

BUILDING CONSENT NO:

60/94/1279

Project Information Memorandum No:

ISSUED BY

Section 35, Building Act 1991

ROTORUA DISTRICT COUNCIL

P 2 4 4 3 9

(Insert a credit

in the box. Attach relevant documents).

APPLICANT	PROJECT
Name: MR DG RUTHERFORD Mailing Address: 278 SUNSET ROAD ROTORUA	All ☐ Stage No x of an intended stages of: New Building ☐ Alteration ☐ Intended Use(s) (in detail): NEW DWELLING NEW DWELLING & GARAGE 2 W.C. Intended Life: Indefinite, but not less than 50 years ☒ Specified as years Demolition ☐ Estimated Value: \$ 65,000.00
PROJECT LOCATION Street Address: 14 - 18 WESTBROOK PLACE ROTORUA	
LEGAL DESCRIPTION Property Number: 24429 Valuation Roll Number: 06562/107.00 Lot: 9 DP: 27001 Section: Block: Survey District:	
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: M J Tapiata Position: ADMIN - BUILDING Date: 12 / 9 / 94

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

This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No 94/1279"

Section 35, Building Act 1991

ISSUED BY

ROTORUA DISTRICT COUNCIL

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

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PROJECT LOCATION	
Street Address: 14 - 18 WESTBROOK PLA ROTORUA	
LEGAL DESCRIPTION	
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This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No 94/1279"

CODE COMPLIANCE CERTIFICATE NO:

94/1279

Section 43(3), Building Act 1991

FILE

ISSUED BY

ROTORUA DISTRICT COUNCIL

BUILDING CONSENT NO:

94/1279

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

PROJECT	PROJECT LOCATION				
All ☒ Stage No of an intended stages New or relocated building ☒ Alteration ☐ Intended use(s) (in detail): NEW DWELLING NEW DWELLING & GARAGE 2 W.C. Intended Life: Indefinite, but not less than 50 years ☒ Specified as years ☐ Demolition ☐	Street Number: MR DG RUTHERFORD 14 - 18 WESTBROOK PLA ✓ ROTORUA <tr> <th colspan="2">LEGAL DESCRIPTION</th></tr> <tr> <td colspan="2"> Property Number: 24429 24439 Valuation Roll Number: 06562/107.00 Lot: PT 9 DP: 27001 Section: Block: Survey District: </td></tr>	LEGAL DESCRIPTION		Property Number: 24429 24439 Valuation Roll Number: 06562/107.00 Lot: PT 9 DP: 27001 Section: Block: Survey District:	
LEGAL DESCRIPTION					
Property Number: 24429 24439 Valuation Roll Number: 06562/107.00 Lot: PT 9 DP: 27001 Section: Block: Survey District:					

This is:

☒

A final code compliance certificate issued in respect of all of the building work under the above building consent

☐

An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent

☐

This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No " (being this certificate).

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

Receipt No:

Viking \$150.00
 Refina Memo 10946
 30/3/2000.

Signed for and on behalf of the Council:

Name:

Sheldon

Position:

Building Admin

Date:

20/6/2000

Not aas

BUILDING SERVICESFIELD INSPECTION REPORT CARD

FILE

File No: p24439 Contractor: _____ Phone: _____Application No: 941279 Owner: Rutherford Phone: _____Site Address: 14-18 Westbrook Pl Lot No: 9Proposed Work: New Dwng + Garage DPS: 27001

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

Crossing Deposit Paid \$ _____ In place: _____

Town Planning notes (if any): _____

Building Certifiers (if any): _____

Independent Qualified Persons (if any): _____

Date	Field Reports	Time
23/9/04	FOOTING: Very firm base. A lot of fill and debris on this site. Siting confirmed by contractor. 2/D12 bars with RG links. OK to pour.	
21/10/04	PRE SLAB: Very well compacted hardfill. Polythene and HRE in place. D12 Starters bent into slabs. OK to pour.	
1/3/05	FOOTING: To good ground bearing 2/D12 bars in place. D12 starters @ 600¢.	
7/3/05	PRE SLAB: Hardfill well compacted. Polythene and HRE in place. OK to pour garage floor.	

