2417/186/1

23.5.90
PERMIT NO. H040256

DESCRIPTION OF WORK GARAGE

JOB ADDRESS O'CONNELL ST SOUTHBRIDGE

OWNER C. BROWN

BUILDER PROFILE BUILDINGS

PHONE NO.

PHONE NO.

DESIGNER

CONSULTING ENGINEER

PHONE NO.

PHONE NO.

APPLICATION REFERRED TO:-

PLANNER

SEE
DISPENSATION

BUILDING INSPECTOR

M W L 22/5/90

ENVIRONMENTAL HEALTH OFFICER

DESIGN ENGINEER

DRAINAGE & PLUMBING INSPECTOR

FIRE SERVICE

CORRESPONDENCE TO APPLICANT

REPLY FROM APPLICANT

INSPECTIONS:-

FOUNDATION

DPC/SUB FLOOR

FRAMING/MOISTURE TEST

BRACING

PLUMBING & DRAINAGE

HEATING UNIT

FIRE PROTECTION

FINAL

CONDITIONS:-

Zoning	
Designation	
Predominant/Existing Use	
Planning/Appl./Dispensation	
Development Plan	
Subdivision Clearance	
Front Yard	
Other Yards	
Separation	
Recession Plane/Height	
Vehicle access to rear	
Site coverage/max. floorspace	
Materials/Design Appearance	
Road widening	
Off street parking	
Access and Loading	
Landscaping	
Signs	
Airport Height/Insulation	
Clearance from Drain/Waterway	
Other comments	

HEALTH INSPECTION

Water supply	
Sanitary conveniences, washing facilities	
Business premises and public buildings	
Drainage	
Plumbing	
Stormwater disposal	
Health Act	
Clean Air Act	
Dangerous Goods Act	
C.R.C. Water right	
Other comments	

Selwyn District Council. No. 571

Inspector: M

File No.

Receipt No. 26286

Date Permit Issued 21/03/90

OWNER

Name Mrs C E Brown

Mailing Address 69 High St
Leiston.

BUILDER

Name Keith Hay Homes

Mailing Address 533 Main South Rd.
Christchurch 4.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name O'Connell St

Town/District Southbridge.

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 2417/186 Pt.

Lot 2 D.P. 55427.

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect Quelling

FLOOR AREA Whole Sq. Metres 76. **DWELLING UNITS** Number Erected _____

ESTIMATED VALUES

Building	55,000.00
Plumbing	
Drainage	
G.S.T.	
TOTAL	55,000.00

NATURE OF PERMIT (TICK BOX)

☒ **NEW BUILDING**
- exclude domestic garages and domestic outbuildings

☐ **FOUNDATIONS ONLY**

☐ **ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED**
- include installation of heating appliances

☐ **NEW CONSTRUCTION OTHER THAN BUILDINGS** - include demolitions

☐ **DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS**

FEES APPLICABLE

Building Permit	\$ 400.00	Water Connection	\$ 300.00
Street Damage Deposit ..	\$		\$
Building Research Levy ..	\$ 550		\$
Plumbing	\$ 71.11		\$
Drainage	\$		\$
Sewer Connection	\$		\$
Vehicle Crossing Levy ..	\$		\$
M.S. Plumbing	\$	G.S.T.	\$ 90.76
		TOTAL:	\$ 816.87

Receipt No. 26286

Date of Payment 15/03/90

Authorised Officer Jm Bee

Special Conditions:

Date Inspected

REMARKS (e.g. stage reached with work)

[illegible]

COMPLETED (Signature) _____ Date _____ / _____ / _____

**KEITH HAY
HOMES**



Keith Hay Homes Limited

533 Main South Road, Hornby, Christchurch

fax (03) 499-101

Telephone (03) 499-102

Bankers: The National Bank of New Zealand Ltd

12 March 1990

Selwyn District Council
P.O. Box 2
LEESTON.

Attention Building Inspector

Dear Sir

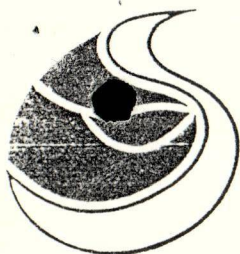
RE: BUILDING PERMIT APPLICATION FOR CE BROWN,
SOUTHBIDGE

Please find attached cheque for \$816.87 being appropriate fees due for the above building permit.

Please forward the building permit and tax invoice in due course.

Yours faithfully
KEITH HAY HOMES.

D. Mark Schultze
BRANCH MANAGER.



Selwyn
DISTRICT
COUNCIL

SOUTHPower BUILDING, HORNBY
P.O. BOX 16432, HORNBY
PH (03) 495-745 FAX (03) 495-746

REF. NO.

DATE

DATE: 19-2-90

KEITH HAY HOMES. LTD.

533. MAIN. SOUTH. RD.

HORNBY.

Dear Sir

Building Permit Application

DWELLING.

C.E. BROWN. SOUTHBRIDGE.

Receipt is acknowledged of the above application.

Before consideration can be given to the issue of a Building Permit the following details are required:

PERMIT FEES. INCLUDING - C.S.T.			
BUILDING. PERMIT	\$ 450 - 00	400	50-00
BUILDING. RESEARCH	\$ 61 - 87	55	6-87
DRAINAGE - PLUMBING	\$ 80 - 00	71-11	8-89
WATER CONNECTION	\$ 225 - 00	200.	25-00
TOTAL.	\$ 816 - 87	726-11	90-76

Yours faithfully

M. W. Cooper

BUILDING INSPECTOR

ADDRESS ALL CORRESPONDENCE TO:

SERVICE
CENTRES:

HORNBY
P.O. BOX 16432, HORNBY
PH: (03) 495-745 FAX (03) 495-746

LEESTON
P.O. BOX 2, LEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD
P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

Inspector: M _____

File No. _____

Receipt No. 29209

Date Permit Issued 6/6/90

OWNER	
Name	<u>C E Brown</u>
Mailing Address	<u>59 High St</u> <u>Leeston</u>

BUILDER	
Name	<u>Aurey</u>
Mailing Address	_____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	_____
Street Name	<u>O'Connell St</u>
Town/District	<u>Southbridge</u>
Riding	_____

LEGAL DESCRIPTION	
Valuation Roll No.	<u>2417/186/1 pt.</u>
Lot	<u>2</u>
D.P.	<u>55427</u>
Section	_____
Block	<u>1</u>
Survey District	<u>Southbridge</u>

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

House verandah

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	_____	Number Erected	_____

ESTIMATED VALUES \$	Building		5000 00
	Plumbing	_____	
	Drainage	_____	
	G.S.T.	_____	
	TOTAL	<u>5000 00</u>	

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

FEES APPLICABLE

Building Permit	\$ <u>62 22</u>	Water Connection	\$ _____	Receipt No. <u>29209</u> Date of Payment <u>5/6/90</u> Authorised Officer <u>[Signature]</u>
Street Damage Deposit	\$ _____		\$ _____	
Building Research Levy	\$ _____		\$ _____	
Plumbing	\$ _____		\$ _____	
Drainage	\$ _____		\$ _____	
Sewer Connection	\$ _____		\$ _____	
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ <u>7 18</u>	
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>70 00</u>	

Special Conditions: _____

Date Inspected _____ REMARKS (e.g. stage reached with work) _____

[illegible]

COMPLETED (Signature) _____ Date / /



Selwyn
DISTRICT
COUNCIL

SERVICE CENTRES: HORNBY
P.O. BOX 16432, HORNBY
PH: (03) 495-745 FAX (03) 495-746

LEESTON
P.O. BOX 2, LEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD
P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

BUILDING PERMIT APPLICATION

To: The Engineer,

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HERewith IN TRIPLICATE

Description of Work: Verandah to be attached to house currently under construction

Proposed use As part of home dwelling

The following details are attached (please confirm checklist and tick appropriate box).

☒ Site Plan ☐ Elevations ☐ Floor Plan ☒ Cross Section ☐ Specification
PERMIT POSTED TO Owner ☒ Builder ☐ Applicant ☐

Owner
Name Catherine E Brown
Mailing
Address 69 High St
Leeston
Phone No. 243246

Builder
Name Brown
Mailing
Address 69 High St
Leeston
Phone No.

Property on which work will be done
Street/Road O'Connell Street
Town/District Southbridge

Designer/Principal Consultant
Name
Address
Phone No.

PROPERTY SIZE

DWELLING UNITS PROPOSED

Ground Floor Existingm²
Proposedm²
Other Floors Existingm²
Proposedm²
Accessory Building area
Existingm²
Proposedm²
Total Area of all Buildings
Existing and Proposedm²

LEGAL DESCRIPTION

Valuation Roll Number 2417/186/1
Lot 2 DP 55427
Section : Block 1
Survey District SOUTHBRIDGE
Certificate of Title No.

ESTIMATED VALUES (INCLUDING GST)

Building:
(Not including drainage
and Plumbing) \$.....
Drainage and Plumbing:
(Sanitary work) \$.....
TOTAL \$ 5,000.00

FEES APPLICABLE (INCLUDES GST)

Building Permit \$ 70.00
Building Research Levy \$
Drainage and Plumbing \$
Water Connection \$
Channel Crossing Fee \$
Footpath Maintenance Bond \$
Deposit Paid \$
TOTAL \$ 70.00
GST content \$

Signature of Applicant:

Name of Applicant:

69 H Catherine E Brown
Mailing Address:
69 High St Leeston

Deposit Receipt No. 29209 Date: 5/6/90

Receipt No. Date:

PERMIT NO. H040284 Date: 6.6.90

SCHEDULE OF BUILDING PERMIT FEES AND NOTES
(effective from 1 January 1990)

Estimated value of work (excluding any amount on which plumbing and drainage fees are payable).

All fees include GST.

<u>Value of Building</u>	<u>Fee</u>	
<u>\$</u>	<u>\$</u>	
0 - 3,000	50	
3,001 - 4,000	60	
4,001 - 5,000	70	
5,001 - 6,000	80	
6,001 - 7,000	90	
7,001 - 8,000	100	
8,001 - 9,000	110	
9,001 - 10,000	120	
10,001 - 15,000	160	
		<u>BUILDING RESEARCH LEVY</u>
		Every building valued at
		20,000 or more incurs a
		liability for the levy
		payment of \$1.15 in each
		\$1,000 (or part thereof)
		of the whole value e.g. a
		building valued at \$20,300
		incurs a levy of \$24.15
		including GST.
15,001 - 20,000	200	
20,001 - 30,000	250	
30,001 - 40,000	300	
40,001 - 50,000	375	
50,001 - 60,000	450	
60,001 - 70,000	490	
70,001 - 80,000	530	
80,001 - 90,000	570	
90,001 - 100,000	600	

Values in excess of \$100,000 and not exceeding \$500,000 an additional fee of \$3.50 (incl. GST) is payable per \$1,000 or part thereof.

Values in excess of \$500,000 an additional fee of 60¢ (incl. GST) is payable per \$1,000 or part thereof.

For buildings which are required to have specific design an additional assessment fee of 20% of the value of the building permit is to be paid at the time of submitting the application.

