8/72

100/7

PALMERSTON NORTH CITY CORPORATION

BUILDING APPLICATION FORM

7-3-1975

TO: The City Engineer

I hereby apply for permission to Erect single storied dwelling + garage at 7 Leid Place

FOR W & L H Reid & Co. of 97 Vogel St.

according to plans / specifications deposited.

PARTICULARS OF LAND Lot No. 100 D.P. 40932 V/A

AREA OF BUILDING: ~~1500~~ 1500

Plumber: J. Fernandez

Drainlayer: " "

SIGNATURE: D H Reid. Builder / Owner / Arch/Eng.

ADDRESS: Phone 83305

Estimated Value of Work:

Building: $ 18,614.00

Drainage: $ 406.00

Plumbing: $ 980.00

TOTAL: $ 20000.00

Deposited Plans: 2 Specs. 2 Calcs.

Zoning Decision issued by:

Permit No: 2130 Date issued: 17-3-75

	DATE:	FEE: $
Building Permit Fee		56.00
Footway Deposit		
Proportion of Refuse Rates		5.88
B/R Levy		10.00
Drainage and Plumbing Fees		24.00
Sewer Charge		
Stormwater Charge		
Water		
Vehicle Crossing		72.00
Hoarding Fee		

TOTAL FEES: $167.88

NOTES:

R1001

8/72

ADDRESS: _____

PERMIT REQUIREMENTS

TOWN PLANNING: W Stack 12/3/75

PLUMBING AND DRAINAGE:

EL Dyson 12/3/75

(DANGEROUS GOODS:)

BUILDING INSPECTORS: J E. Penton 13/3/75.

DESIGN ENGINEER:

SIGNATURE .....

(Builder)

BUILDING INSPECTORS' CHECK SHEET.

BUILDER D. H. Reid

OWNER — — ADDRESS 7 Cecil Place DATE

FOUNDATION:-	FRAMING:-	EXTERIOR SHEATHING:-
Height ✓	D.P.C. ✓	Plaster Netting
Depth ✓	Sleepers	B/V Ties ✓
Width ✓	Joists	Fibrolite
Reinforcing ✓	Timber Grade ✓	Weather Board
H/D Bolts	Studs ✓	Building Paper
Trefax Bearing	Braces ✓	Window Ventilatior ✓
Vents	Dwangs ✓	
Pile Spacing	Trimmers ✓	
Wire Ties	Herring bone	GENERAL:-
Water Barrier ✓	Ceiling Joists ✓	Flat Rooms
	Stiffeners ✓	Laundry
ROOF:	Rafters ✓	Carports & Garages
Iron Gauge ✓	Purlins ✓	
Building Paper ✓	Collar Ties ✓	Blockwork
Netting ✓	Spacings ✓	Siting
Decromastic	Wall Ventilation ✓	Values
Concrete Tiles	Beams ✓	Heating

The specification and/or plans must be amended to incorporate the following before a permit is issued:-

1. 6" of well compacted hardfill with 1" concrete binding required under concrete floor with additional support under bearing partitions
2. Two additional elevations required on plan
3. Brick ties 300 m/m horizontal 600 m/m vertical
4. Roof to be strutted as per N.Z.S.S. chapter 6.1

BUILDING INSPECTOR: J. E. Parr

D. H. Reid

PALMERSTON NORTH CITY CORPORATION

BUILDING APPLICATION FORM

(Please Print)

TO: THE CITY ENGINEER

23 – 3 – 1983

I hereby apply for permission to Erect a House

at 7 Cecil Place

in accordance with plans/specifications deposited.

FOR: Mr & Mrs K Cunningham of above

APPLICANT: K.J Cunningham Phone No: 85278

SIGNATURE: ~~Address~~ 7 Cecil Place P.N.

PARTICULARS OF LAND – Lot No. _____ D.P. _____ Floor Area: _____ sq.m

PLUMBER: _____

DRAINLAYER: _____

BUILDER: OWNER.

Address - 7 Cecil Place P.N.

ARCH./ENG: _____

Estimated Value of Work	
Building:	$
Drainage:	$
Plumbing:	$
TOTAL:	$ 1500.

FOR OFFICE USE ONLY

Deposited Plans: _____ Specs: _____ Calcs: _____ Insp. Area: Ken.

Permit No: 7045 Date Issued: 17.4.83

	OUT	IN	Item	Amount $
Town Planning	23.3.	25.3	Building Permit Fee	12.00
			Footway Dep/Res. Cont.	
P/D Inspector	25.3	28.3	Proportion Refuse Rates	
			B/R Levy	
Building Inspector	28.3.		Drainage/Plumbing Fees	
			Sewer Charge	
Structural Engineer			Stormwater Charge	
			Water	
Street Maintenance			Vehicle Crossing	
			Planning Fee	3.00
Health Inspector				
			TOTAL FEE:	$ 15.00

PALMERSTON NORTH CITY CORPORATION

BUILDING PERMIT REQUIREMENTS

23 3 1983

PROPOSED Enclosed Spa Room. AT 7 Cecil Pl

for Mr & Mrs K. Cunningham. PHONE 85278

BUILDER _____ PLUMBER: _____ DRAINLAYER: _____

LOT NO: _____ D.P. _____ FLOOR AREA: 12.46 PRICE $1500

CITY PLANNING:

o/k 24/3/83

FEES	
B/P	12/-
F/Way	/
Rates	/
B/R	/
P/D	/
Sewer	/
S/W	/
Water	/
V/Xing	/
T/P	3/00
TOTAL:	$15-00

PLUMBING & DRAINAGE INSPECTOR:

Main Pool drainage & backwash to sewer N/F

25-3-83

DESIGN ENGINEER: _____

BUILDING INSPECTOR: _____

28/3/83

I/We (Owner/Builder) _____

accept the above conditions.

Permition is here by given to D.H. Bell & Co
to erect a garage 1'9" from the side of the
drive of lot 99 Cecil Place & 12 ft from
the back Boundary of lot 100 Cecil Place

K. T. Watson
per G. J. Wegger
Authorised Agent

entd & bile

PALMERSTON NORTH CITY CORPORATION

Receipt No. .....
Permit No. 8802 - 8803
Building Permit No. 2130

APPLICATION FOR PERMIT FOR PLUMBING AND/OR DRAINAGE WORK

TO: The Engineer,

I, the undersigned, hereby apply for permission for the work described herein and set out in the plans attached hereto, to be carried out in the premises whose owner and location are shown below:-

LOCATION: 7 Cecil PLACE ..... being Lot 100 D.P. ..... Sec. .....

OWNER: Mr. D.H. Reid & Co ..... of .....

BUILDER: Mr. D.H. Reid & Co ..... of .....

DRAINLAYER: Mr. ..... of .....

PLUMBER: Mr. J. SEARANCKE ..... of .....

1. The installation of:

Fitting	Basement	Ground Floor	First Floor	Above First
Bath		1		
Basin		1		
Shower		1		
Sink		1		
Tub		1		
W.C.		1		
Urinal Stall				
Hot Water Cylinder		1		
TOTAL		7		

2. The construction of:-

26.M. ft. 4" foulwater drain 32M 4"S.W.
..... ft. 6" " " .... 6" "
..... ft. ... " " ... .. "

3. Does the work involve a NEW connection to:-

(a) City Sewerage System YES/NO
(b) City Stormwater System YES/NO

4. Miscellaneous Work (State details) .....
.....
(Special traps, special plumbing fittings, etc.)

Estimated value of Drainage $..406.
" " " Plumbing $..980.
TOTAL $ 1386

Signature .....
Builder
Owner
Plumber
Drainlayer

Date .....

FOR OFFICE USE ONLY

Charge for:

Permit Fees:

Sewer Lateral/Saddle	$.....
S.W. Lateral/Saddle	$.....
S.W. Crossing	$.....
Water connection/ renewal	$.....
Drainage	$..10-00...
Plumbing	$..14-00...
TOTAL	$ 24-00

REMARKS: .....
.....
.....

82

4 PALMERSTON NORTH CITY CORPORATION 8802 - 8803

INSPECTORS COPY OF PERMIT

To carry out Plumbing and/or Drainage

Mr. I WIERENGG { Registered Drainlayer / Registered Plumber

J SEGRANCKE Registered Plumber

Mr. D H REID & CO Owner

No. 7 CECIL PLACE, Palmerston North, Lot 100

Description of Work: The installation of:—

/ Bath \ Basin (Shower /Sink /Tub (W.C. Urinal Stall

| Hotwater Cylinder

26m ft. Sewerage Drain 32m ft. Stormwater Drain

Miscellaneous: 4-7-75 JB

Note:

FEE PAID $ Receipt No.