REFUND O.K	30/3/00.
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Compliance Certificate Issued - Date:



ROTORUA DISTRICT COUNCIL

STREET: 14-18 Westbrook Pl VALUATION No: 6562/107
LOT: _____ DPS: _____ PERMIT No: 94.1279

OWNER: Rutherford
PLUMBER: 7
DRAINLAYER: N Patterson

DESCRIPTION OF WORK: P & D to new Dwng & Garage

[illegible]

FILE

06 May 1999

Please Quote: P24439

Doc No: 116666

Mr DG Rutherford
18 Westbrook Place
ROTORUA

Dear Sir/Madam

RE: BUILDING CONSENT NO. 94/1279
14-18 WESTBROOK PLACE - NEW DWELLING/GARAGE

I refer to my letter to you dated 23 March 1999. To date I have received no response from you.

I now write to advise that if no response is received from you within 28 days of the date of this letter, a partial Code of Compliance will be issued for the work inspected to date and the consent cancelled. Any deposits we are holding will be refunded at this stage.

Should you wish to proceed with work at a later date, another Building Consent will need to be obtained.

As advised in my previous letter, it would be advantageous for you to call for a final inspection as, should the consent not be finalised, any future sale of your property could be affected.

If, for any reason the building work did not go ahead, it would be appreciated if you could advise me in writing or call me, in order for me to note the file accordingly.

If you have any queries or require any clarification of this letter, please do not hesitate to contact me.

Yours faithfully

Janette McKnight
Administration Assistant Building

Mr Rutherford phoned.
Various things have been going
on with planning with regard to
titles etc. This is just about settled
and will continue with building
work soon. House is going up for sale.
Jmgk

23 March 1999

Please Quote: P24439

Doc No: 112835

Mr D.G. Rutherford
18 Westbrook Place
ROTORUA

Dear Mr Rutherford,

RE: BUILDING CONSENT NO. 94/1279
14-18 WESTBROOK PLACE – NEW DWELLING & GARAGE

We are currently reviewing our building records and it has been noted the above Building Consent has not been signed off as completed. It has also been noted we are holding a \$150.00 vehicle crossing deposit on this consent.

Council, as a matter of courtesy, would like to give you the opportunity to have a final inspection undertaken. We feel this would be advantageous to you, as should the consent not be signed off and completed, it could affect any future sale of your property. Once the consent has been finalised, a refund can be organised.

Should you wish to book a final inspection, please call me on 348 4199, extension 8190 and we can arrange a mutually convenient time for an Inspector to come out and do this. Please also give me a call if you have any queries.

Yours faithfully



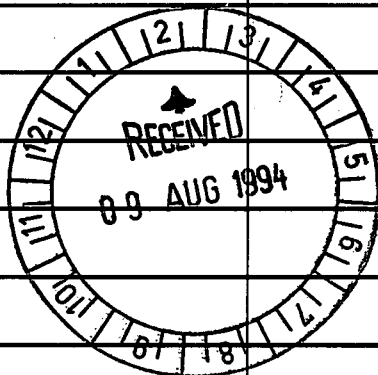
Janette McKnight
Administration Assistant
Building

IN 6.9.94

P24439

BUILDING CONSENT PROCESSING SHEET**CONSENT NUMBER:** 60/94/1270 **DATE RECEIVED:** 7.8.94.**SITE ADDRESS:** 14-18 Westbrook A.

ACTION / OFFICER	REVIEW	DATE	TIME TAKEN	APPROV	DATE
Check Appln - Bldg Officer			Hours ____ Mins ____		
Prepare File & Data Entry			Hours ____ Mins 15	<i>[Signature]</i>	10.8.94
C.P.C. Planning	<i>[Signature]</i>	11.8.94	Hours ____ Mins 20	<i>[Signature]</i>	23/8/94
Drafting <i>SEE NOTE</i>	NW	12/8	Hours ____ Mins 40	<i>[Signature]</i>	
Controlled Activity			Hours ____ Mins 30	<i>[Signature]</i>	16/8/94
Environmental Health			Hours ____ Mins 10	<i>[Signature]</i>	17/8/94
Plumbing & Drainage	<i>[Signature]</i>	17-8-94	Hours ____ Mins 10	<i>[Signature]</i>	1-9-94
Trade Waste			Hours ____ Mins ____	<i>[Signature]</i>	15.8.94
Recreation & Community <i>new live?</i>			Hours ____ Mins 7	<i>[Signature]</i>	19-8-94
Dangerous Goods/Geoth			Hours ____ Mins 5	<i>[Signature]</i>	22.8.94
Resource Engineer <i>HAZARD STORMWATER</i>	<i>[Signature]</i>	23.8.94	Hours ____ Mins 5	<i>[Signature]</i>	
Land Fill <i>Showing Drainage Note</i>			NO UNKNOWN		
Flood Prone			NO UNKNOWN		
Building Officer	<i>[Signature]</i>	23.8.94	Hours ____ Mins ____	<i>[Signature]</i>	1-9-94
Update Data Entry			Hours ____ Mins ____		
Issue Tax Invoice			Hours ____ Mins ____		
Issue Building Consent			Hours ____ Mins ____		
Fax Costs			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		
			Hours ____ Mins ____		