APPLYING FOR A PERMIT

Floor Areas

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area is for computing permissible floor area.

Proposed Use

The proposed use of every building or part of a building must be clearly indicated: e.g. private car garage, private storage shed, ownership flats, leasehold shop etc.

Stormwater Disposal

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

Drainage and Plumbing

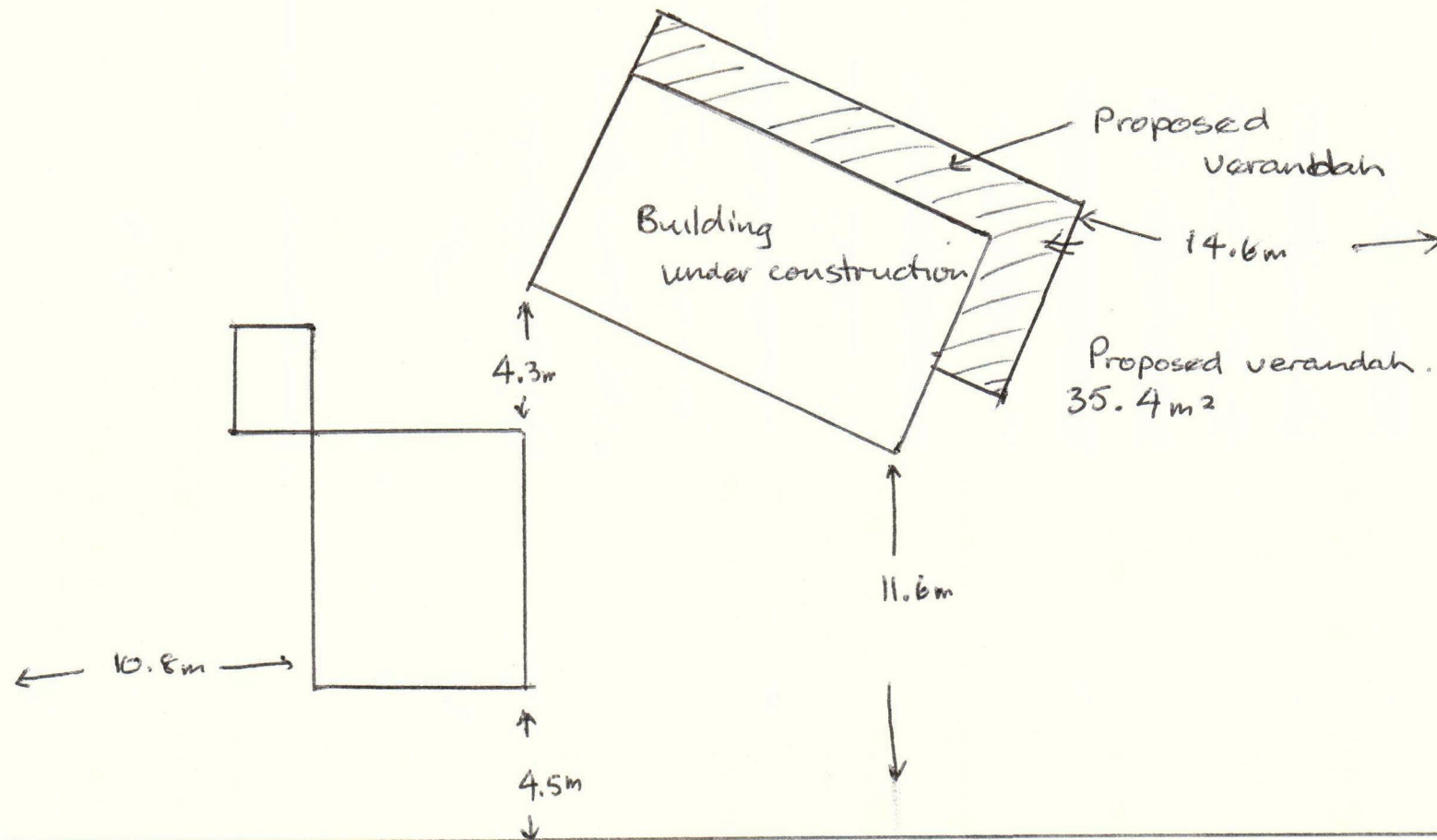
Where drainage and plumbing work is incorporated with any building work the permits must be uplifted at the same time.

Building Permit Requirements:

Applications will not be processed unless 2 copies of all plans (floor plans, elevations, cross sectional plans, site plans) full specifications, and complete land details are submitted with each application together with the necessary permit fees.

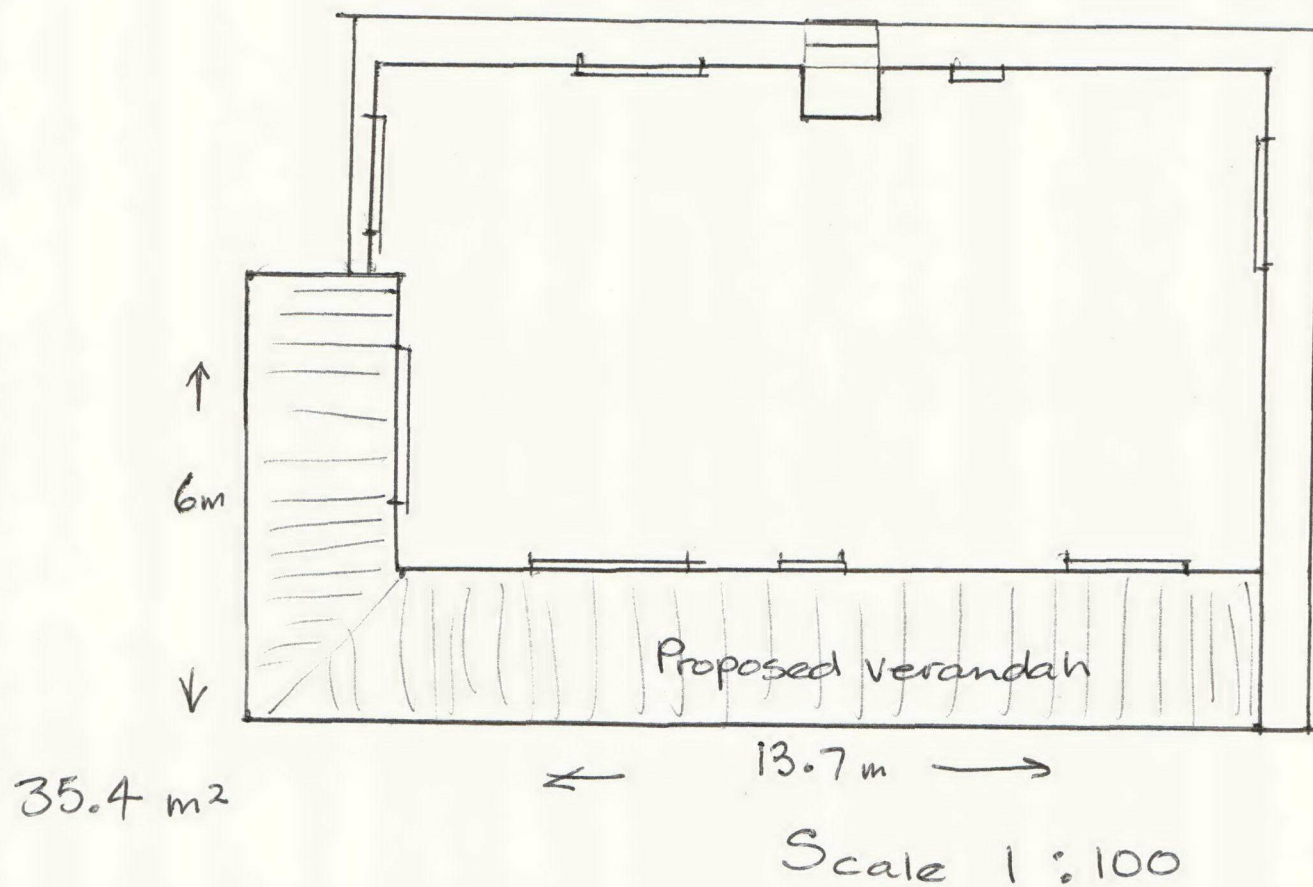
Other services for which fees may be charged are:

Inspections, planning and siting dispensations, sewer and water connections, vehicle crossings, street drainage, valuation roll search etc.



C E Brown

O'Connell St, Southbridge



CE Brown
O'Connell St, Southbridge



3 Rows Wooden Piles

100^{mm} x 80^{mm} Bearers

100^{mm} x 50^{mm} Joists

100^{mm} x 100^{mm} Verandah Posts

125^{mm} x 50^{mm} Rafters @ 900 centres

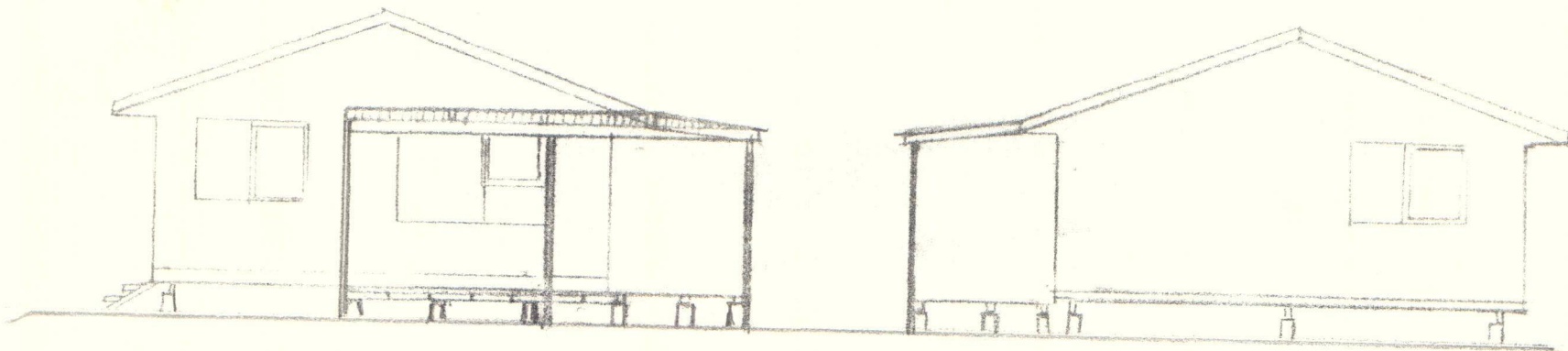
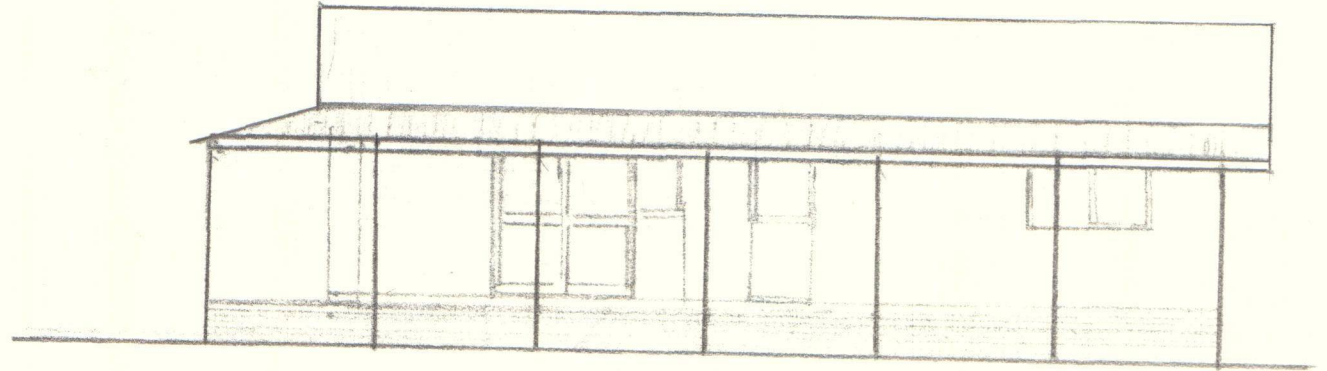
Trim Deck Roof Cladding

PVC Spouting & Downpipes

All Timber Ground Treated Pinus

8' x 2' Facia.