Building Permit No. 2130

METRIC Charge to A/C. No.

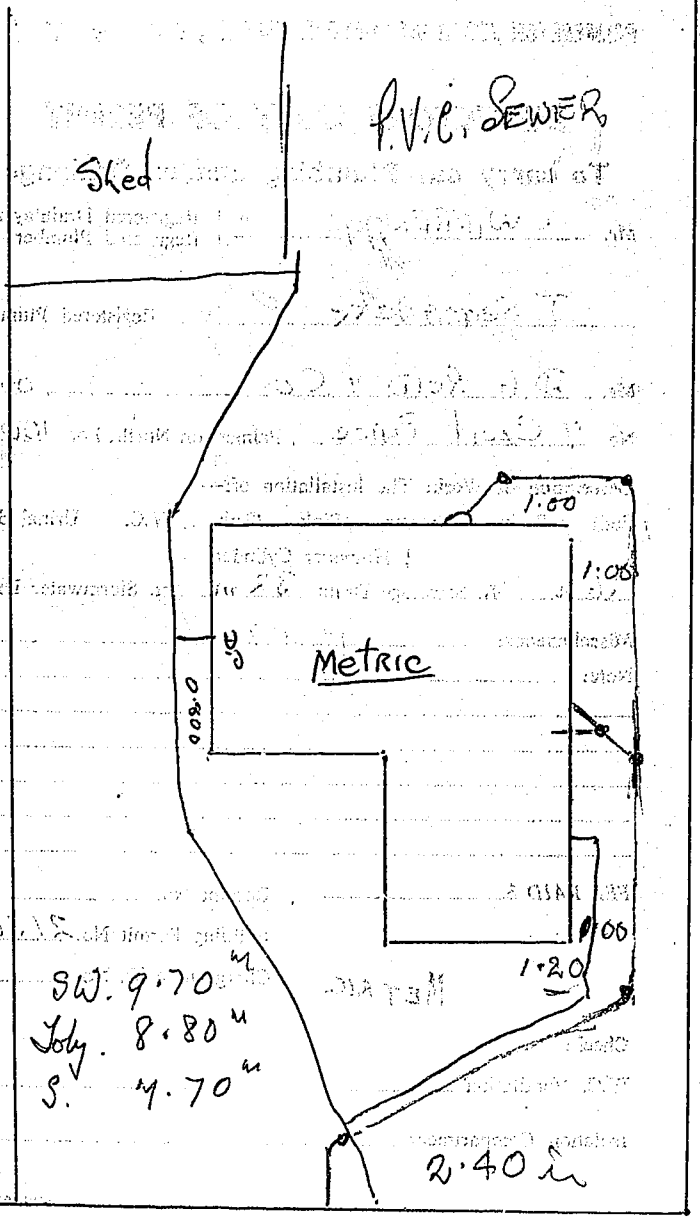
Check:

W.C. Ventilation

Isolation Compartment

Inspector.

Dated this day of 19



7 Cecil PLACE Lot 100

PALMERSTON NORTH CITY CORPORATION

Receipt No: _____

Permit No: 562.

Building Permit No: 7045

APPLICATION FOR PERMIT FOR PLUMBING AND/OR DRAINAGE WORK

TO: THE ENGINEER

I, the undersigned, hereby apply for permission for the work described herein and set out in the plans attached hereto to be carried out in the premises whose owner and location are shown below:-

LOCATION 7 Cecil Pl. Being Lot _____ D.P. _____ Sec. _____

OWNER: Mr/Mrs K Cunningham BUILDER: _____

DRAINLAYER: _____ PLUMBER: _____

1. The installation of:

Fitting	Base-ment	Ground Floor	First Floor	Above First
Bath				
Basin				
Shower				
Sink				
Tub				
W.C.				
Urinal Stall				
H.W. Cylinder				
TOTAL:				

2. The construction of: S.W.

_____ m 100 mm F/water dr. _____ 100 mm

_____ m 150 mm " " _____ 150 mm

_____ m _____ " " _____

3. Does Work Involve a NEW Connection to:

(a) City Sewerage System YES / NO

(b) City S.W. System YES / NO

4. Miscellaneous Work (state details): Spa pool

(special traps, special plumbing fittings etc.)

Estimated value of Drainage $_____

" " Plumbing $_____

TOTAL: $

SIGNATURE
(Builder / Owner / Plumber / D'layer)

DATE: _____

FOR OFFICE USE ONLY

$

Charge for: _____

Permit Fees _____

Sewer Lateral / Saddle _____
S.W. Lateral / Saddle _____
S.W. Crossing _____
Water Connection Renewal _____
Drainage _____
Plumbing _____
TOTAL: _____

REMARKS: N/F
Main pool drainage and Backwash to Sewer N/F

W Bland 25-5-83

PALMERSTON NORTH CITY CORPORATION

562.

INSPECTORS COPY OF PERMIT

Plumber _____ Drainlayer _____

Mr. K Cunningham Owner

No. 7 Cecil Place Palmerston North. Lot _____

Description of Work: The installation of:—

Bath Basin Shower Sink Tub W.C. Urinal Stall

Hotwater Cylinder

_____ m. Sewerage drain _____ m. Stormwater drain

Miscellaneous: Spa pool

Insp. Dates:

Building Permit No. 7005 Receipt No. _____

Dated this 25 day of 3 1993.

HOUSING SPECIFICATIONS
PRELIMINARY AND GENERAL

EXTENT OF WORK:

This Contract comprises the erection and completion in the soundest and most workmanlike manner to the satisfaction of the client, of all the work shown or reasonably implied on the accompanying drawing and in accordance with this specification; the supply of all necessary plant, tools, and materials, and the fulfilment of any guarantee explicity demanded in this specification.

The drawings and specifications shall be read in conjunction with each other and any item shown on the drawings and not specified or vice versa shall be equally binding as though included in both.

PERMITS:

The Contractor shall obtain all permits to build and pay all fees required by the Local Authorities.

SUB-CONTRACTORS:

The Contractor shall call upon and be responsible for such Sub-Contractors and Specialists Trades as may be required to satisfactorily complete the work.

BY-LAWS:

The Contractor shall conform in all respects to the N.Z.S.C. of Building By-Laws. He shall obtain all consents necessary to enable the work to be executed and shall be responsible for all damage to Public or Private property occasioned by the work.

All work to comply with Palmerston North City Council By-Laws and or State Advances requirements.

TEMPORARY SERVICES:

The Contractor is to provide and maintain all temporary services necessary for the work. He is to give all notices and pay all dues in connection therewith.

INSURANCE:

All fire insurance matters shall be the responsibility of the owner, the contractor paying the builder's risk indemnity only.

Workers compensation and public risk liability is the responsibility of the Contractor.

EXCAVATOR

EXCAVATION:

Remove all turf or other vegetation from areas to be built on. Excavate as required for all foundation walls, house blocks, steps and any other concrete work.

Excavate for foundation walls, and piles to a solid bearing but in no place less than 300 mm below the adjacent ground level.

Backfill and ram earth round foundation piles etc, after concrete has firmly set. Remove all rubbish at completion. Reinstate any damage caused by operations and leave clean and tidy.

CONCRETOR

MATERIALS:

Cement to be N.Z. Portland cement of approved brand. Sand to be clean and sharp, free from clay and graded in size. Shingle to be clean washed river shingle screened to a 19 mm gauge and to be graded in such a proportion of coarse and find aggregate as to produce a dense concrete. Straight haulage will be permited.

BOXING:

All concrete shall be cast in boxing which, when against surfaces to be subsequently plastered shall be pinus insignus so as not to stain the concrete. Boxing shall be erected in such a manner that all chases, openings, flashings, pipes etc are cast to avoid cutting of concrete after it has set.

All boxing shall be hosed cut and kept wet before and while the concrete is being poured and shall not be removed for a period of 3 days.

SURFACE FINISH:

Where not otherwise specified concrete shall be well picked to provide a good key for plastering.

CONCRETE:

Concrete to be composed of six parts of aggregate to one part of cement, mixed with clean water in approved batch mixer and be kept in the drum long enough to ensure proper mixing.

FOUNDATION:

Foundation footing shall be 300 mm at footing with 200 mm thick walls as per detail reinforced with 3 12 mm rods and taken down to solid bearing at least 300 mm below ground level. Build in 200 mm x 10 mm dia. holding down bolts at 1200 mm centres.