Controlled Activity approved subject to bonds.

hand invoice
re lnr

2.9.94
6.9.94

P24439

24 August 1994

Please Quote: P24439

WLT366119CAL

D.G. Rutherford
278 Sunset Rd
ROTORUA

Dear Sir,

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

**APPLN NO. 94/1279 - PROPOSED NEW DWNG/GARAGE
STREET ADDRESS: 14-18 WESTBROOK PL**

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

Draughting

Need at least more dimensions from boundary to new house/garage to be able to plot it correctly.

Town Planning

Controlled Activity approval was granted on 16 August 1994 subject to a bond repayable when the driveway is formed and sealed and landscaping between the two dwellings on the cross lease property.

Plumbing & Drainage

1. Craftsman plumber and registered drainlayer to be nominated on consent form.
2. A second door required between room which contains wc and kitchen are for isolation.
3. Proposed drainage layout to be provided.
4. Water application to be applied for.

Building

Provide bracing schedule for total building.

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

P2 44 39

- 2 -

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

Yours faithfully,

**C. Alexander
Senior Building Officer**

Version: 1, Version Date: 02/02/2010

P24439

P24439 P24-4-38 P24-4-39 **ROTORUA DISTRICT COUNCIL**

APPLICATION FOR A BUILDING CONSENT

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

APPLICATION NUMBER 94.1279



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

1. OWNER

2. CONTACT (If not owner)

Name <u>D.G. RUTHERFORD</u> Postal Address <u>278 SUNSET RD</u> <u>ROTORUA.</u> Phone Number <u>3482740</u> Fax Number _____	Contact Name _____ Postal Address _____ Phone Number _____ Fax Number _____
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3. PROJECT LOCATION

Address: 14-18 WESTBROOK PLACE. ROTO.

4. LEGAL DESCRIPTION

Valuation Number <u>6562 107</u>		Property ID: _____		OFFICE USE ONLY
Lot(s) (Section) <u>9</u>	DP/S (Block) <u>27001</u>	Lot Area(s) <u>1.5460</u>	square metres hectares	

5. PROJECT

5.1 New Building ☒ Alteration ☐ Relocation ☐ Demolition ☐	5.2 Intended Life Indefinite but not less than 50 yrs ☒ or Specified as ☐ yrs	5.3 Description of Work: <u>New Dwng & Garage</u> 5.4 Intended Use(s) (in detail) _____ 5.5 Estimated Value: \$ <u>65,000.00</u> (GST INCL)
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☐ Application for building consent only, in accordance with Project Information Memorandum No. _____
☒ Application for Building Consent and Project Information Memorandum.

Signed by the owner:

Signature: [Signature]

Name: D.G. RUTHERFORD Date: 9-8-94
(PLEASE PRINT)

Office Use Only TARGET DATE <u>24 / 8 / 94</u>

PART B : PROJECT DETAILS

6. (Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters; tick each applicable box, if any, and attach relevant information in duplicate.

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

PART C : PROJECT DETAILS

(Complete Part C in all cases)

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

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

13. Please answer the following questions if they apply.

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

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

14.

Floor Area of Proposed Work	Area square metres
Buildings Other Than Detached Accessory Buildings:	sq.m.
Floor	sq.m.
Basement	sq.m.
Ground Floor	sq.m. 96.75
First Floor	sq.m. 46.25
Second Floor	sq.m.
Additional Floors (Total)	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	sq.m. 143
Detached Accessory Buildings:	Area square metres
Garage	sq.m. 17.28
Carport	sq.m.
Other Buildings	sq.m.
Total	sq.m.

PART E : COMPLIANCE SCHEDULE DETAILS

E1 : SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE

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

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

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

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

(Complete Part E2 only if the building contains one or more of the systems listed in Part E1)

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

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

11.

DESIGNER(S)

Name:

Address:

Phone Number: Fax Number:

BUILDER

Name:

Address:

Phone Number: Fax Number:

DRAINLAYER

Name: NIGEL PATTERSON Reg. No. 9094

Address:

Phone Number: 025 912997 Fax Number:

PLUMBER

Name: NIGEL PATTERSON Reg. No. 9094

Address:

Phone Number: 025 912997 Fax Number:

GASFITTER

Name: Reg. No.