35.4 m².





SERVICE CENTRES: HORNBY
P.O. BOX 16342, HORNBY
PH: (03) 495-745 FAX (03) 495-746

LEESTON P.O. BOX 2, LEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

F

DRAINAGE AND PLUMBING PERMIT APPLICATION

I hereby apply for a permit to install:

DESCRIPTION OF WORK Plumbing & Drainage for
Wellington

OWNER

Name C Brown
Mailing Address 69 High St
Leeston
Telephone No. _____

CRAFTSMAN PLUMBER

Name R Doel
Mailing Address P.O. Box 36
Rolleston
Telephone No. _____

PROPERTY ON WHICH WORK WILL BE DONE

Street No. _____
Street Name O'Connell St
Town/District Southbridge

REGISTERED DRAINLAYER

Name B Gulliver
Mailing Address Leeston 3 RD
Telephone No. _____

LEGAL DESCRIPTION (Details on rate demand)

VALUATION ROLL NUMBER

2417/186 pt
Lot 2 D.P. 55427
Section _____ Block _____
Survey District _____
C. Title No. _____

ESTIMATED VALUE OF

1. Plumbing Labour	\$ <u>800.00</u>
2. Drainlaying Labour	\$ <u>800.00</u>
3. Plumbing Material	\$ <u>3200.00</u>
4. Drainlaying Material	\$ <u>2200.00</u>
TOTAL VALUE	\$ <u>7000.00</u>

REGIONAL COUNCIL RIGHT TO DISCHARGE NO.

Signature of Applicant: _____

Name of Applicant: _____

Mailing Address: _____

Phone No. _____

FEES (Including G.S.T.)

(Assessed on Labour content only - Refer 1&2 above)

1. Plumbing Labour Value	\$ <u>800.00</u>
2. Drainlaying Labour Value	\$ <u>800.00</u>
TOTAL	\$ _____
@ First \$400 Value	= \$ 50.00
Plus \$2.50 per \$100 value or part thereof over \$400	= \$ <u>2.50</u>
Road opening fee \$50/4m	= \$ _____
TOTAL FEES	\$ <u>80.00</u>

Receipt No. 26286

Date: 15/03/90

Permit No. 3869 & 38700 5/9/90

PLEASE NOTE:

Where a re-inspection is required a fee of \$50. will be charged.

In any dispute the Engineer shall determine the value of the work in accordance with Regulation 87 (7) of the Drainage and Plumbing Regulations 1978.

KEITH HAY HOMES LTD.

533 MAIN SOUTH ROAD

HORNBY

CHRISTCHURCH, 4, PH. 499-107

KEITH HAY

HOMES

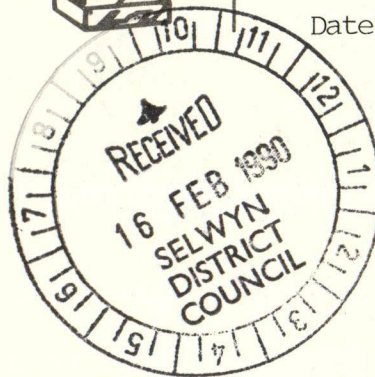


Date: 14/02/90

Selwyn D.C.

P.O. Box 2

Leeston



☒	C/Clerk	☐
☒	C/Engineer	☐
☐	C/Treasurer	☐
☐	C/Planner	☐

Dear Sirs,

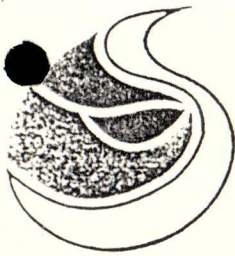
RE: BUILDING PERMIT APPLICATION FOR: Brown, O'CONNELL ST., SOUTHBRIDGE

Please find enclosed our Building Permit Application on behalf of our customer. It would be appreciated if you would advise our office of the following:

1. STREET NUMBER
Please supply details of the Street Number, as this is required on the application for Power Supply.
2. PERMIT FEES
Please advise of the necessary fees, and a cheque will be forwarded by us to cover the Building Permit Application and any other fees.
3. QUERIES
If you have any queries over the enclosed application we would appreciate your advice in writing, so that the exact query can be dealt with and the correct answer supplied to your Council with the minimum of delay.
4. SPECIAL CONDITIONS ON PERMIT
If the Permit is to be issued with any special conditions we would appreciate your prior written advice, as we may wish to query these before the actual Permit is uplifted.

We look forward to constructing another building in your District.

Yours faithfully,
KEITH HAY HOMES LTD.



Selwyn
DISTRICT
COUNCIL

SERVICE
CENTRES:

HORNBY
P.O. BOX 16432, HORNBY
PH: (03) 495-745 FAX (03) 495-746

LEESTON
P.O. BOX 2, LEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD
P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

BUILDING PERMIT APPLICATION

To: The Engineer,

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HEREWITH IN DUPLICATE.

Description of Work: Erect a dwelling

Proposed use Private

The following details are attached (please confirm checklist and tick appropriate box).

☒ Site Plan ☒ Elevations ☒ Floor Plan ☒ Cross Section ☒ Specifications
PERMIT POSTED TO Owner ☐ Builder ☒ Applicant ☐

Owner
Name Miss C.E. Brown
Mailing
Address 69 High Street
Leeston
Phone No. 243-246

Builder
Name Keith Hay Homes
Mailing
Address 533 Main South Road
Christchurch 4
Phone No. 499-102

Property on which work will be done
Street/Road O'Connell Street
Town/District Southbridge

Designer/Principal Consultant
Name Keith Hay Homes
Address 533 Main South Road
Phone No. 499-102

PROPERTY SIZE

DWELLING UNITS PROPOSED

Ground Floor Existingm²
Proposed 76.17m²
Other Floors Existingm²
Proposedm²
Accessory Building area
Existingm²
Proposedm²
Total Area of all Buildings
Existing and Proposed 76.17m²

LEGAL DESCRIPTION

Valuation Roll Number 247/186 Pt
Lot 2 DP 55427
Section _____ Block _____
Survey District _____
Certificate of Title No. _____

ESTIMATED VALUES (INCLUDING GST)

Building:
(Not including drainage
and Plumbing) \$.....55,000.00.....
Drainage and Plumbing:
(Sanitary work) \$.....OWNER ARRANGING.....
TOTAL \$.....

FEES APPLICABLE (INCLUDES GST)	
Building Permit	\$ <u>450.00</u>
Building Research Levy	\$ <u>480.00</u>
Drainage and Plumbing	\$ <u>55.00</u> 6.87.
Water Connection	\$ <u>80.00</u>
Channel Crossing Fee	\$ <u>200.00</u> 25.00.
Footpath Maintenance Bond	\$ /
TOTAL	\$ <u>816.87</u>
GST content	\$ <u>90.76.</u>

Signature of Applicant: [Signature] P.P. K.M.H.

Name of Applicant: Keith Hay Homes
Mailing Address: 533 Main South Road
Christchurch 4
Phone No. 499-102

Receipt No. _____ Date: _____

PERMIT NO. H013941 Date: _____

BUILDING PERMIT FEES

(effective from 1 January 1990)

Estimated value of work (excluding any amount on which plumbing and drainage fees are payable).

All fees include GST.

<u>Not Exceeding</u>	<u>Fee</u>	<u>GST content</u>
<u>\$</u>	<u>\$</u>	<u>\$</u>
3,000	50	5.56
4,000	60	6.67
5,000	70	7.78
6,000	80	8.89
7,000	90	10.00
8,000	100	11.11
9,000	110	12.22
10,000	120	13.33
15,000	160	17.78
20,000	200	22.22
30,000	250	27.78
40,000	300	33.33
50,000	375	41.67
60,000	450	50.00
70,000	490	54.44
80,000	530	58.89
90,000	570	63.33
100,000	600	66.67

Values in excess of \$100,000 and not exceeding \$500,000 an additional fee of \$3.50 (incl. GST) is payable per \$1,000 or part thereof.

Values in excess of \$500,000 an additional fee of 60¢ (incl. GST) is payable per \$1,000 or part thereof.

For buildings which are required to have specific design an additional assessment fee of 20% of the value of the building permit is to be paid at the time of submitting the application.

Solid Fuel Heaters

	<u>Fee</u>	<u>GST content</u>
Free Standing Unit	\$50	\$5.56
Inbuilt unit (where chimney inspection is required)	\$70	\$7.78

Miscellaneous Inspections

Buildings to be re-sited from outside the District Council area (plus mileage at public service rates)