PILES:

Concrete piles shall be 200 mm x 200mm spaced at not more than 1200 centre and in rows not exceeding 1800 mm centre. Precast piles to be properly set into freshly mixed concrete and brought up to under side if concrete floor.

FLOORS:

The whole of the floor to be 100 mm thick 17500 KPA concrete trowele to a smooth finish reingorced with 150 x 150 x 8 H.R.C. placed in the centre of the slab.

STEPS:

Steps to be 300 mm wide, left ready for plastering in conjunction with porch floors as specified under "Plasterer".

BRICKLAYER

The whole of the exterior to be Natural Besstone layed straight and trew. Mortar to be four parts sand with onoda to manufacturers specifications. Brick ties to be nailed to every stud every fifth course. Vent to be 450 x 100 mm to start 600 mm from each corner and 1200 mm apart thereafter.

CARPENTER AND JOINER

TIMBER GRADES:

Heart Rimu or Matai Dressing A or treated	All external finishing timbe
Heart Rimu or Matai	Window frames and external doors and frames
O.B. Rimu or Treated Pinus Radiata	All framing above floor leve
Heart Totara	Sashes
Heart Matai or Treated O.B.	Flooring
O.B. Rimu	Interior Joinery
O.B. Rimu, or Treated Pinus Radiata	Interior Finishing

TIMBER:

Timber and scantling generally shall be dry seasoned timber of the sizes shown on the drawings and of the kinds, qualities and grades as listed and to comply with N.Z. standard specification.

PRIMING:

All joints, surfaces of exterior timbers, exterior door and window frames etc shall receive a coat of red lead and linseed oil priming prior to fixing.

DAMPCOURSES:

Under the whole of the concrete floor lay a layer of moist top taped at all joints. Under all wooden plates on concrete fix approved bitumen fabric dampcourse. Dampcourse shall be neatly cut for bolts etc and shall be at least to the full width of plates.

BED PLATES AND SLEEPERS:

The 100 x 75 mm sleepers are to be set on edge and secured to piles with No 8 wire. Pinus Radiata sleepers to span not more than 1200 mm centre to centre of piles. Bed plates to be 100 x 75 mm secured by bolts built in.

WALL FRAMING:

Studs to have a minimum length of 2400 mm. Studs to be 200 x 50 mm but 75 x 50 mm allowed in short partitions where shown on plan.

Unless otherwise stated, all framing timbers shall be spaced at 400 mm centres and the whole of the frame work is to be well spiked together and properly braced. All plates shall be halved together at all joints, and dovetailed at partitions and intersections. All openings over 1250 mm to be double studded or to have 100 x 75 mm opening studs.

DWANGS:

Cut in between studs and ceiling joists, dwangs at not more than 750 mm centres and to suit joints of wall boards etc. Fix 25 mm stuff behind plumbing fittings, full width and depths. Where in exterior walls the dwangs are full width of studs, bore 18 mm dia. holes in dwangs between all studs for circulation of air, also bore holes in plates. Not less than three rows of dwangs in any wall or partition.

TRIMMERS:

Trimmers shall be at least 25 mm in depth for each 300 mm of span.

BRACES:

All walls and partitions shall be thoroughly braced with 150 x 25 mm braces let in flush and raked as nearly as practicable to 45 deg. One brace to each bay and where this is not possible cut in 100 x 50 mm dog leg bracing.

CEILING JOISTS:

100 x 50 mm at 450 mm centres maximum. Bridging joists required for spans 2400 mm and over. Dwang as specified under "Dwangs" above.

RAFTERS:

For Corrugated Iron Roofs. Minimum pitch for standard construction 15 deg.

100 x 50 mm rafters at 900 mm centres maximum, cut over plates etc. and securely nailed. Fix all necessary hangers, struts, etc. to give a rigid roof. Purlins 75 x 50 mm maximum. Minimum overhang 450 mm but as detailed on plan.

HIPS, RIDGES & VALLEYS:

To be of 150 x 25 mm or equivalent properly strutted.

FASCIA BOARD:

At sides of house cover in soffit with 150 x 25 mm Fascia Board grooved to take soffit lining and mitred at joints and angles.

SOFFIT:

Fix a ribbon board to studs and frame the soffit at not more than 600 mm centres.

Cover in under side of soffit with 5 mm polite with timber mould over joints.

ROOF:

Cover roof with 19 gauge x 50 mm wire netting well stretched tight and fastened. Over netting lay saturated building paper well lapped. Cover whole of roof with approved brand of 26 gauge corrugated galvanised iron and 26 gauge 450 mm lead edge ridging. Spelter weight to be not less than 1.75. Down corrugations in roofing iron to be bent up, lead edge of ridging to be dressed down into corrugations. All laps are to be well primed before being laid.

GABLES:

Frame Gables where shown on plan with 100 x 50 mm spaced at 450 mm centres and sheathed in coverline.

Finish Gable ends with 150 x 25 mm barge board and metal rolls.

Finish soffits similar to soffits for hipped roofs.

INTERIOR LINING:

Gibraltar board walls and Pinex ceilings to all main rooms and hall. Bathroom, kitchen, laundry and W.C. to be hardboard wall linings, Pinex ceilings. All wardrobes, linen and storage cupboards lined with gibraltar or hardboard. Ceilings to be finished with button mould.

MANHOLES:

Manhole in foundation walls where directed. Provide access panel to ceiling.

SCOTIA AND ¼ ROUND:

37 mm Wooden Scotia to all ceilings scribed at corners. 18 mm ¼-round to be fixed in angles where hardboard used and in wardrobes. Cover hardboard joints with 25 mm ½-round batten or V-joint the hardboard.

DOORS:

Exterior doors Heart Rimu or Treated and front door 1980 x 86 mm single panel.. Back door 1900 x 760 mm frame ledge, open, top, flushed on inside. Laundry door 1950 x 750 mm frame ledge. Alternatively exterior doors flush resin bonded ply.

Interior doors. Treated O.B. Rimu flush. Bedrooms, lounge, kitchen, dining 1950 x 750 mm bathroom, W.C. wardrobes linen 1950 x 650mm

CUPBOARDS ETC:

Construct the whole of the fitments shown on the drawings as specified hereinafter.

The workmanship throughout shall be first class and all shelving shall be housed to sides and divisions housed to shelves, drawers shall run on heart matai runners, shall be properly dovetailed together, shall have 25 mm fronts, 12 mm sides and backs, 5 mm plywood bottoms.

Carcase work generally shall be of 25 mm stuff.

The wall cupboards shall be built up as detailed in standard construction and shall be supported on 50 x 25 mm batten screwed to studs in addition to normal wall ceiling fixing.

WINDOWS:

To be constructed so as to be thoroughly water and weatherproof.

Sashes shall be tenoned, pinned and gluewedged, shall finish not less than 43 mm thick and shall be rebated for glass and shall be properly fitted.

SILL BOARDS:

To be ex 150 x 25 mm neatly checked around mullions etc.

SKIRTINGS:

To all walls at wooden floors fix 75 x 25 mm chamfered skirtings properly mitred and scribed to angles, floors etc.

ARCHITRAVES:

Fit 50 x 25 mm architraves to all interior faces of doors, windows and other openings as required.

LINEN CUPBOARDS:

Fit up 5 shelves 300 mm apart for full width. Bottom shelf to be 450 mm from floor.

WARDROBES:

Fit up with 200 x 25 mm shelf 1650 mm from floor with coat rail under.

SHOWER:

Stainless steel tray set on dry sand to be provided by plumber. Line walls with hardboard, well primed around edges before being fixed and under all angle moulds before they are fixed.

SINK BENCH:

The sink bench shall be to the dimensions and details shown and shall have standard Formica top with stainless steel bowl. Colour selected by owner. Formica top to be screwed down not nailed.

TUB:

Single 600 x 450 mm stainless steel tub with cabinet under.

FOOD CUPBOARDS:

Shall be detailed as shown. One of the top drawers shall be partitioned for cutlery.

SHAVING CABINET:

To be 600 x 600 mm with two shelves and plywood back and fitted with 25 mm framed door rebated for mirror.

CYLINDER CUPBOARD:

Shelves shall have 75 x 25 mm slated spaced 12 mm apart for full width of top portion of cupboards.

BATHROOM:

Frame up side of bath, allowing toe room, and cover with matching lining. Build in a wall cabinet with suitable bevelled edged mirror.