Address:

Phone Number: Fax Number:

ELECTRICIAN

Name: Reg. No.

Address:

Phone Number: Fax Number:

CERTIFIERS

Name: Reg. No.

Address:

Phone Number: Fax Number:

Certifying

Name: Reg. No.

Address:

Phone Number: Fax Number:

Certifying:

RESITING OF DWELLINGS/BUILDINGS ETC.

FOR OFFICE USE ONLY

FEES		
Fees paid on Application	\$	¢
Plan Review C397722	175	—
Project Information Mem.		
Microfilming		
TOTAL FEE GST incl.		
Fees payable on approval	\$	¢
Building Consent	437	—
Street Crossing		
BRANZ Levy	65	—
RESERVE Development Contribution	\$ 1,300	00
Footpath Deposit	150	—
Photocopying		
Microfilming B1A	65	—
Water Connection	225	—
Structural Check		
Sewer Connection		
Sewer Dis.		
Controlled Activity Bond	1800	—
Controlled Activity Fee NOT	100	—
Resiting Bond PAID		
Service Lane formation		
APPROVAL TOTAL		

CONSENT No.

CONSENT ISSUE AUTHORITY	
Receipt No.	C39820 - 21
Date of Issue	8.9.94
Authorised by	CH/eggs
Date authorised	1-9-94

REFERRALS	
SENT	RETURNED
Structural	
Fire Service	

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

PAID 7.9.94 D495744 - 748

&fd_folder

CONTROLLED ACTIVITY APPROVALADDITIONAL HOUSEHOLD UNITS

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

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

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

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

Fencing : Length _____ m x Unit Price \$ _____

= \$ _____

Driveway : Length 40 m x Unit Price \$ 45

= \$ 1800

Manoeuvring
Area : Area _____ m² x Unit Price \$ _____

= \$ _____

Vehicle Crossing

= \$ _____

Landscaping

= \$ 150

Total Bond

= \$ _____

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

= \$ 1800
1950

On 16 August 1991 Council considered the above Controlled Activity and resolved that it be approved subject to payment of the specified application fee, a financial contribution for reserves purposes of \$ _____ and a bond of \$ 1950 which must be paid before the building consent can be uplifted.

P. Mickleson
Supervising Planner

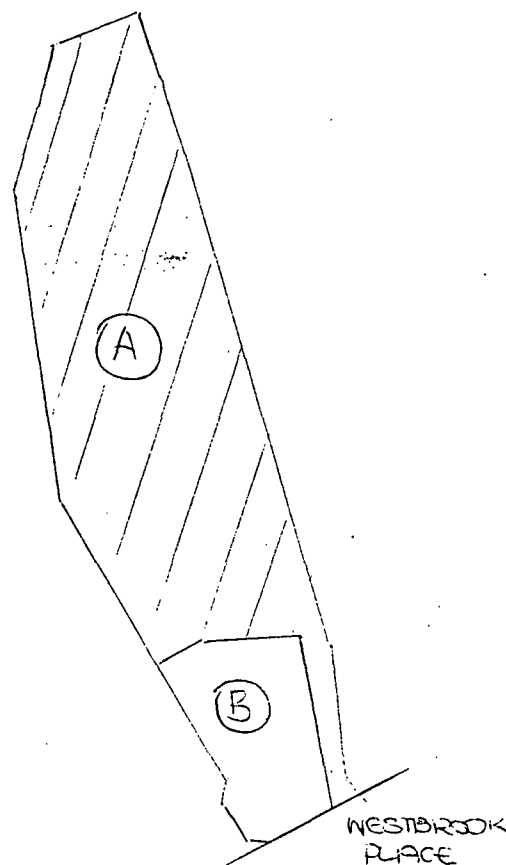
CALCULATION OF RESERVE CONTRIBUTION PAYABLE ON 2nd DWELLING
 LOCATED AT 14-18 Westbrook Place
 OWNER Blithnerford
 FOR BUILDING CONSENT APPLICATION NUMBER 60/94/1279

LAND VALUE \$ 26 000 00 DIAGRAM
 SECTION SIZE 1/2 Share

Area A 2
 Area B 1 Separate
Values

CALCULATION

$26\,000.00 \div 2 = 2828.88$
 $= 23,111.12 \times 5\% =$
 $1155.55 \times 12.5\% = 144.44$
 $+ = 1300.00$