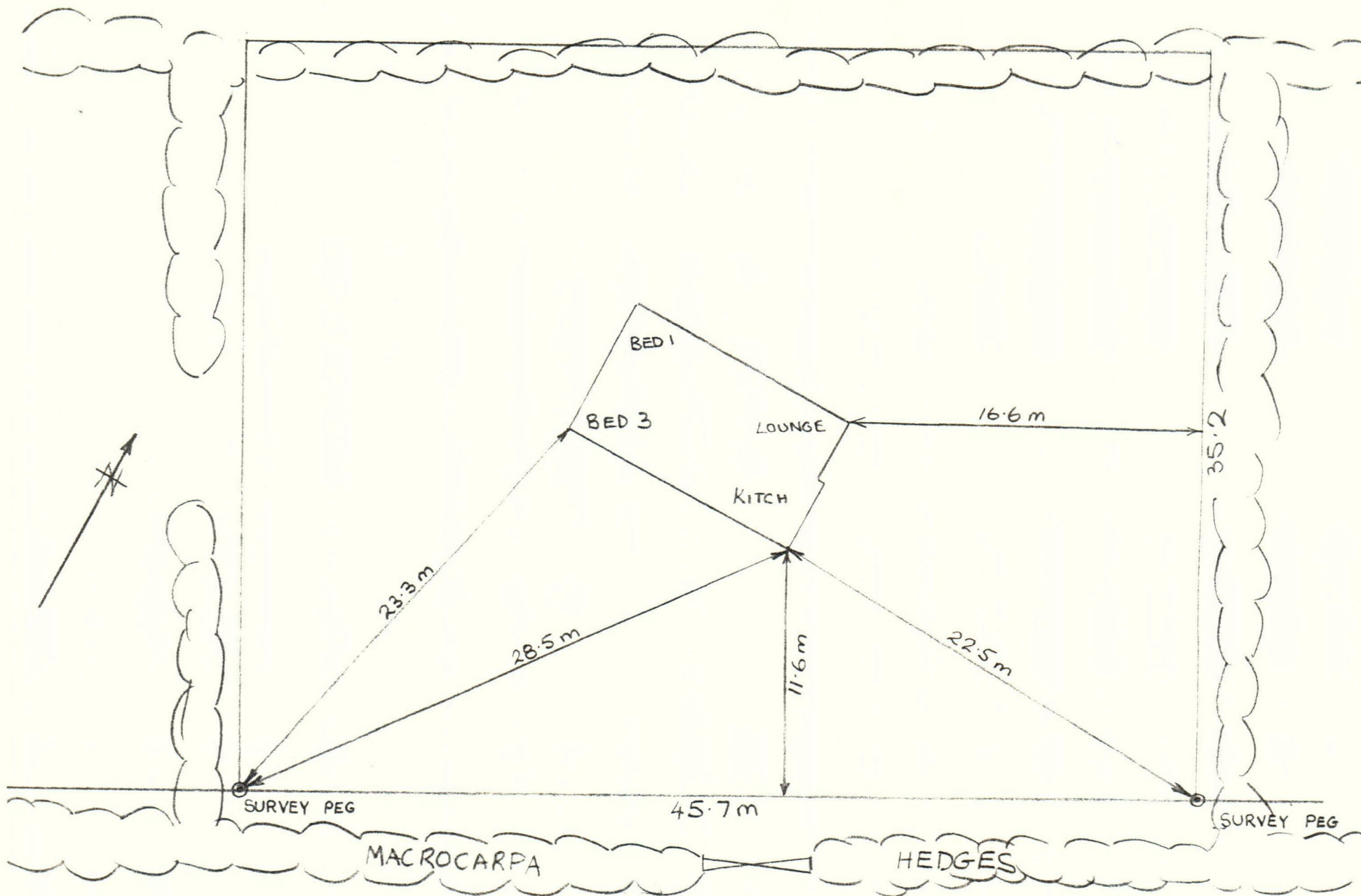
\$100 \$11.11

Buildings to be re-sited from within the District Council area (plus mileage at public service rates)

\$50 \$5.56

Other inspections

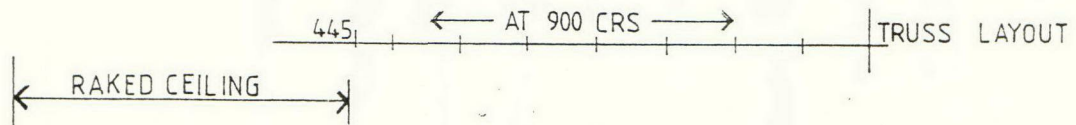
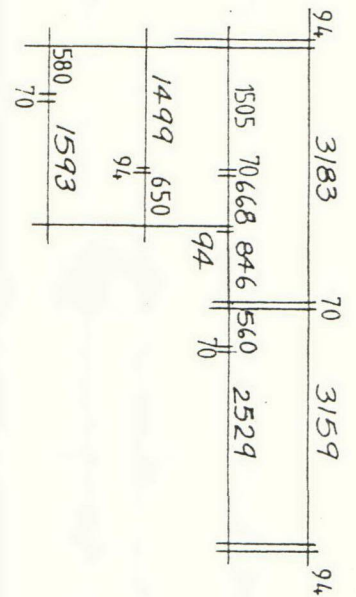
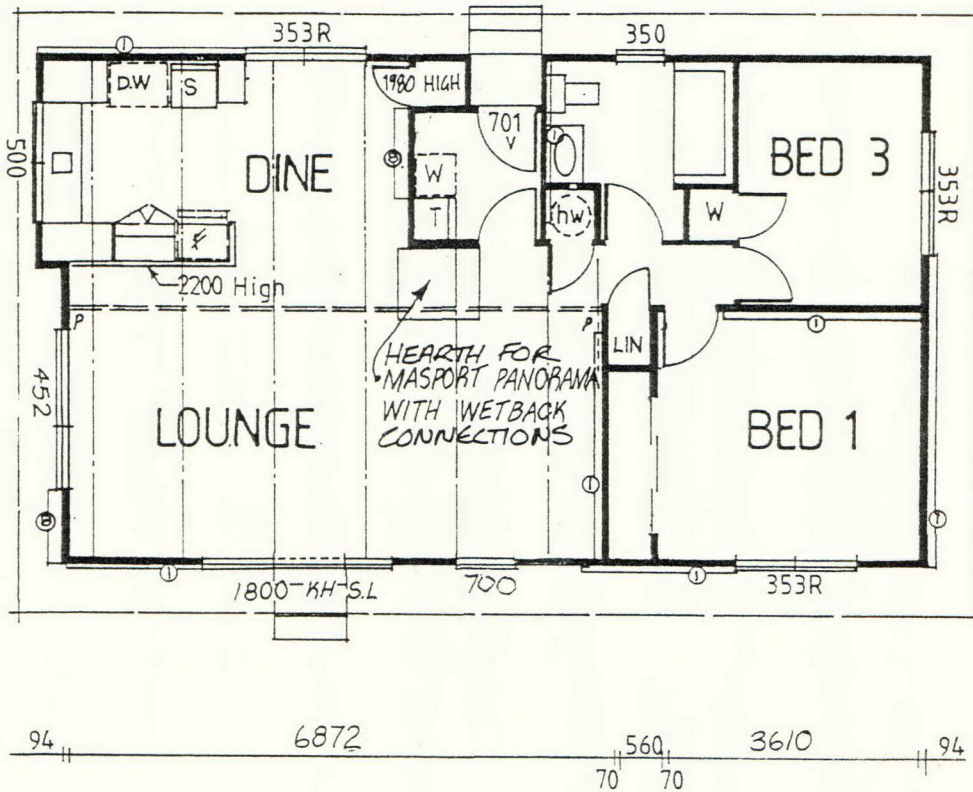
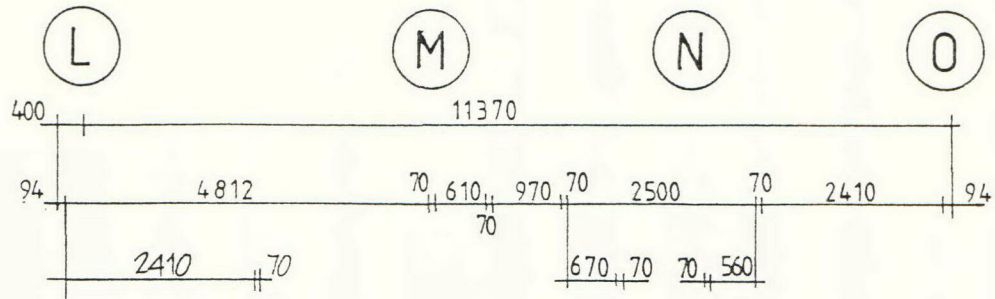
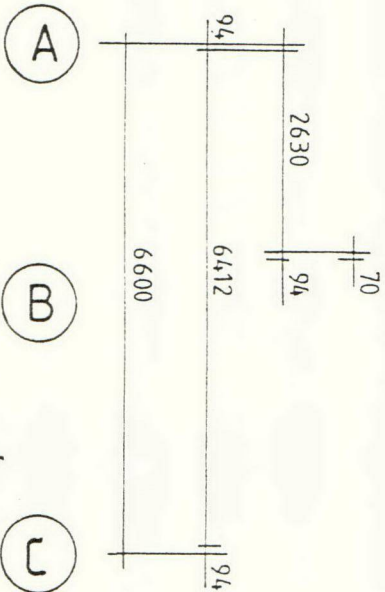
\$50 \$5.56

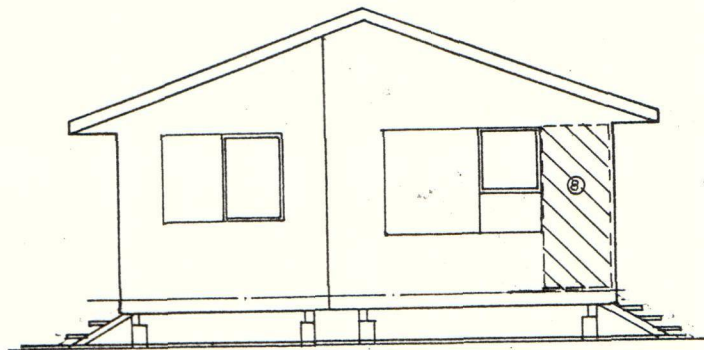


Signed: p.p. CONTRACTOR		Signed: EMPLOYER	
SCALE 1:250	AREA 1608 m ²	DRAWN GK	NAME MISS C.E. BROWN.
KEITH HAY HOMES LIMITED		COPYRIGHT 1987 DESIGNED TO N.Z.S 3604	
		DATE 1-2-90	PLAN REF 53/963/1

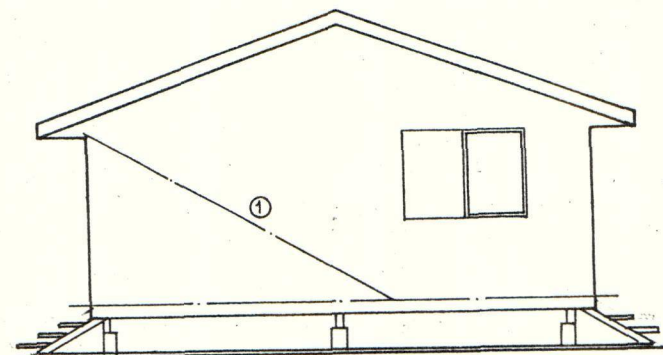
Signed P.P. CONTRACTOR		Signed EMPLOYER	
SCALE 1:100	AREA 76.17m ²	DRAWN DS	NAME ME BROWN
KEITH HAY HOMES LIMITED		COPYRIGHT 1987 DESIGNED TO N.Z.S 3604	
		DATE 26.1.90	PLAN REF 53/963/1

820/2 THE ANNIVERSARY PLUS





END ELEVATION



END ELEVATION

FIBREGLASS INSULATION TO
CEILING ($1.9\text{m}^2 \text{ } ^\circ\text{C/W TYPE A}$)

600mm SOFFIT

FIBREGLASS INSULATION TO
EXTERIOR WALLS ($1.5\text{m}^2 \text{ } ^\circ\text{C/W}$)

DOUBLE SIDED SISALATION 421
UNDER FLOOR ($0.9\text{m}^2 \text{ } ^\circ\text{C/W}$)