PLUMBER

GENERAL:

The Plumbing Contractor shall inspect the work of any other trades against which his work is to be placed, and report immediately to the General Contractor any defects or irregularities that would prevent the satisfactory execution or permanency of his work. Failure to report after examination shall be construed as an acceptance that all preparatory work is satisfactory.

The plumbing contractor shall supply all materials, labour and plant etc necessary to complete the work, in accordance with the drawings and to satisfaction of the Local Authorities and Health Department regulations.

NOTICES:

The plumber shall give all necessary notices to the Local Authorities for the inspection of the work and testing of the same.

MATERIALS:

All materials shall be the best of their kind and must conform to all governing regulations and by-laws.

WATER SUPPLY:

This trade shall provide all tubing, valves, taps, cisterns, cylinder etc. Make the connection with the supply authorities main and install the complete service in accordance with the regulations.

FLASHINGS:

Flashings for windows, doors etc to be 24 galv. iron. Supply and fix all flashings as required. All windows to have sill trays.

SPOUTING AND DOWNPIPES:

Fix 150 x 24 mm gauge galv. iron spouting to eaves and carry rain-water to stormwater drain with two down pipes not less than 62 mm dia. x 24 gauge. Paint back of spouting before fixing.

COLD WATER SUPPLY:

From connection at front boundary, run from water supply to house in 12 mm copper pipe and thence run branches to the following points:- sink, W.C. cistern, bath, basin, shower, tub, two hose taps and ajax valve in copper pipe.

HOT WATER SUPPLY:

Supply and fix on stand provided, 40 gal H.W.C. with exhaust. Run 12 mm branches in copper pipe to tub, sink, basin and shower and 18 mm to bath. All H.W. pipes are to be lagged with the best boiler felt and wired on with copper wire. Take sludge pipe to nearest gully trap.

WASTES:

Provide, fit and fix 36 mm diameter P.V.C. trapped wastes to the bath and tubs and 30 mm to the hand basin and sink with Crox fittings as necessary.

BATH:

Provide 1650 mm cast iron rectangular, flanged and beaded edges first quality leadless enamelled bath, complete with tubber plub, c.p. brass chains and grating.

BASIN:

Provide 600 x 400 mm basin with weir overflows, skirtings, soap dishes (without holes) 30 mm outlets with rubber plugs and c.p. brass chains and fit where shown with waste and trap.

WATER CLOSET:

Provide plain white glassed vitreous china washdown pedestal water closet with approved non foul seat and cover with c.p. fittings. W.C. shall have an approved low down cistern connected to pedestal.

TAPS:

All taps shall be chromium plated pattern and shall have bosses and extensions of similar finish.

Taps to be marked "Hot" and "Cold" to their respective positions.

SHOWER:

To be fitted with simple mixing valve, chromium stop cocks marked "Hot" and "Cold" and a chromium shower rose.

GENERALLY:

The plumber must see that the Carpenter provides all necessary tilting pieces, supports, grounds etc, which may be necessary to enable the plumbing work to be finished in a thorough tradesmanlike manner. All to be finished in a thorough tradesmanlike manner. All orifices shall be covered with mesh wire netting to exclude birds or vermin and all pipes such as vents, downpipes etc, shall have wire baskets. Such wire netting and baskets shall be galv. steel, galvanised after fabrication, to all situations except in contact with copper or brass in which case they shall be of brass wire.

ROOF:

To be properly flashed with lead caps and flashings so as to make a thoroughly waterproof job. Any other flashings as required to be thoroughly waterproof.

DRAINLAYER

DRAINS:

Except where otherwise specified, all pipes and fittings carrying sewerage shall be 100 mm first quality salt-glazed rubber sleeved stoneware Connect to sewer lateral provided. Lay stormwater drains to discharge to street channel using rubber sleeved pipes - 2-1 grade.

MATERIALS:

Water, cement, sand and gravel shall be of the same grads and quantities as specified under "Concretor", except that sand shall pass on 6 mm mesh. All mortar shall be composed of 1 part Portland cement, 2 parts sand, a minimum sufficiency of lime to allow for easy working.

GULLY TRAPS:

Where marked "G.T." on plans or where required, set gully traps on concrete foundations and properly connect drains. Concrete surrounds to gully traps shall be kept up 150 mm above ground. Plaster surrounds with 2 to 1 cement trowelled smooth. All gully traps shall have dished stoneware disconnecting tops and c.i. gratings.

TERMINAL VENTS:

Terminal vents shall be 100 mm dia. cast iron carried up to the heights demanded by the Regulations, and fitted with galv. vermin cages, galv. after fabrication.

GENERALLY:

The Plumber and Drainlayer shall do all that appertains to their respective trades which is shown by the drawings or written or implied in this specification: all workmanship and materials shall be of the best description.

ELECTRICIAN

This contract includes the supply and installation of electric wiring system complete as specified hereunder, and as indicated on the drawings. The contractor shall allow for the connecting up to the supply mains at the point customarily allowed for the district, shall obtain the necessary permits from the supply authorities and shall pay, all fees and other charges.

POSITIONS:

The contractor shall instal the points etc in the positions shown on the plan unless instructed otherwise by the owner.

RULES:

All electrical wiring work shall be carried out by registered electrical wiremen and shall be strictly in accordance with the best trade practice.

SWITCHES:

Wall mounted switches to all rooms shall be 5 amp flush type.

LIGHTING AND HEATING:

Not less than 1 to each room and 2 outside lights. Not less than 5 H.P. E. and A. to be provided.
All lamps shall be completed with plain opal shades with gasfilled lamps of Osram or Phillips manufacture and to the wattages required.

STOVE:

Allow P.C. sum of $300.00 for stove. Owners selection.

PLUG SOCKETS:

All wall mounted plug sockets shall be 10 amp three-pin plug sockets, flush type. Mount in the positions indicated at a height of 400 mm above the floor, except where otherwise directed.

SWITCHBOARD:

Switchboard shall be of approved composition of ample size. Not more than eight points shall be on any one circuit. Switchboard shall be flush with wall face, hinged at one side with surface hinges screwed to same and screwed to woodwork, and fastened closed with three brass screws. Co-operate with the carpenter in trimming for cavity behind switchboard. Where possible switchboard to be located in back porch.

CYLINDER ELEMENT:

Provide and fix one approved type of electric heating element of 1,500 watts capacity for H.W. circulator. Connect element to switchboard in a special circuit controlled by a thermostat in the circulator.

PLASTERER.

The whole of the work under this section shall be carried out in the soundest and most workmanlike manner in accordance with the best trade method for the various operations.

WATER AND CEMENT:

As specified under "Concretor" cement shall be approved waterproof cement.

MIXING:

All plaster shall be properly mixed and shall be used at once and no more than can be worked off before initial set shall be mixed at any one time. Retempering or remixing after plaster has set or gone off will not be permitted. Generally the mixture shall be of 3 of sand to 1 of cement for undercoats and 2 to 1 of sand and cement for finishing coats.

FLOORS:

Concrete floors and steps shall be well wirebrushed, washed off, given a coat of cement wash and immediatel, plastered with 1 to 3 cement plaster, evenly graded to fall as before specified.

PAINTER

Where work is specified to be finished in a particular material or manner it shall mean the provision of all preparatory work necessary to ensure a proper finish, whether expressly mentioned or not.

MATERIALS:

Priming, undercoats, paints enamels to be best procurable lines.

PRIMING:

The following are to be given one coat of priming before erection: All parts of exterior door and window frames and sashes
All exterior finishing timbers

EXTERIOR WORK:

First coat - Priming coat of 1st quality red and white lead prepared priming
Second coat - Prepared paint undercoat applied to makers specifications
Third coat - Prepared finishing lines (Not to be thinned)

INTERIOR WORK:

Kitchen, bathroom and laundry, and W.C. to be anamelled to approval with three coats, one of interior priming, one of undercoat and one of enamel.

WOODWORK:

All skirtings, architraves, sill boards, sashes and doors (to papered rooms) to be finished in Natural Finish Varnish.

Doors to painted rooms to be painted to match colour scheme.

PAPERED WALLS:

To be sized and papered with wallpapers to the value of $2-00 per roll. All paper to be butt jointed, hung true, and straight and to be properly matched.