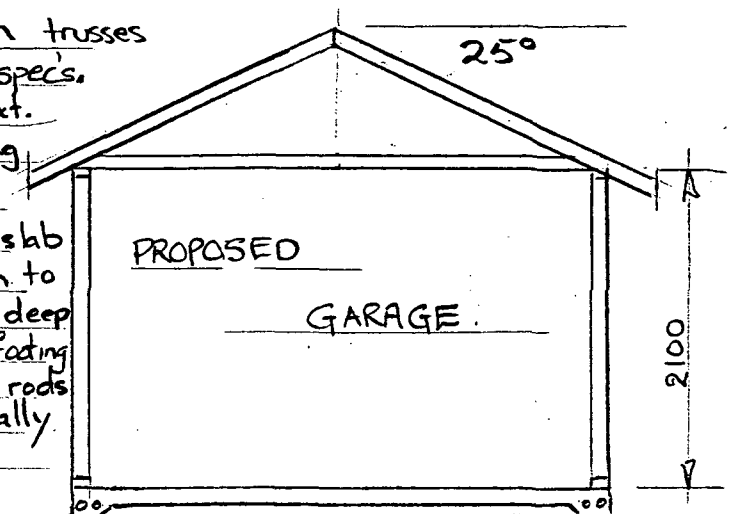
CONTRIBUTION PAYABLE \$ 1300.00 (INCLUDING GST) PER DWG
 NUMBER OF DWELLINGS ASSESSED 1

TOTAL CONTRIBUTION PAYABLE \$ 1300.00 (incl GST)

Roof - Coloursteel on 75x50 Purlins
fixed to manufacturers specs.
pitch 18° & 25°

Colour steel Roof on trusses
to manufacturers specs.
Cedar shiplap ext.
linings on building
paper.

100 thick floor slab
with HR665 mesh to
incorporate 200 deep
x 300 wide footing
with 2 x D12 rods
positioned equally



All external linings Cedar
shiplap - weatherboards. on
building paper.
All internal linings - G1b board 9.5mm.

ALL CONSTRUCTION TO COMPLY
N.Z. STANDARDS 3604

200x50 rafters @ 900c/c

All wall framing
100 x 50 dressed Boric

250x50 JOISTS @
400 centres - 2 rows
solid nogs
Flooring for top
floor 20mm H.D.
particle board.

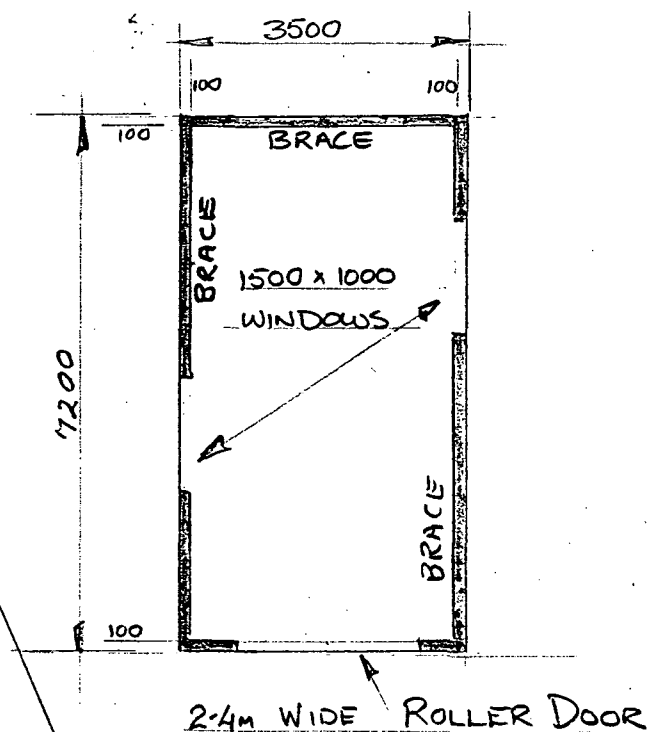
F.LEVEL.

G.LEVEL

100mm thick concrete floor with HR665 mesh
on polythene moisture barrier on 100mm hardfill

All bottom plates secured by 12x100 dyna bolts
@ 1200 centres max & each side of openings.

400 wide x 300 deep continuous
footing with 2 x D12 Bars
Base constructed of concrete block
with D12 starters at 600 c/c turned
into floor slab
300 wide x 100 deep thickening under
middle bearing wall with 2 x D12
Bars positioned centrally.