20° PITCH ROOF

TRUSSES @ 900 CRS

2400

20mm HIGH DENSITY
PARTICLE BOARD FLOOR

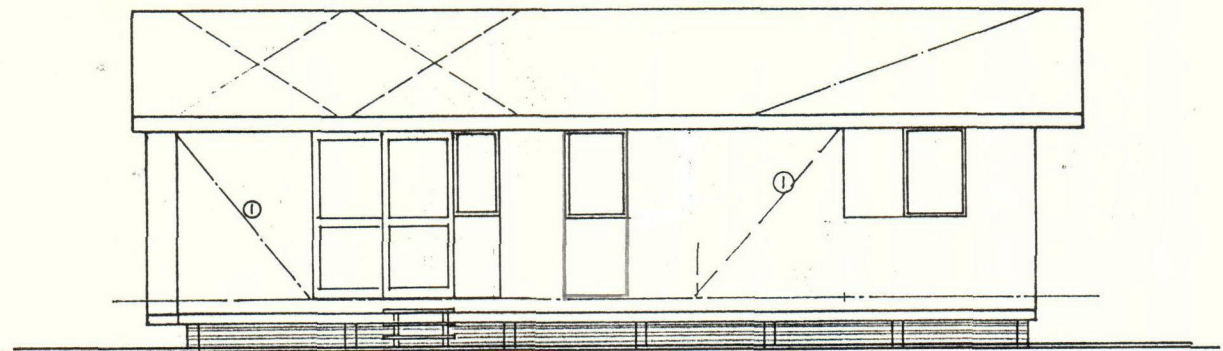
150x50 JOISTS @ 450 CRS

225mm CANTILEVER TO SIDES

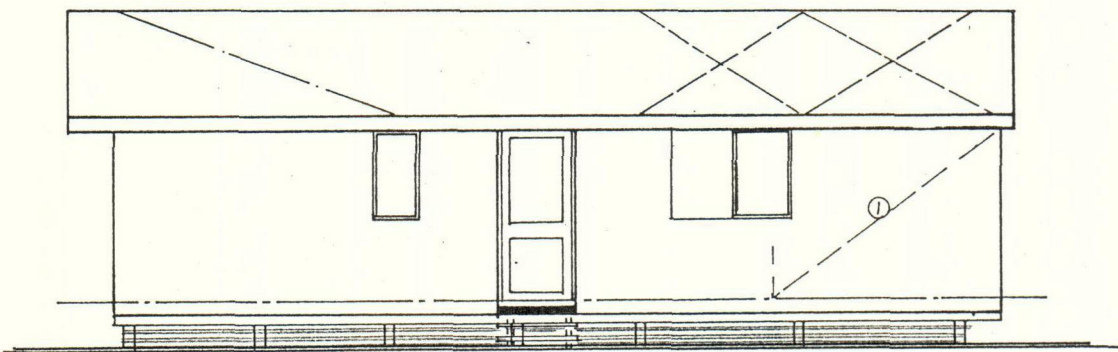
FOUNDATIONS AS PER ATTACHED SUBFLOOR PLAN

820/2 THE ANNIVERSARY PLUS

Signed p/p CONTRACTOR				Signed EMPLOYER			
SCALE	1:50/1:100	AREA		DRAWN D.S	NAME ME BROWN	DATE 26.1.90	PLAN REF 53/963
KEITH HAY HOMES LIMITED		COPYRIGHT 1987 DESIGNED TO N.Z.S 3604					



FRONT ELEVATION



REAR ELEVATION

820/2 THE ANNIVERSARY PLUS

Signed P.P. CONTRACTOR		Signed EMPLOYER	
SCALE 1:100	AREA	DRAWN D.S	NAME M.E BROWN
KEITH HAY HOMES LIMITED		COPYRIGHT 1987 DESIGNED TO N.Z.S 3604	
DATE 26.1.90		PLAN REF 53/963	

Total B.U.'s
Required

Wall Bracing Elements Provided

		ALONG
REQ. E QUAKE	A	184
REQ. WIND	H	238
CALCULATED TOT		406

EARTHQUAKE DESIGN(CIRCLE)			
STOREY- single/lower of 2			
LIGHT ROOF- 0°, 15°, 20°, 45°			
EQ = BU's/m ²			
GROSS ROOF AREA	92	m ²	
X A@	2	BU=	184 BUS
X B@	2	BU=	BUS
X C@	2	BU=	BUS

WIND DESIGN(CIRCLE)			
STOREY- single/lower of 2			
LIGHT ROOF 0°, 15°, 20°, 45°			
ALONG	L	M	H
STOREY 2.4max	9	12	18
ROOF 0.9/1.9	9	12	18
BU's ADDED	18	24	36
WIND= BU's/m	X	X	X
WALL LENGTH or			6.6
ROOF LENGTH			
ALONG TOTAL			238

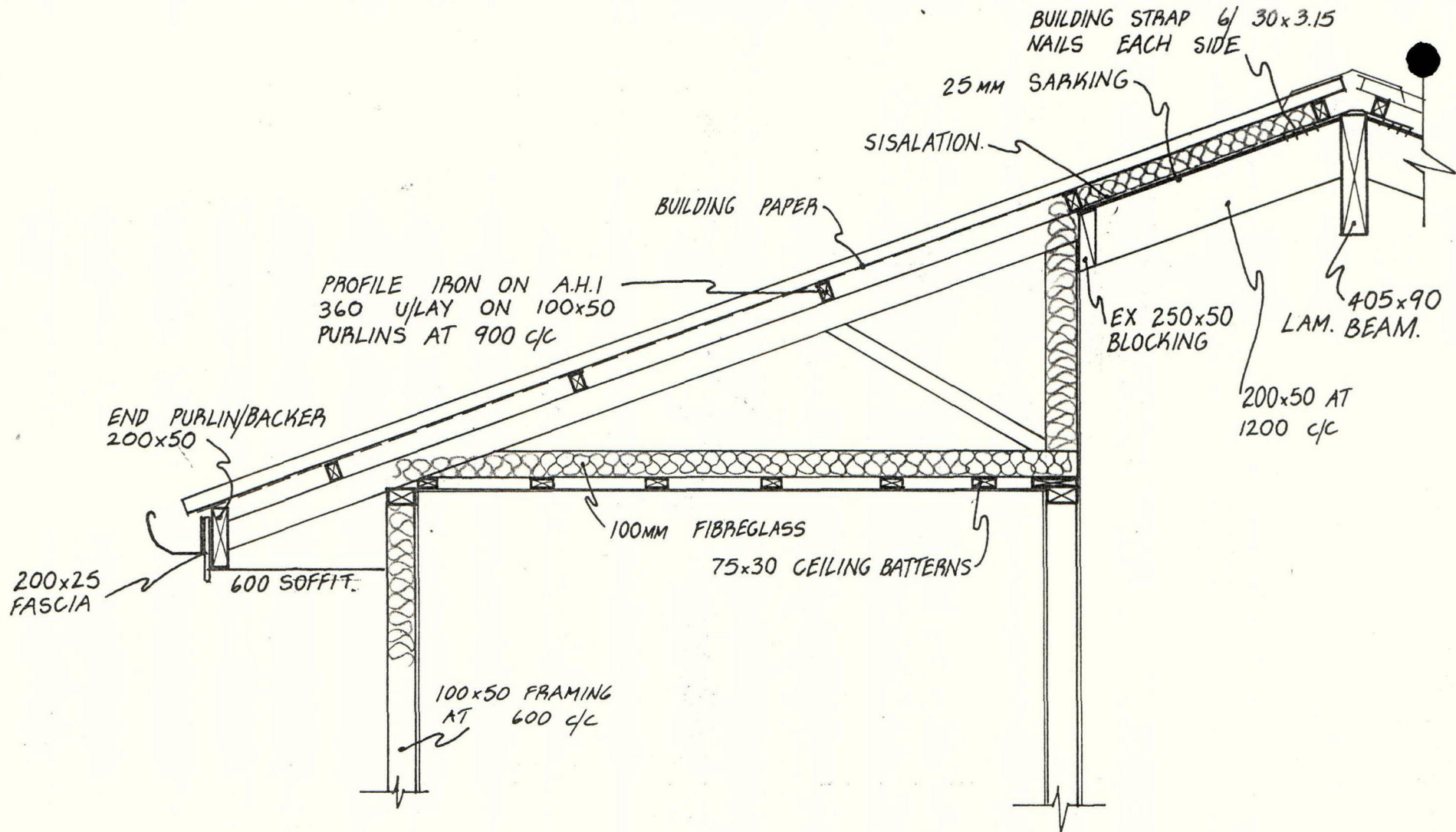
ACROSS	L	M	H
STOREY 2.4max	9	12	18
ROOF 1.6/3.8	12	15	23
BU's ADDED	21	27	41
WIND=BU's/m	X	X	X
WALL LENGTH or			11.8
ROOF LENGTH			
ACROSS TOTAL			484