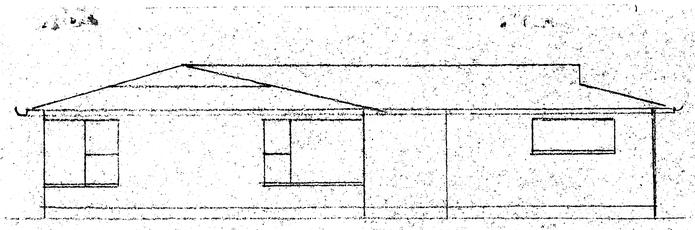
CEILINGS:

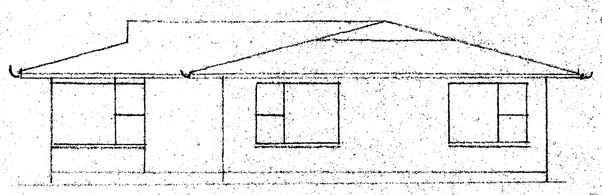
To be painted to approval. Two coats Monocoat or similar brand applied so as to give a good dense finish.

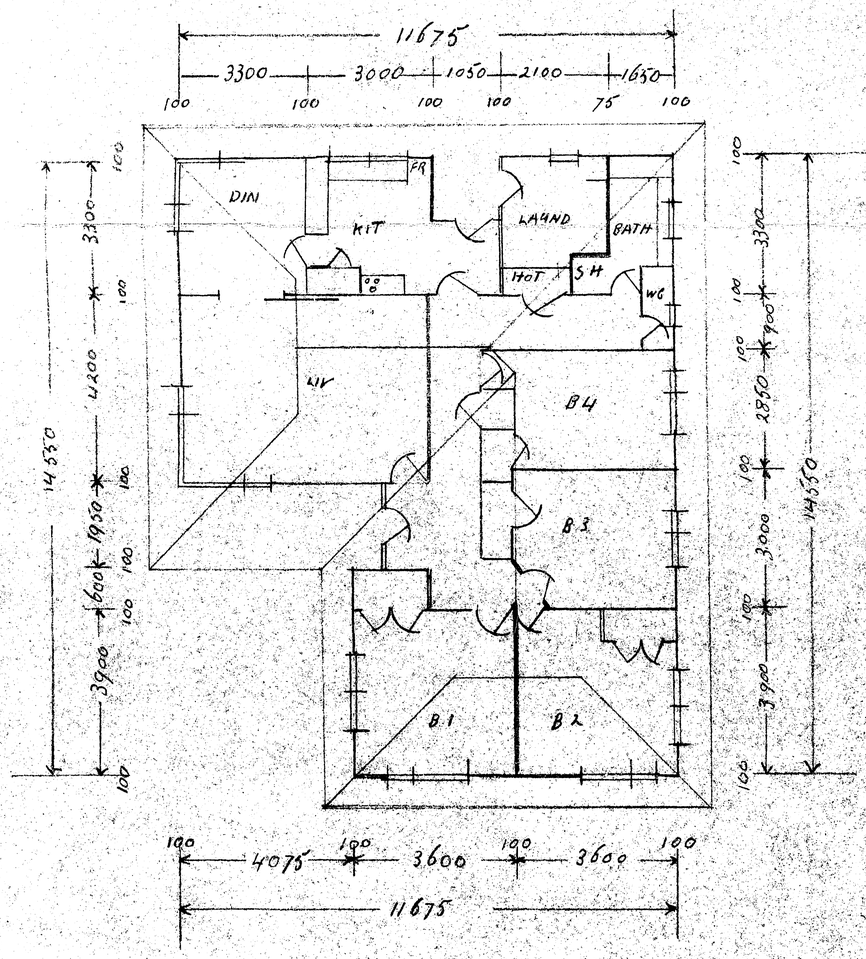
PROTECTION:

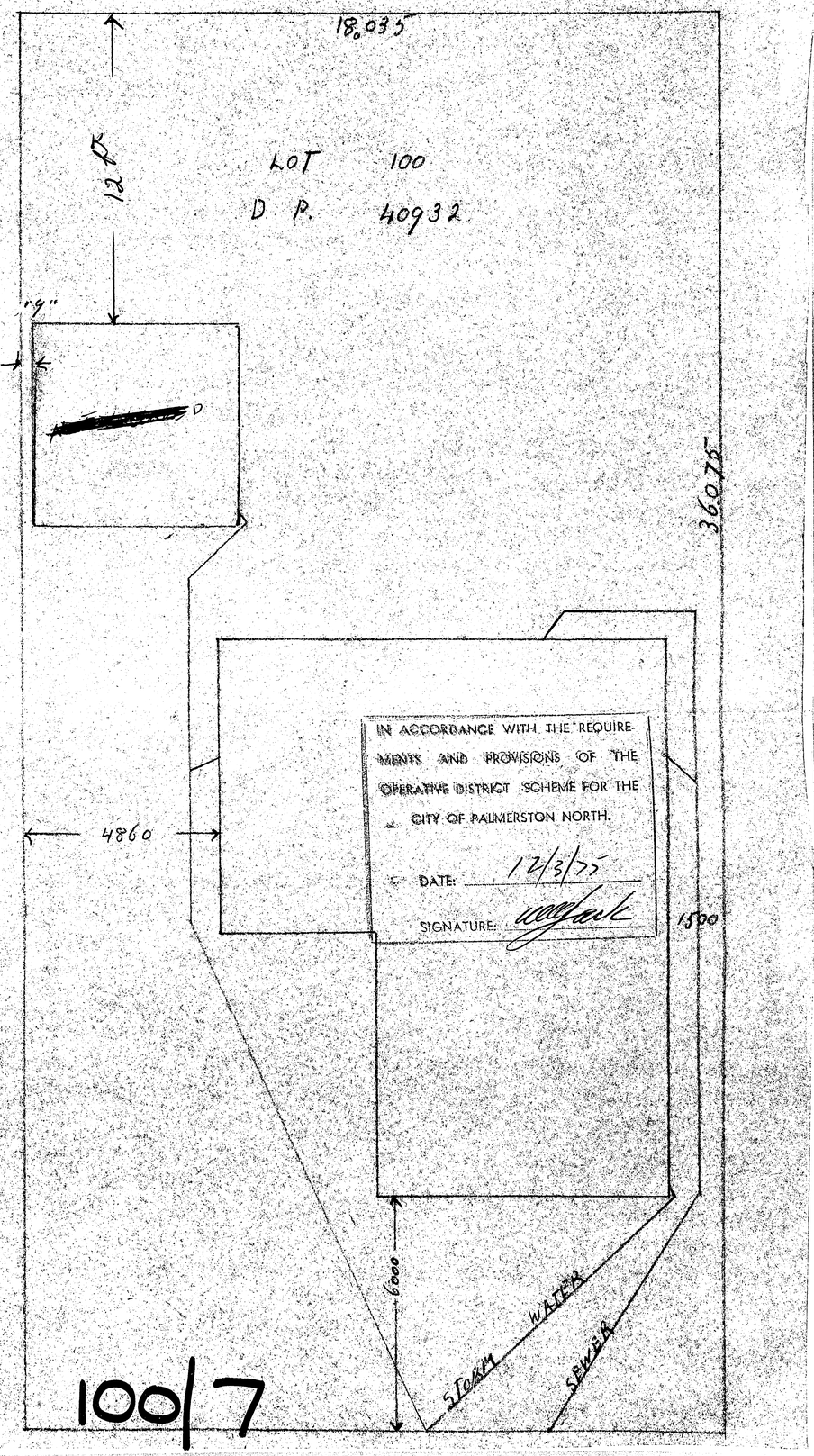
The painter shall take adequate precautions before and after painting both inside and out to protect his work from disfigurement.

Likewise, all painted surfaces shall be free from stains, paste or other marks. Marked wallpaper or paper which has been hung crooked shall be stripped and replaced at the cost of the paperhanger.