PROPOSED RESIDENCE for D.G. RUTHERFORD @ LOT 9 WESTBROOK PLACE

P24439



Drainage Plan (AS 3500)

Notes # No T.V as upstairs stack is Vented

Isometric of upstairs

65mm Vent

Bath
F.W.C.
W.C.

Cross Lease Portion

100mm
To Sewer

WINDOW SCHEDULE.

D1	2800 x 2000	SAFETY GLASS
D2	2800 x 2000	SAFETY GLASS
W2	800 x 2000	
W3	2700 x 600	
W4	800 x 2000	
W5	1400 x 2000	SAFETY GLASS
W6	1200 x 1000	
W7	1000 x 1400	SAFETY GLASS
W8	600 x 1200	OBSCURE
W9	600 x 1200	
W10	600 x 1200	
W11	600 x 1200	
W12	600 x 1200	OBSCURE
W13	600 x 1200	
W14	600 x 1200	
SKYLIGHT	2800 x 1000	SAFETY GLASS
W15	1800 x 1200	

FLOOR 140M²

COLOUR STEEL ROOF
RUSTICATED CEDER
EXT LINING

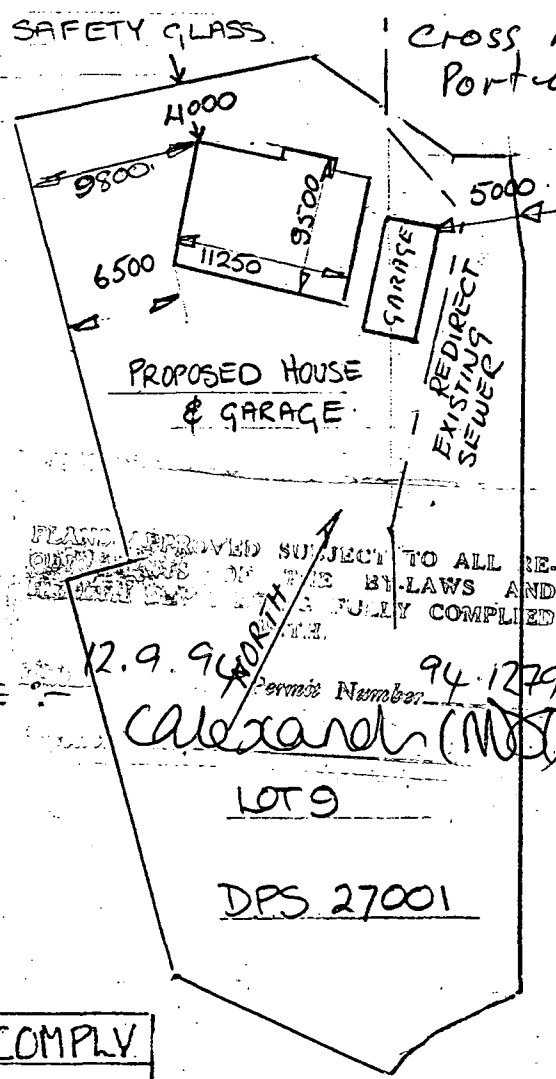
ALUMINIUM JOINERY
BATS INSULATION

WALLS & CEILINGS
HEATING - NIGHT STORE

BRACING SCHEDULE

TYPE #1
PLAN LENGTH 2.4M.
B U's 108 per BRACE
TOTAL N^o 17

ALL CONSTRUCTION TO COMPLY
N.Z. STANDARDS 3604

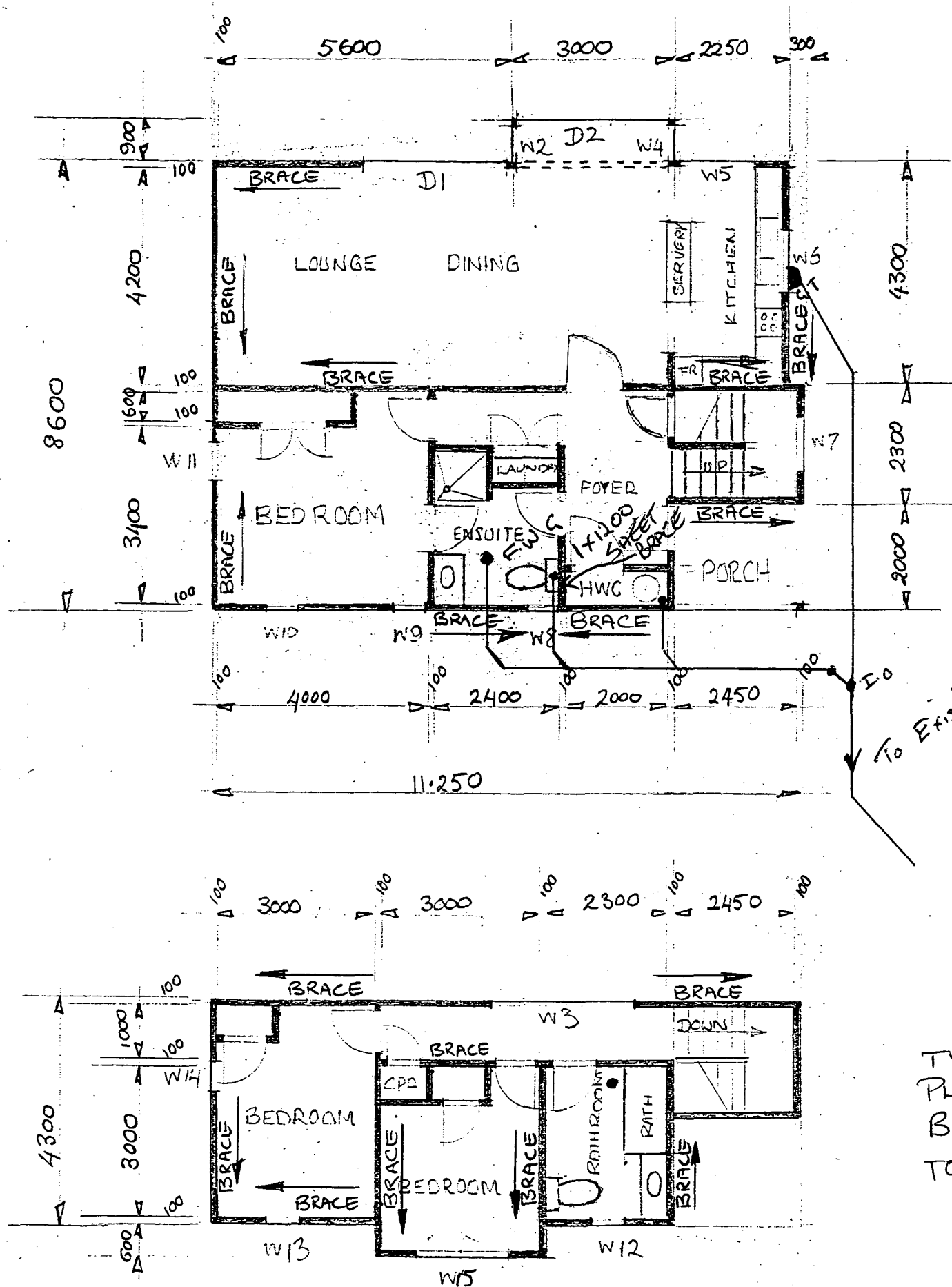


PLAN APPROVED SUBJECT TO ALL RE.
CONDITIONS OF THE BY-LAWS AND
REQUIREMENTS OF THE FULLY COMPLETED

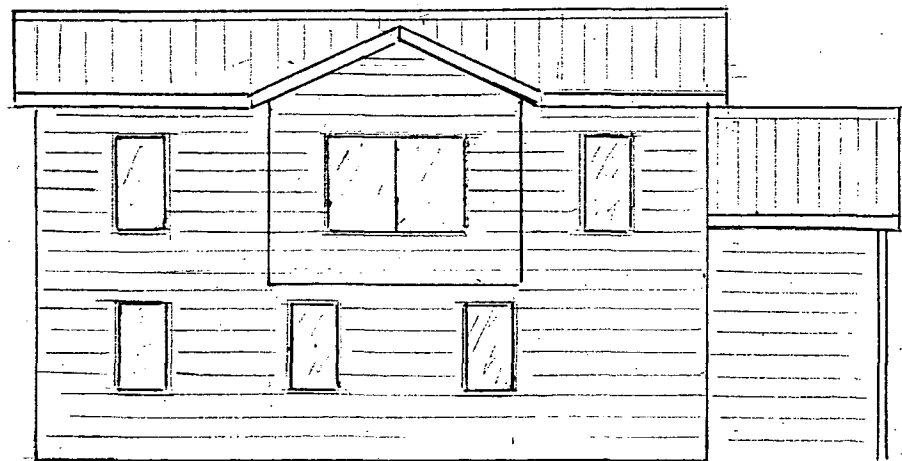
12.9.94 NORTH
Permit Number 94-1279
Alexander (MDD)