		ACROSS
REQ. E'QUAKE	A	184
REQ. WIND	H	484
CALCULATED TOT		533

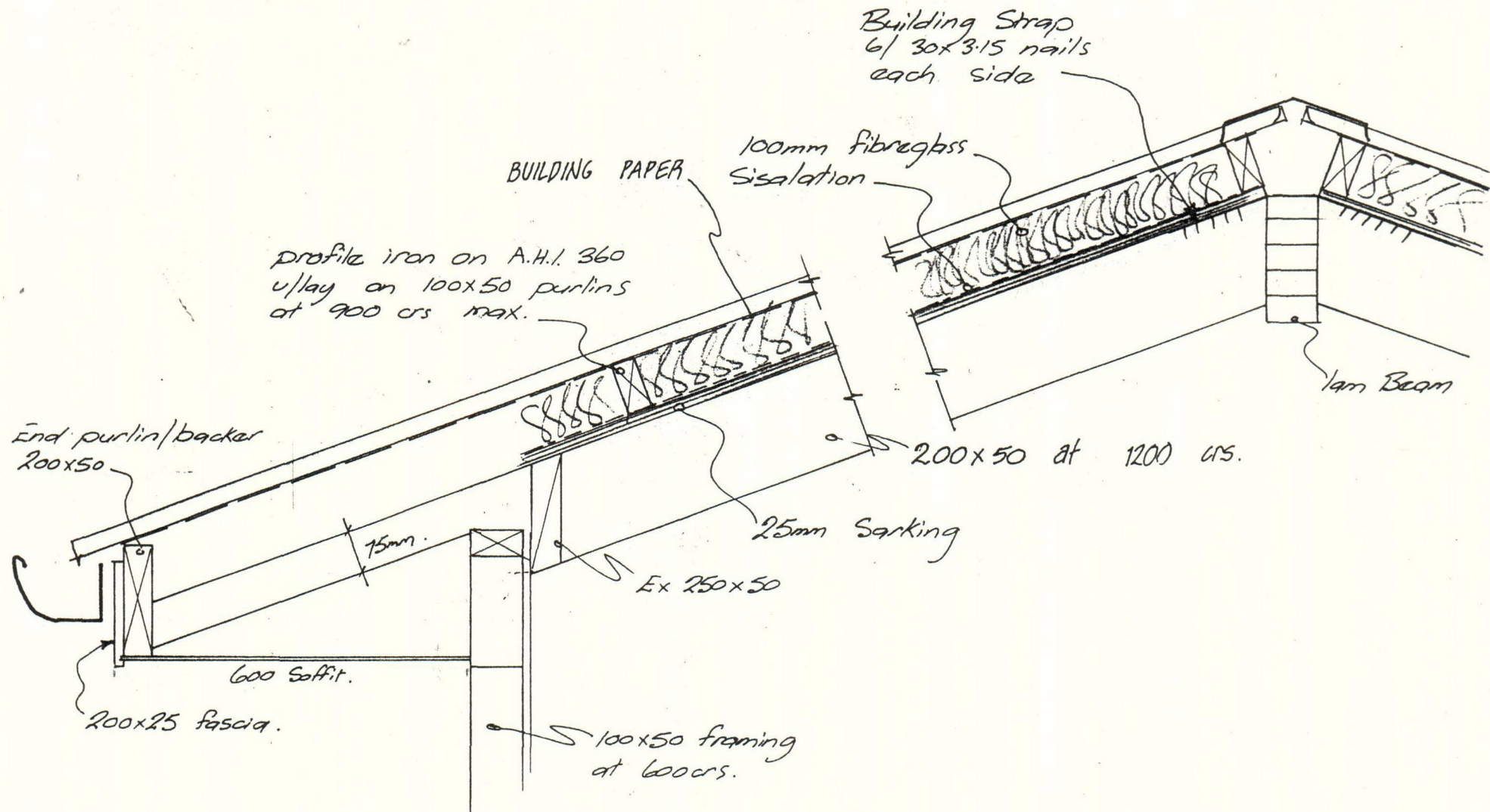
Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
A	KITCHEN	1	42	3.0	126
118 Sub-total					126
B	BED 1	1	42	2.6	109
70 Sub-total					109
C	LOUNGE	1	42	1.7	71
	BED 1	1	42	2.0	100
114 Sub-total					171
D					
Sub-total					
302		CALCULATED TOTAL			406
L	LOUNGE	8	67	1.0	67
66 Sub-total					67
M	DINE	8	67	1.2	80
70 Sub-total					80
N	VANITY	1	42	2.1	88
	LOUNGE	1	42	3.0	126
70 Sub-total					214
O	BED 1	1	42	4.1	172
66 Sub-total					172
P					
Sub-total					
272		CALCULATED TOTAL			533

Signed: p.p CONTRACTOR		Signed: EMPLOYER	
SCALE	AREA	DRAWN D.S	NAME M.E BROWN
KEITH HAY HOMES LIMITED		COPYRIGHT 1987 DESIGNED TO N.Z.S 3604	DATE 26.1.90 PLAN REF 53/963

Signed: P.P. CONTRACTOR.....					Signed: EMPLOYER.....				
SCALE 1:20		AREA		DRAWN DS		NAME ME. BROWN		PLAN REF 53/963	
KEITH HAY HOMES LIMITED		COPYRIGHT 1987 DESIGNED TO N.Z.S 3604		DATE 26.1.90					



Signed: P.P. CONTRACTOR			Signed: EMPLOYER		
SCALE	AREA	DRAWN	D.S.	NAME	M.E. BROWN
KEITH HAY HOMES LIMITED		COPYRIGHT 1987 DESIGNED TO N.Z.S 3604		DATE	26.1.90
				PLAN REF	53/963



SPAN OF BEAM IN METERS (m)

300 3500 4000 4500 5000 5500 6000 6500 7000 7500 8000 8500 9000 9500 10000 45

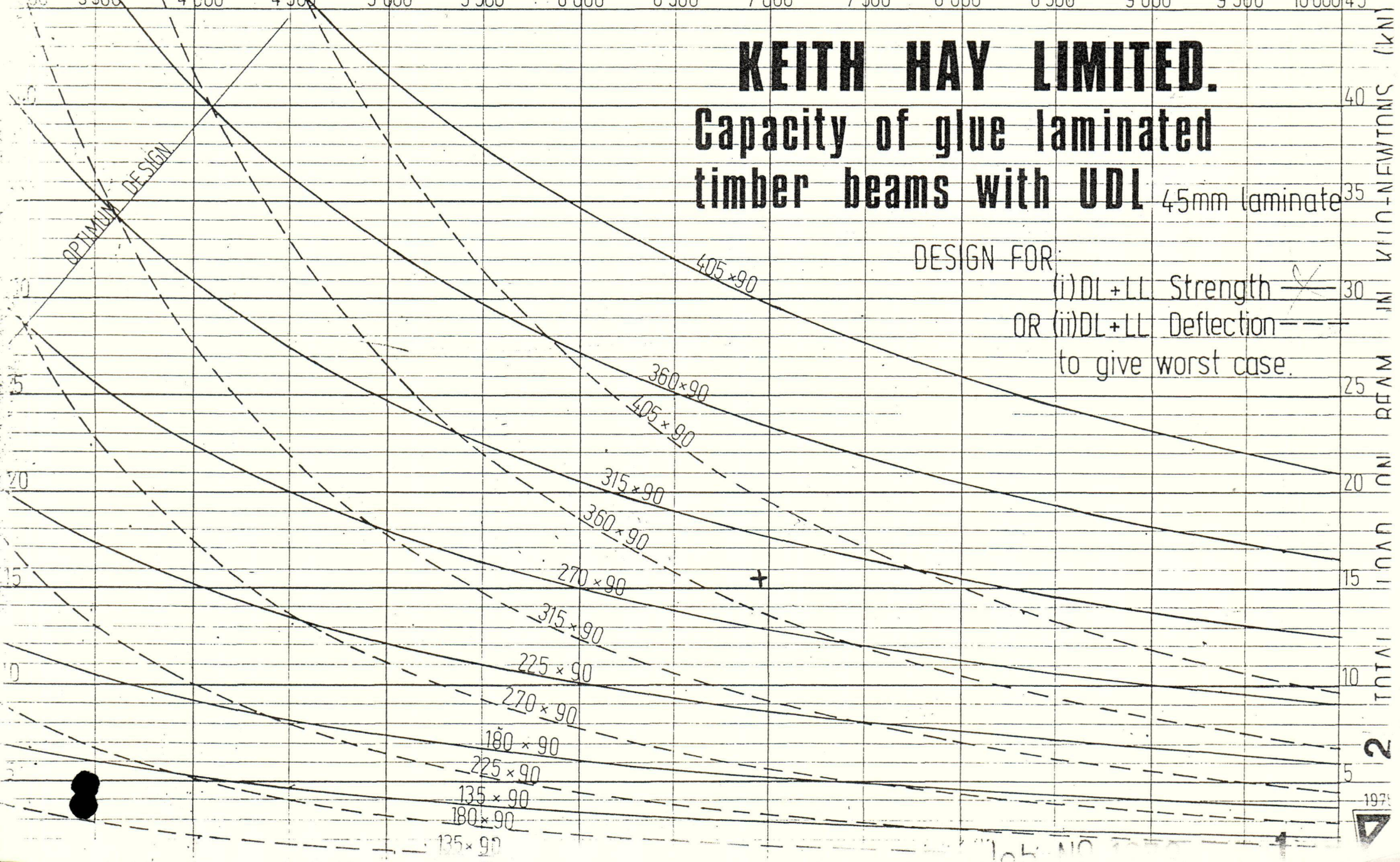
KEITH HAY LIMITED.

Capacity of glue laminated timber beams with UDL

45mm laminate

DESIGN FOR:

- (i) DL+LL Strength ☒ 30
 OR (ii) DL+LL Deflection ☐ 25
 to give worst case.



45

40

35

30

25

20

15

10

5

0

TOTAL

LOAD

IN

BEAM

2

1978

1

1978

1

1978

1

1978



ROSKILL TIMBER & HARDWARE

PH. 699-621 or 699-199.
68 CARR RD, MT. ROSKILL

FOR WOOD THAT'S GOOD IN ALL SHAPES AND SIZES



Production Manual

LAMINATED BEAM
CALCULATIONS
QUOTATIONS.

MESSRS. **BROWN**

TIME:

ADDRESS: **O'CONNEL STREET**

DATE: **26/1/90**

ATTENTION:

PHONE:

JOB NAME: **53/963**

CHECK DETAILS IN BOXES ☒

TYPICAL DESIGN LOADS

DEAD LOADS:

Roof/Ceiling/Con.Tiles	kPa.	0.820
" " /Metal Tiles.		0.430
" " /Gal.Iron.		0.430
Roof Frame/Iron etc. only.		0.200
Flooring/Joists and Beams.		0.580
Internal Partitions etc.		0.480
External Wall/m ² .		0.290

LIVE LOADS:

Roofs:			
1.5 to 2m ² .	Supported Roof Area	1.300	
2 to 3m ² .	" " "	1.000	
3 to 4m ² .	" " "	0.750	
4 to 5m ² .	" " "	0.580	
5 to 6m ² .	" " "	0.490	
6 to 8m ² .	" " "	0.430	
8 to 10m ² .	" " "	0.350	
10 to 14m ² .	" " "	0.300	
over 14m ² .	" " "	0.250	☒

Note: Span of Beam is clear

- (a) Distance Between Supports.
(b) Width of load is $\frac{1}{2}$ distance to support each side of Beam.

Floors:

Floors/Dwellings/Flats.	1.500	
Balconies to above.	2.000	
Offices & Halls.	3.000 to 4.000	

BEAM CALCULATIONS.

Area Load is acting on:

Internal Beam:

	Roof.	Floor.
Span. x	6.90 m.	m.
Width of Load.	3.30 m.	m.
(A) =	22.80 m ² .	m ² .
Dead Load.	0.43 kPa.	kPa.
Dead Load +	0.25 kPa.	kPa.
Live Load +	kPa.	kPa.
(B) Totals	0.68 kPa.	kPa.
(A) x (B) =	15.60 kN	kN.

External Beam:

Roof.	Floor.	Ext.Walls
m	m	m.
m	m	m.
m ²	m ²	m ² .
kPa	kPa	kPa.
kPa	kPa	kPa.
kPa	kPa	kPa.
kPa	kPa	kPa.
kN.	kN.	kN.

Total kN.

W = 15.60 kN.

W = kN.

Span

L = 6.90 m.

L = m.

From Chart 1:

Beam Required **405 x 90** Strength.
Deflection

From Chart 1:

x Strength.
x Deflection

Note: Beam Size read from continuous curve above W/L. intersection point.

Maximum Loading for End Bearing 94 x 47 = 25kN; 94 x 69 = 36kN; 94 x 94 = 50kN.