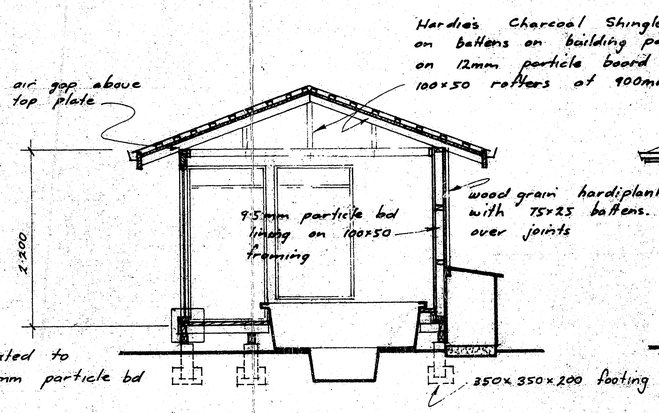



11675
3300
3000
1050
2100
1650
100
100
100
100
75
100
DIN
FR
KIT
LAUND
BATH
HOT
S H
WC
LIV
B4
B3
B1
B2
14550
3300
4200
1950
1600
3900
4075
3600
3600

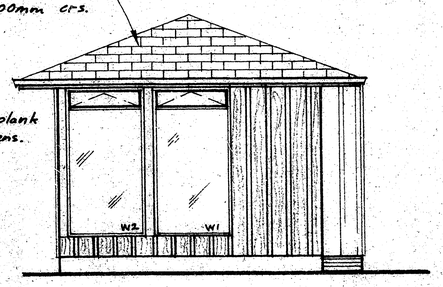

18.035
LOT 100
D.P. 40932
12.192
"9"
D
36.075
4860
1500
6000
STORM WATER
SEWER
IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE CITY OF PALMERSTON NORTH.
DATE: 12/3/75
SIGNATURE:

100/7

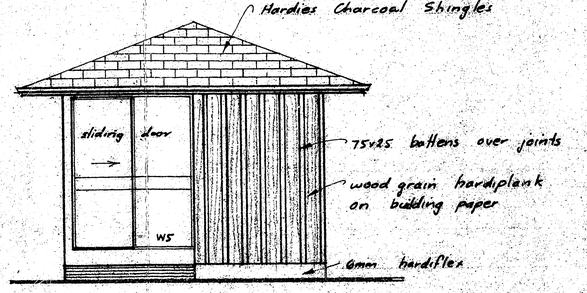
W1, W2, W3 - 2·000 x 1·000
W4 - 1·700 x 1·000
W5 - 2·000 x 1·600
ALL SIZE ROUGH OPENING.



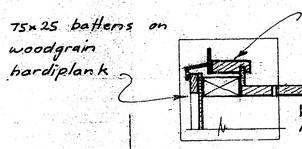
SECTION 1/1 1:50



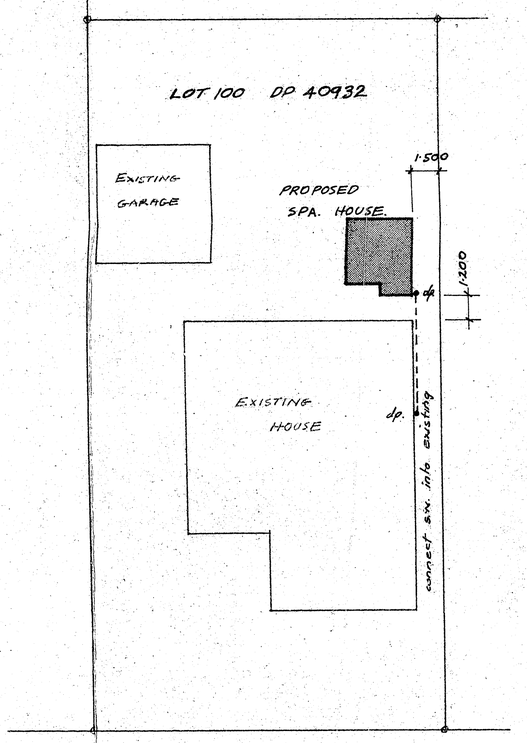
ELEVATION 2 1:50



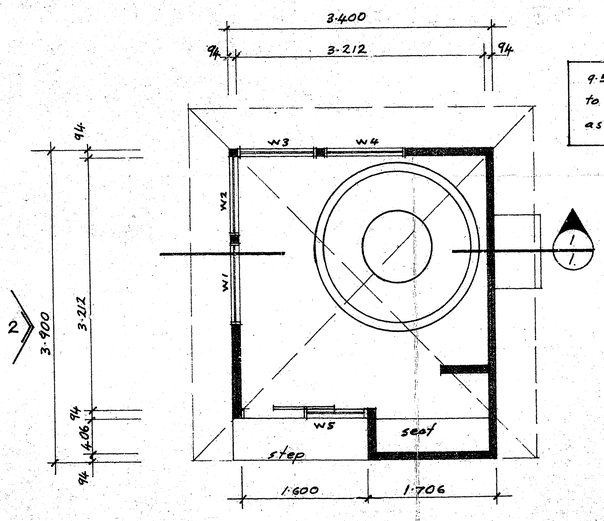
ELEVATION 3 1:50



WINDOW DETAIL 1:10



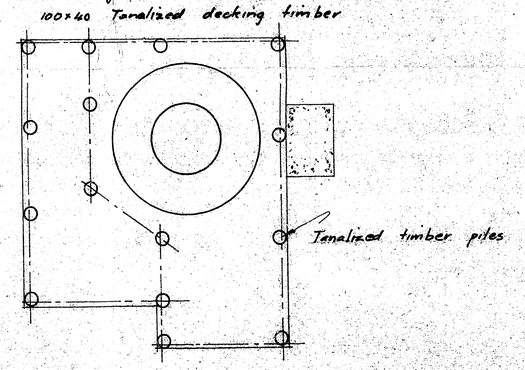
SITE PLAN 1:200



PLAN 1:50

9·5mm particle bd to walls to act as bracing.

100x75 bearers
100x50 joists at 600 max
100x40 Tanalized decking timber



FOUNDATION PLAN 1:50

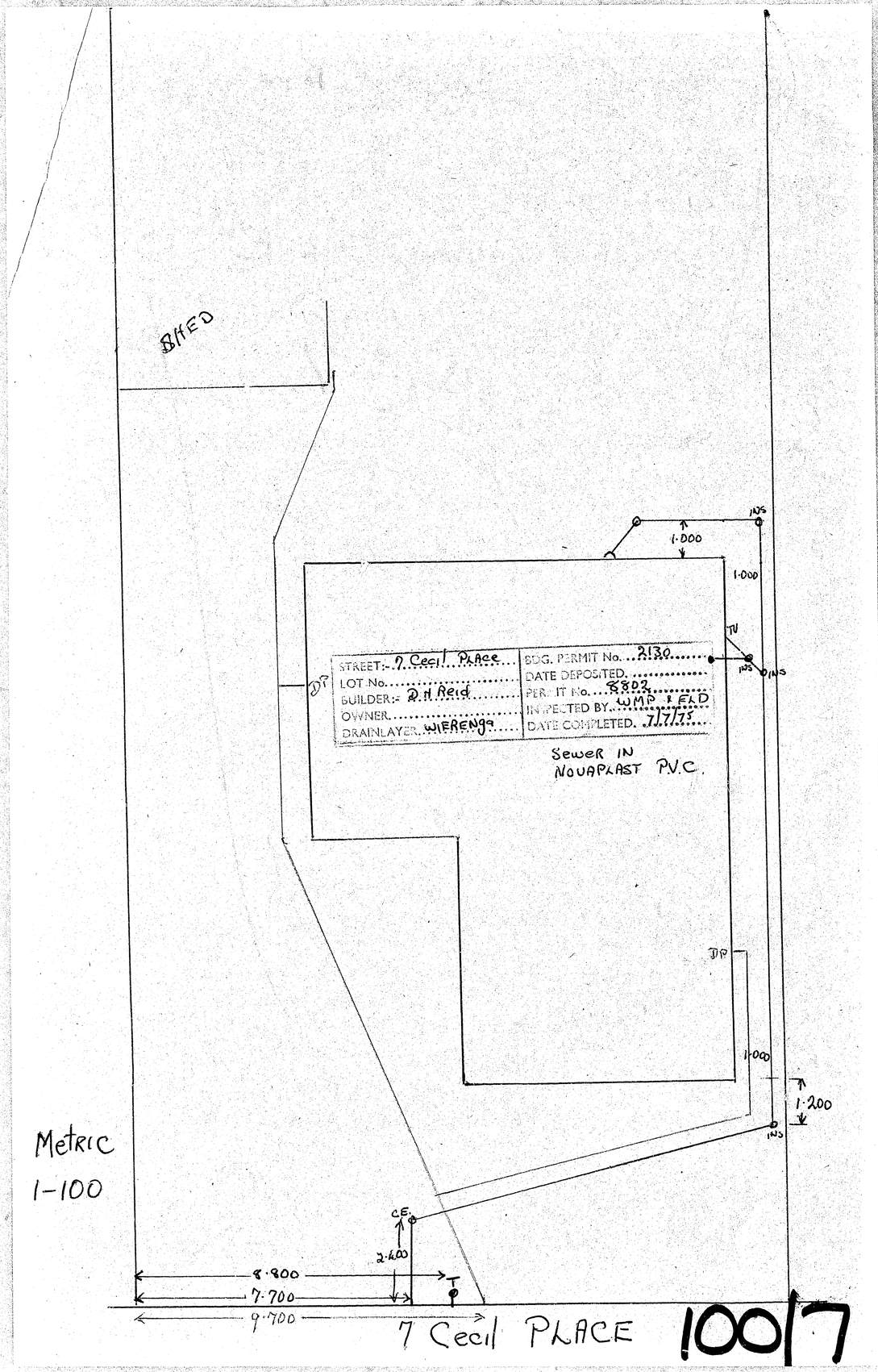
PLANNING approval for .....
SPA
is granted in accordance with the requirements and provisions of the Operative and Proposed Review of the District Scheme for the City of Palmerston North.
24/3/1983
A BUILDING PERMIT IS ALSO REQUIRED.