LOT 9

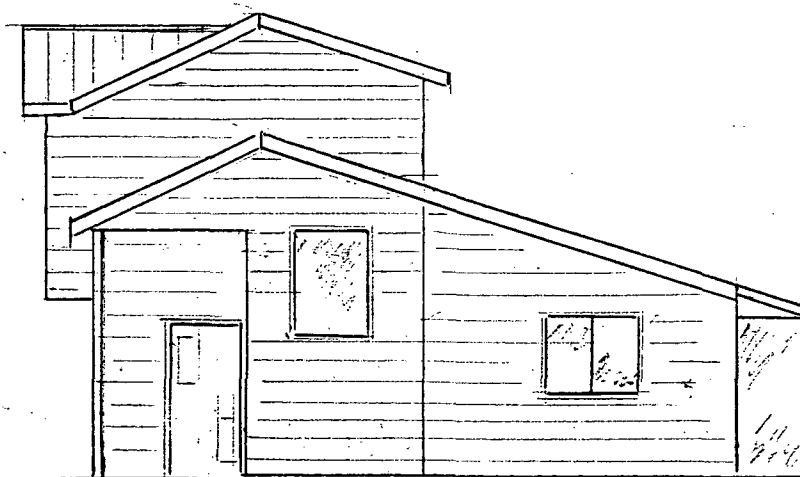
DPS 27001



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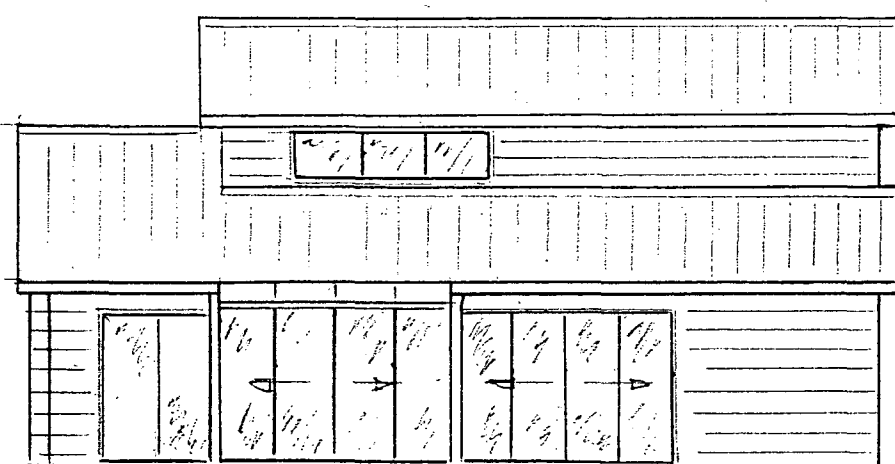


SOUTH

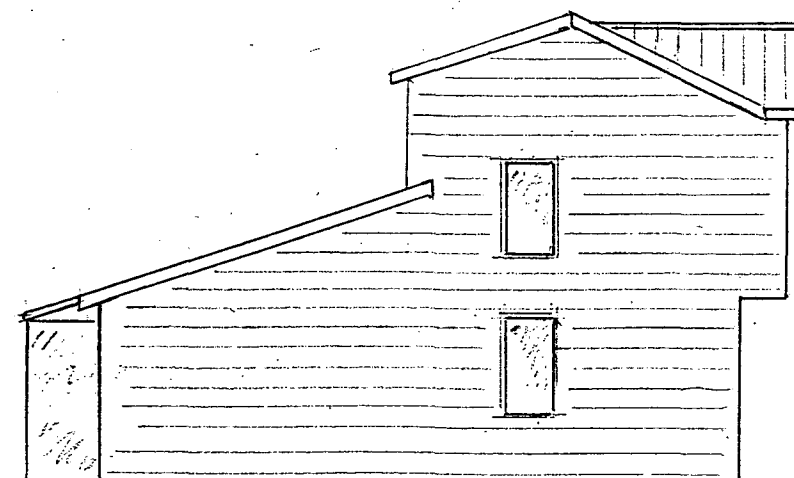


EAST

1:100



NORTH



WEST

PROPOSED RESIDENCE for D.G. RUTHERFORD @ LOT 9 WESTBROOK PLACE, ROTCRA

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