Overall Length
of Beam =

x x No. at \$ = \$

GENERAL SPECIFICATION

of work done and materials used in the construction of buildings designed and built to conform with NZS3604 (1984) and NZS3602 (1975) Building Code Standards, by KEITH HAY HOMES LIMITED and/or KEITH HAY LIMITED and/or KEITH HAY BUILDERS LIMITED, Building Contractors

PAGES 1 - 3 SPECIFY THOSE ITEMS THAT HAVE BEEN INCLUDED IN THE AGREEMENT

PAGES 4 - 10 EXPAND ON THE ITEMS SPECIFIED IN PAGES 1 - 3 AND COVER GENERAL MATTERS

- 1.00 GENERAL: Buildings are constructed to the true intent and meaning of these plans and specifications.
- All measurements on plans take precedence over scaled dimensions.
- 2.00 INSURANCES: The Contractor shall be wholly responsible for any loss or damage to the work and material covered by this agreement until it is delivered to the site and on permanent foundations. The Contractor shall be responsible for all insurance charges for a 'Builders Risk' policy until the work being carried out by the Contractor under this agreement is completed or until the building is occupied or alternative insurance is arranged by the Employer or his agent, whichever is the earlier date. The Contractor's insurance does not cover material supplied by, or work done by the Employer, or loss or damage resulting from material supplied by, or work done by the Employer.
- 3.00 BUILDING PERMIT: Where it is indicated on page 3 of the agreement that the cost of the building permit is included in the contract price, the building permit will be applied for by the Contractor and signed for by him on behalf of the Employer as owner, and the allowance includes the building permit fee, plumbing permit fee, drainage permit fee and building research levy, and any other Council charges shall be payable by the Employer. For a shell building the Employer will be shown on the building permit application as the builder and the contractor will act in the capacity of a sub-contractor.
- If any difficulties arise regarding Council town planning ordinances and Council by-laws then it will be the responsibility of the Employer to resolve these at his expense.
- 4.00 YARD CONSTRUCTION, CARPENTRY & JOINERY:
- 4.01 BEARERS: H3 Treated pine composite 150x100 or 250x100, if shown on plan, to J Reelick Engineer's design
- 4.02 FLOOR JOISTS: H1 Treated pine to be gauged on bearers to a uniform level and continuous over two or more spans
- | Building Width | Joist Span | Cantilever | Joist Size | Centres |
|----------------|------------|------------|------------|---------|
| 6000 | 2625 | 225 | 150x50 | 600 |
| 6600 | 2925 | 225 | 150x50 | 450 |
| 7200 | 2116 | 225 | 150x50 | 600 |
- Joist cantilever under bay windows up to 750mm (to Engineer's design)
- FLOOR JOIST & TRIMMERS: Up to 1800 150x75 composite
Over 1800 up to 2400 150x100 composite
Trimming Joists 150x75 composite up to 1800
Trimming Joists 150x100 composite up to 2400 or for large porches
Fixing trimmers to joists - one Multigrip each end
4 nails each side of Multigrip up to 1800 span
6 nails each side of Multigrip up to 2400 span
- 4.03 FLOORING: 20mm high density particle board/strandboard fitted under plates and run under all partitions
- 4.04 EXTERNAL FRAMING: STUDS: H1. Treated pine or Douglas fir 2400 height max.
'H' wind zone, 100x50 at 600mm centres max
'M' & 'L' wind zone, 100x40 at 600mm centres max
Studs to raked ceilings - as per elevations.

.....
For & behalf of Contractor

.....
Employer

BRACING: Securely braced as shown on plans and bracing calculations sheets

Type 1 panel -	Galvanised steel brace with gib board sheet
Type 8 panel -	Sheet bracing to one side
Type 10 panel -	Sheet bracing both sides
Type 12 panel -	Gib board sheet to both sides

Sheet bracing is either 9.5mm Particle Board, 7.5mm Hardiflex, or Plywood

FIXING DOWN TYPE 8 PANEL: End studs fixed to bottom plate with two Timlok staples and bottom plate fixed to floor joists to a securely nailed 100x50 dwang with coach screws as per J Reelick Engineer's design as per NZS 3604:6.9.4.5 or with 3.78 KN 'Strapnails' as applicable.

LINTELS TO OPENINGS: H1 Treated pine or Douglas fir

Up to 2450 clear span	200x50
Over 2450 - 3600 clear span	200x100 composite
Over 3600 - 4600 clear span	250x100 composite

Lintel spans in excess of NZS3604 (Table 16) to J Reelick Engineer's design. For 'H' wind zone only where lintel spans exceed 2700, secure lintel to doubling stud and stud to boundary joist using 25x1 MS Straps with 12/30x2.5 FH Nails per strap.

WINDOW SILL TRIMMERS:

Up to 2450 -	100x50
Over 2450 up to 3650 -	100x100 composite

TRIMMING STUDS: H1. Treated pine or Douglas fir

Up to 3050 clear span double studs spiked together one supporting lintel
Up to 3650 clear span, as for above plus one 100x25 well spiked

DWANGS OR WALINGS TO EXTERIOR: One row 75x25 walings checked into studs or one row 75x50 dwangs staggered, only in 'H' wind zones for 'sheet panel' sheathing.

4.05 INTERNAL FRAMING:

STUDS: H1. Treated pine or Douglas fir studs 75x50 at 600mm centres maximum

4.06 ROOF FRAMING:

Constructed with a maximum 'S' Value 6.8m. Trusses and jack rafters securely nailed and bird mouthed over plates, as shown on plans constructed from the following:

TRUSSES: at 900mm centres maximum manufactured to Gangnail 9753 or Pryda 1835 Design. Fixed with 2/100x3.75 nails and 2/Timloks per joint

RAFTERS: H1. Treated pine or Douglas fir, size and spacing as per plan

PURLINS: H1. Treated pine or Douglas fir 75x50 on edge or flat. Spacings to suit profiled galvanised steel manufacturers specification

ROOF TILE BATTENS: Treated pine or Douglas fir 50x40

ROOF PLANE BRACING: Four per house or as shown on plans - metal angle braces from ridge to top plate at 45°; alternatively 100x25 timber braces

CEILING BATTENS:

50x40 at 400mm centres (Michelangelo)
75x40 at 450mm centres (9.5mm Gib board)

4.07 ROOF STYLE:

Refer page 1 and plans

4.08 LAMINATED BEAMS:

As per plan to NZSR34

4.09 BUILDING PAPER:

Fitted to exterior of wall studs from top plate to bottom of floor joists before sheathing

4.10 EXTERIOR WALL SHEATHING:

For type specified, refer page 1 and plans
Hardiplank - smooth 235mm wide, bandsawn 180mm wide
Hardiplank - woodgrain 245mm wide, Rusticated 205mm wide
Note:

- (i) If more than one type exterior sheathing as above, then locations of each material as per plans
- (ii) All sheathing securely fixed as per manufacturers recommendations

For & behalf of Contractor

Employer

- 4.11 SOFFIT: Boxed with 4.5mm flat fibrolite with PVC jointers, or as shown on plan
- 4.12 WINDOWS: Aluminium windows to be manufactured to NZS4211.
Sizes and openings as shown on plan.
- 4.13 WINDOW SHUTTERS: Refer page 1 and plans.
- 4.14 EXTERIOR DOORS: For type specified refer page 1 and plans, manufactured to NZS4211.
Front & back - 2 light - aluminium
French - 2 light - aluminium
Sliders - aluminium with crash rail
- 4.15 EXTERIOR FINISHING: Silicone sealant to windows and doors.
Barge, fascia, frieze board H3 treated pine.
- 4.16 ROOF SHEATHING: Roofing as specified on page 1 fitted to manufacturers specification over approved underlay. All valleys and ridges galvanised steel purposemade.
- 4.17 SPOUTING & DOWNPIPES: White PVC guttering and rainwater system - 80mm diameter circular section downpipes securely fixed extending to floor level.
- 4.18 INSULATION: To comply with NZS4218P - fibreglass batts to ceilings and exterior walls.
Double-sided perforated foil to underfloor.
- 4.19 INTERIOR WALL LININGS: Walls are lined with 9.5mm Gib board, fixed as per Winstone's horizontal fixing specification and stopped, suitable for wallpaper finish only.
Basements/Attic Walls - no wall lining, unless specified on plans.
- 4.20 CEILINGS: All ceilings - Michelangelo ceiling panels.
Wardrobes and cupboard ceilings may be Gib board.
Basements/Attic ceilings - no ceiling lining, unless specified on plans.
- 4.21 INTERIOR DOORS: All doors flush type paint quality either hung or sliding as shown on the plans.
To all main rooms 2305x760
To utility rooms 2305x760
Wardrobes, linen, HWC etc 2305x490, 610, 760
- 4.22 INTERIOR MOULDINGS: Skirtings 60x10 bevelled
Architraves 35x10 sq dressed
Scotia or cornice 30x18 bevelled to 10
All interior mouldings finger jointed pine or medium density fibreboard, suitable for painting only
- INTERIOR FIXTURES & FITTINGS: As per plan
- 4.23 KITCHEN: UNITS: manufactured from medium density fibreboard and/or pine, unpainted or prefinished, refer page 1.
Sizes as per plan
Overlay doors either paint quality or prefinished, refer page 1
- SINK BENCH: Laminate or stainless steel top, refer page 1 with stainless steel bowl fitted in the centre of unit complete with plug, waste and taps
- DRESSER TOPS: Laminate with clashed edges
- PANTRY UNITS: Single 400 wide, 1 door
Double 800 wide, 2 door
- FRIDGE SPACE: 685mm wide
- ACCESSORIES: Cutlery drawer, tea towel rail, under sink tidy to sink unit, pantry spice rack.
- 4.24 BATHROOM: For units specified refer page 1 and plans
- STANDARD BATH: Acrylic with plug, waste and two taps

.....
For & behalf of Contractor

.....
Employer

COMBINATION BATH/SHOWER: Acrylic with plug and waste, 2 taps, shower mixer, chrome shower curtain rail
Unit 1485x735 standing 1835 high

BATH WITH SHOWER ABOVE: Acrylic with plug and waste, 2 taps, shower mixer, soap holder and chrome shower curtain rail - Bath alcove lined with Hardiglaze

SHOWER BOX: Acrylic shower alcove or stainless steel shower base with Hardiglaze wall lining, complete with shower mixer, soap holder and chrome shower curtain rail

VANITY: Prefinished unit. Top complete with plug and waste and mixing spout faucet and bowl, refer page 1 for details

HAND BASIN: Porcelain handbasin on brackets complete with plug and waste with hot and cold taps, refer page 1 for details.

ACCESSORIES: Toothbrush holder, towel rail

4.25 TOILET:

WC pan NZ-made, with terminal vent as required
Caroma 'wallset' type or Caroma 'Solitaire' dual flush type cistern.
Flexible seat, toilet roll holder

4.26 LAUNDRY:

Single stainless steel seam-welded tub (45 litre), installed on medium density fibreboard unit with single door complete with plug and waste, hot and cold taps, soap holder and 300mm towel rail to door
Hot and cold taps suitable for automatic washing machine
Low pressure electric water cylinder, including thermostat and 3000 watt element (smaller if limited by Power Board)
Cylinder located as per plan, complete with pressure-reducing valve or 20mm vent pipe

4.27 HARDWARE FOR DOOR & WINDOW FURNITURE:

FRONT & BACK DOORS: Locking latches keyed alike

SLIDING DOORS: Wooden handle with keyed deadlock

WINDOWS: Double tongued ventilating catches

CUPBOARD DOORS: 45mm diameter convex wooden knobs

HUNG DOORS: Wooden knobs with roller catches

BATHROOM & TOILET: Fitted with privacy bolt

4.28 MANHOLE:

Positioned in laundry/hall or as decided by Contractor

5.00 YARD CONSTRUCTION PLUMBING:

- All plumbing work to be carried out by a registered contractor
All piping and fittings manufactured to AS2462 parts 1, 2 and 3 Class 16

5.01 WATER PIPES:

All hot and cold water run in concealed 15mm (I.D.) polybutylene pipe to point on house ready to connect to main supply

5.02 TAPS:

Taps or faucets fitted to fixtures in locations as specified elsewhere and one brass exterior hose tap fitted adjacent to back door. All inside taps chrome plated brass with acrylic domes

6.00 YARD CONSTRUCTION ELECTRICAL:

- All fittings manufactured to New Zealand Standard Specification

6.01 INTERIOR LIGHTS:

Bayonet light fitting, earthed complete with bulb & white switch

EXTERIOR LIGHTS:

Waterproof acrylic fitting, earthed complete with bulb & white switch
Normal light switch position approximately 1150mm above floor

6.02 POWER POINTS:

Single or double plugs, white
Normal position approximately 250mm above floor

.....
For & behalf of Contractor

.....
Employer

- 6.03 TV CONNECTION: Fitted adjacent to one power point in lounge with coaxial cable to roof area
Note - power point is included under 6.02
- 6.04 STOVE: Refer page 1
- 6.05 ~~CENTRAL HEATING:~~ ~~Install thermostatically controlled electric central heating units, 'Airea Heat' wall model 2kw~~
- 6.06 TELEPHONE: Contractor to install two telephone points with draw wire to under floor
- 6.07 SUB BOARD: To be positioned by Contractor (internal switching and fuse panel)
- 6.08 SUB MAINS: To be run from sub board to meter box
- 6.09 METER BOX: Position to be decided by the Power Board or Contractor
- 6.10 MAIN SWITCHBOARD: Located in meter box
- 7.00 YARD CONSTRUCTION PAINTING: All painting to be carried out under strict supervision with first grade materials

Exterior or interior colour schemes may be selected by the Employer to a maximum of three exterior colours and three interior colours. Additional colours at an additional cost of \$30.00 per colour. Contractor's standard paint and paper schedule. Selecting exterior and cupboard door colours to be completed before construction proceeds past 'roof on' stage.
Note - cupboard door stain classified as a colour
- 7.01 EXTERIOR PAINTING: ROOF: Unpainted
ALL EXTERIOR TIMBERS: Primed, then stopped with polyfilla to all nail holes and any defects. Then apply to all exposed woodwork one coat of approved undercoat followed by one coat of fullgloss. Where timber panelling specified, appropriate finish to be used.
HARDIFLEX: Wall sheathing, soffit lining and gable ends to receive two coats of acrylic paint
- 7.02 INTERIOR PAINTING: CEILINGS: All rooms to receive undercoat applied by manufacturer and one coat of acrylic semi-gloss white
MANHOLE & SCOTIA: To receive one undercoat and two coats of acrylic semi-gloss white
WOODWORK: To receive two coats of approved undercoat followed by one coat of fullgloss. Where timber panelling specified, polyurethane to be used.
CUPBOARDS: Inside unpainted.
CUPBOARD DOORS: One coat of sealer, one coat of approved undercoat, followed by one coat of fullgloss.
FLUSH DOORS: One coat of sealer, one coat of approved undercoat, followed by one coat of semi-gloss
WARDROBES: Interior two coats of acrylic paint
- 7.03 WALLPAPER: A provisional sum will normally be included within the contract price for the supply of wallpaper, refer page 3 of the agreement.

Wallpaper is to be selected by the Employer at the location nominated on page 2 of the specifications.

If wallpaper is selected to a lesser or greater value than the provisional sum, then the difference, plus any additional costs for hanging, will be adjusted against the allowance above.

'End Of Line' papers may be defective and the Contractor will not hang these types of wallpapers if they are selected by the Employer. Where wallpaper is hung by the Employer the Contractor will not be responsible for minor repairs to wall stopping which is the responsibility of the paperhanger before proceeding with hanging
- 8.00 INSPECTION OF HOUSE BEFORE DELIVERY: Homes are completed in every detail at the assembly yards of the Contractor as per the specification 1.00 to and including 7.03. It is the Employer's responsibility within three days of being requested by the Contractor, and at least 24 hours before scheduled delivery, to inspect the 'pre-built' building before delivery to the site and advise the Contractor in writing of any incorrect colour scheme, or any visible omission or deviation from the plans, specifications and authorised variations to the contract and the Contractor shall be liable to remedy all such items so advised.

.....
For & behalf of Contractor

.....
Employer

9.00 SITE CARPENTRY AND JOINERY

9.01 SITE:

Preparation and clearing of the site including all vegetation from where the building is to be placed is the responsibility of the Employer.

The Employer must peg the actual position of the building and flag the boundary pegs. No allowance has been made in the contract price for surveyor's charges.

The Employer is responsible to flag any obstacles such as underground tanks and services which the Contractor must take care to avoid.

The Contractor will not be responsible for constructing the building on the wrong section, too near, or over a boundary if positioned according to the stakes which the Contractor will assume are as per the site plan.

Note - as is normal with building construction, a certain amount of damage will occur to the site through the movement of vehicles, plant and equipment. The damage sustained will vary from time to time because of weather conditions, but reasonable care will be taken at all time to ensure that damage is kept to a minimum.

9.02 ROCK, FROZEN GROUND:

No allowance has been made for excavation and removal of rock or excavation in frozen ground. Any encountered in foundation work, drainage, or any other underground work will be removed at cost plus 20% Contractor's margin.

9.03 SUBSTANDARD GROUND:

No allowance has been made for any extra work required by Local Body or Institutional Inspectors should fill or substandard bearing ground be encountered. Any extra work required including Consulting Engineer's fees will be carried out at cost plus 20% Contractor's margin. If such a situation does arise, the Employer agrees to either accept the Contractor's variation for extras, or arrange for the work to be done within seven days in order not to delay completion of the contract.

9.04 BASE HEIGHTS:

Building will be delivered to the Employer's site, level and plumb, either:

(a) Placed as low as possible to the ground with a crawl space to permit visual inspection of all sub floor framing of not less than 450mm high (NZS 3604:4.1.4). An allowance has been made for a slightly sloping site, and any base heights over 1200mm from ground level to underside of floor will be charged as an extra, or

(b) To maximum base heights as shown on plans from underside of flooring to ground level

If garage included in contract, then it is the Employer's responsibility to level garage site unless specifically stated otherwise elsewhere in plans or specifications.

9.05 DAMPCOURSE:

Where the timber pile top is a minimum of 150mm but less than 300mm above ground level, a layer of approved dampcourse to be laid between piles (H5 Treated) and other timber members with an overlap of 6mm (NZS 3604:4.5.2.2(a))

9.06 TIMBER PILES:

Pile to minimum S.E.D. as shown in Engineer's details or 'short driven' 140 S.E.D. piles treated to H5 to centres as shown on plan. All cuts to be above ground and liberally brushed with creosote or an approved protector-ate.

Piles fixed to bearers with four Timloks and 2/100x3.75 nails, or purpose made joining plates as shown in Engineer's design.

9.07 SUB FLOOR BRACING:

H1 Treated pine or Douglas fir braces of 100x100 composite maximum length 4.5m positioned as shown on plans. Fixed with hot dipped galvanised bolts and washers with shafts coated with multipurpose grease, or as per J Reelick Engineer's design.

9.08 CONCRETE FOOTINGS TO PILES:

Ground holes for piles to a maximum depth and size as detailed in plans

.....
For & behalf of Contractor

.....
Employer

- 9.09 BASE SHEATHING & VENTILATION: Base of building as per 9.04 to be sheathed as specified on page 2
HARDIFLEX - 6mm flat Hardiflex supported by 75x50 H1 Treated pin walings to piles and nogged as necessary.
BASEBOARDS - 25mm rough sawn H3 Treated pine fixed level and straight to piles
VENTILATION - area of ventilation exceeds that required in NZS3604: 4.1.2(c) and is provided by a floor joist cantilever of 225mm with vermin-proof netting fixed to underside of exposed joists.
BASE DOOR - Maximum height up to 2000mm with galvanised padbolt.
- 9.10 LANDING & DECKS: 100mmx40mm H3 Treated pine decking timber fitted to H3 pine joists with galvanised jolt head nails.
- 9.11 STEPS: Refer page 2 for details.
 Wooden - H3 pine risers, strings and treads.
- 9.12 HANDRAIL: As per plan sheet attached, if applicable, refer page 2 for type.
- 9.13 FLOOR SANDING: In yard and prior to delivery all floors to be treated with electric sanding machine with a standard cut.
 Note
 1. This is not suitable for polyurethane
 2. Where clause 7.02 is deleted (interior painting) floor sanding is to be undertaken by the Employer
- 9.14 VINYL FLOORING: 1.5mm foam vinyl sheet flooring fixed with approved proprietary adhesive and well rolled to be laid in rooms as specified on page 2.
- 9.15 CARPET: Fitted wall-to-wall over 2.7kg (6lb) underfelt or equivalent backing and securely nailed around all edges after suitable stretching and fitting. Where carpet joins vinyl flooring as per 9.14, metal edging strips will be fitted. Carpet to be fitted to rooms as specified on page 2.
- 10.00 SITE PLUMBING
- 10.01 WASTE PIPES: Carry waste pipes from fittings to gulley traps in 32mm PVC pipe with all necessary bends, supports etc. to conform with governing regulations or by-laws.
- 10.02 DOWN PIPES: Extend downpipes from floor level to connect with drainage fittings or to water supply tank.
- 10.03 WATER SUPPLY: From source to building in 12mm alkathene or 15mm polybutylene piping.
 Employer to obtain meter or Local Authority connection or alternative water supply, and to be responsible for ensuring it is available and flagged prior to construction commencing.
- 11.00 DRAINAGE & STORMWATER: Install complete sanitary and stormwater drainage system in accordance with best trade practice.
 No allowance has been made for any special requirements required by the Local Authority if contrary to normal trade practice. As part of the requirements of the plumbing and drainage permit, all sanitary and stormwater drainage is subject to inspections and approval by the governing Local Authority.
 No allowance has been made to cart away from the site any surplus spoil from drainage or contract work and this will be left in a heap or spread over drains and surrounding areas, unless the contract or specifications instruct otherwise.
- 12.00 SITE ELECTRICAL
- 12.01 ELECTRICAL MAINS: Connect from main switchboard to power point of entry on house. Single phase.
- 12.02 EARTHING & BONDING: To be carried out to Power Board requirements.
- 12.03 POWER BOARD CONNECTIONS: Application for new account to be made by Employer and any bond required by local Power Authority to be paid by Employer.
 Power connection from road frontage to meter box.
 No allowance has been made for conduit required for cable protection due to nature of ground.

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 For & behalf of Contractor

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 Employer