P7045
13-4-83

10017

PROPOSED SPA HOUSE FOR MR & MRS K. CUNNINGHAM
7 CECIL PL. PALMERSTON NTH.

SITE PLAN - PLAN ELEVATIONS - CROSS SECTION			SHEET 1
DRAWN D.J.S.	CHECKED A.F.S	SCALES	SERIES OF
TRACED D.J.S	DATE 15-3-83		REF


BIKED
1·000
INS
1·000
TW
INS
INS
STREET:- 7 Cecil Place
LOT No.
BUILDER:- R.H Reid
OWNER.
DRAINLAYER. WIERENGA
BDG. PERMIT No. 2130
DATE DEPOSITED.
PERMIT No. 8802
INSPECTED BY. WMP & FLD
DATE COMPLETED. 7.7.75
Sewer IN NOUAPLAST P.V.C.
DP
DP
1·000
1·200
INS
CE
2·400
8·800
7·700
9·700
T
Metric
1-100
7 Cecil PLACE
1007

TO: PALMERSTON NORTH CITY COUNCIL

Application for ☐ PIM *(Section 30, Building Act 1991)* No 54248

☐ Building Consent *(Section 33, Building Act 1991)* No 54249

APPLICANT *(MUST BE OWNER)*

Name: Brent A FADES QUIN CUSTOM BUILDINGS (P.N.) LTD.

Mailing Address: C/O P.O. BOX 750 PALMERSTON NORTH

Contact (Print name and position): Donna Wilson, office manager

Mailing Address: as above

Phone: 063567649 Fax: 06 3553193

*Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 7 Cecil Place Palmerston North

Legal Description (as shown on Certificate of Title or Rates Notice)

Valuation Roll Number:

Lot: 100

D.P. 40932

Section: 669 m

ORIGINAL TO FOR ACTION AND REPLY

REC'D 18 FEB 2005 PNCC

COPY TO 1. 2.

PROJECT INFORMATION

New Building ☑ Alteration ☐ Demolition ☐

Being Stage ..... of an intended ..... stages.

Estimated Value (Inclusive of GST) $ 8,988-00

Description of building work: Proposed new 6.2m long x 4.0m wide Garage / Workshop

Floor Area (of New Building Work) 24.8 Square metres

Intended Life: Indefinite but not less than 50 years ☑ Specified as ..... years

TEMPORARY VEHICLE ACCESS TO SITE

PROPOSED METHOD OF ACCESS		(Please tick one)
1.	Planks across footpath and berm	[ ]
2.	Metal across footpath and berm	[ ]
3.	Plates across footpath and berm	[ ]
4.	Other existing	[✓]

Applicant is responsible for any footpath, grass berm and services damage due to building activities. Any damage to footpaths, berms, etc. will be repaired by the Council and charged to the applicant. Alternatively, applicants may reinstate all damage themselves to Council standards. Approval will be required for any repairs from the Roading and Transport Unit. (Refer to Council Streetworks Officer.)

FOR COUNCIL USE

PIM L2

BC L2

Receipt Number:

Received: / /

23/2/05

☑ PLEASE SUBMIT ALL SUPPORTING DOCUMENTS IN DUPLICATE.

INVOICED/ ISSUED 08/03/05

Name: Donna Wilson Position: Office Manager

Signature: Date: 17 / 02 / 05

NOTES TO APPLICANTS

1. If this application relates to the construction of a residential building, which does not comply with the District Plan Residential Zone Separation Distance Requirements and neighbours consent has been granted, this application is also deemed to be an application for a Resource Consent.
2. The information in this application will be held by the Palmerston North City Council.
3. The information contained in this application will be held on a "public register" as defined by the Privacy Act 1993 and will be available for inspection and copying by members of the public in terms of the requirements of the Building Act 1991.
4. It is a mandatory requirement of the Building Act 1991 that the information required in this application be provided and the application cannot proceed unless all relevant information is provided.
5. You have a right to access to and, if necessary, correction of the information supplied in this application.

PART B: PROJECT DETAILS

The project involves the following matters

(Cross each applicable box, if any, and attach relevant information to the duplicate):

- [x] Location in relation to legal boundaries, and external dimensions of new, relocated or altered buildings
- [x] New provision to be made for vehicular access, including parking
- [ ] Provisions to be made in building over or adjacent to any road or public place
- [x] New provisions to be made for disposing of stormwater and wastewater
- [ ] Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermains
- [ ] New connections to public utilities
- [ ] Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnecton from public utilities, and suppression of noise
- [ ] Any cultural heritage significance of the building or building site, including whether it is on a marae

PART C: BUILDING DETAILS

(Complete Part C in all cases)

The application is accompanied by

(Cross each applicable box and attach relevant information to the duplicate):

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

PART D: Key Personnel

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

Designer(s): Gangnail Group Ltd Ph 09 274 7109

Building Certifier(s):

Builder(s): Quin Buildings Ltd Ph 06 3567641

Registered Drainlayer: N/A

Registered Plumber: N/A

Registered Gasfitter: N/A

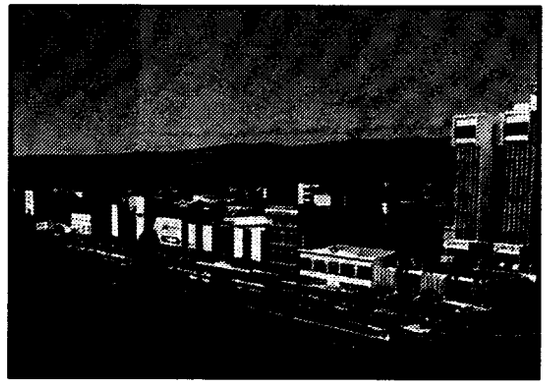
Registered Electrician: to be advised.

Other:

PALMERSTON NORTH CITY COUNCIL

Working with our Community to Build a Better City

Project Information Memorandum and/or Building Consent Application



The Building Act 1991

PALMERSTON NORTH CITY COUNCIL

CODE COMPLIANCE CERTIFICATE No:15599
Section 43(3), Building Act 1991 54249

Building Consent No: 54249

Owner Details

Name: BRENT ALLEN EADES
Mailing Address: 7 CECIL PLACE, PALMERSTON NORTH 5301

Contact: QUIN CUSTOM BUILDINGS

Project Information

The project is for New Building
Intended Use(s): ERECT GARAGE/WORKSHOP
Intended life: Indefinite but not less than 50 years
Value of Work: $8,988.00

Project Location

Street Address: 7 CECIL PLACE, PALMERSTON NORTH 5301
Assessment No:
Legal: LOT 100 DP 40932

Council Charges

Council's charges for this CODE COMPLIANCE CERTIFICATE :

This is a final code compliance certificate issued in respect of all of the building work under the above building consent

Signed for and on behalf of the Council:

Name: Chris Henry
Building Officer

Signed: ..... Date: 15.5.05

Print Synergy/PNCC/150282/11.2002

Brent Eades. 54249

7 Cecil Place.

Parnell Ston North

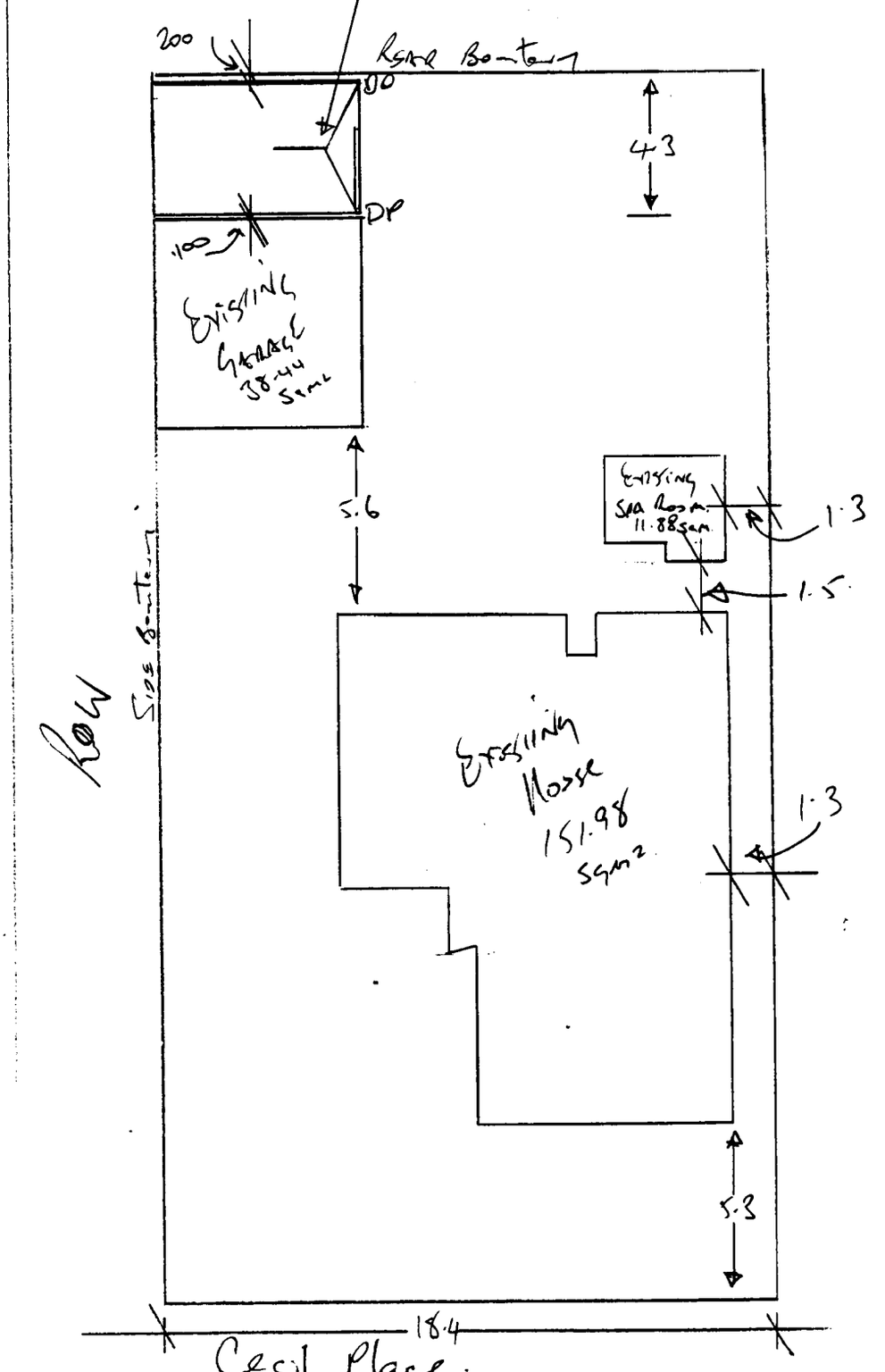
Lot 100 DP 40932

Area 669 sqm².

Proposed New

Orin 6.2 long x 4.0

Wide Garage / Workshop



QUIN CUSTOM BUILDINGS

DATE 16.2.05.

AGENT AREA DAVID. 54249

DELIVERY DATE REQUIRED / CLIENT'S NAME EADES.

ADDRESS FOR DELIVERY 7 Cecil Place Palmerston North.

SIZE 6.2 x 4.0. TYPE TIMBER C/S

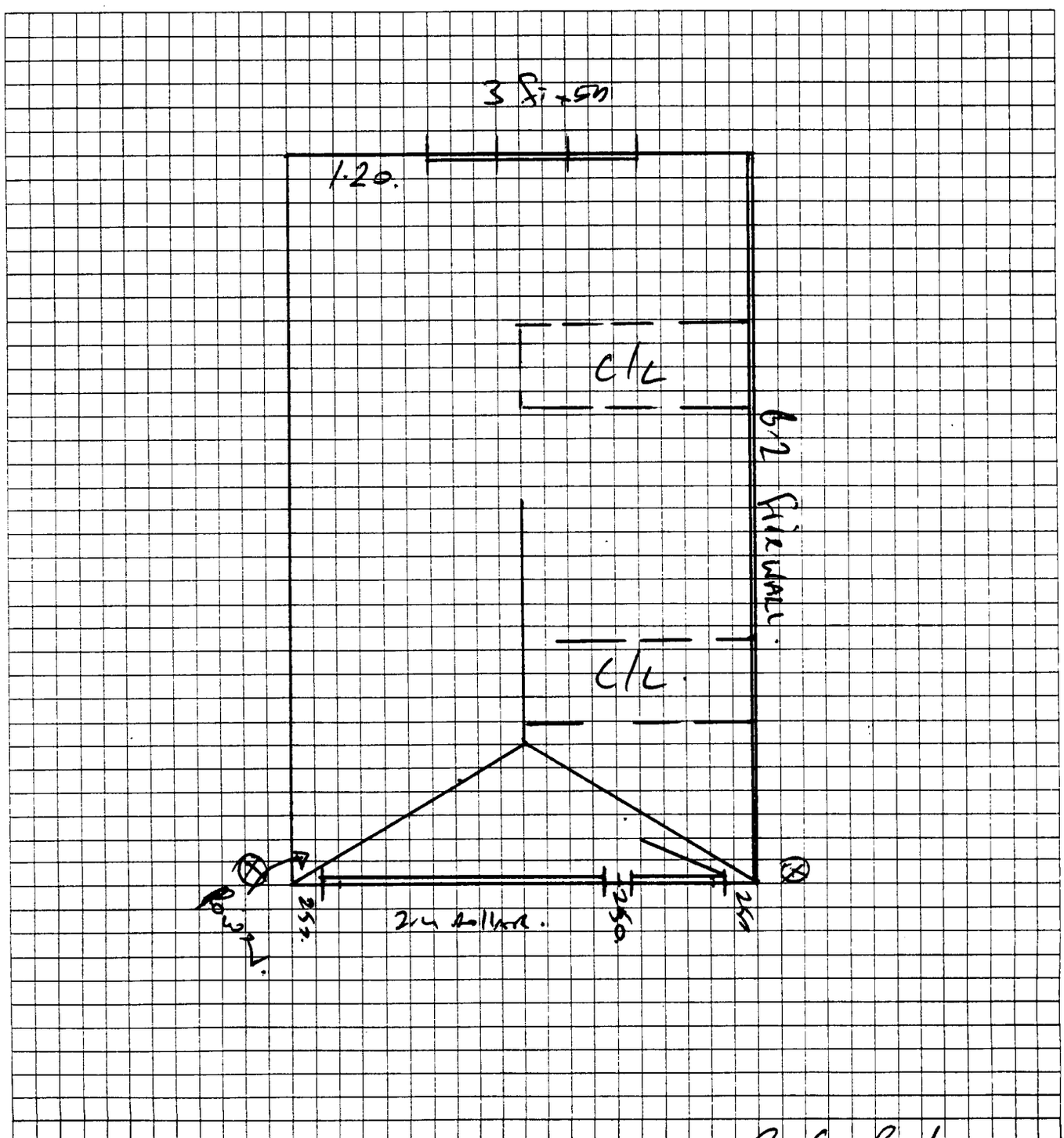
FRAME HEIGHT 2.110 TRUSS HEIGHT 1.550 d SPOUTING PVC.

SPOUTING OUTLETS ⊗ AT Front. SIDE DOOR KARAKA.

VEHICLE DOOR SIZE: HEIGHT MAX WIDTH 2.4. Roller KARAKA.

SPECIAL FEATURES QClad TR White, 6' Rib KARAKA Roof
2 x Sheets of Clarlite.

SCALE 1:500mm



GANG-NAIL GROUP LTD

54249

PRODUCER STATEMENT - DESIGN

ISSUED BY: *Rodney T Stokes*

TO: *Quin Buildings*

IN RESPECT OF: *Titan & Standfast Garage Range*

AT:

GANG-NAIL GROUP LTD has been engaged by *Quin Buildings*

to provide *design* services in respect of the requirements of Clause(s) B1 of the Building Regulations 1992 for

☒All ☐Part only as specified

of the building work. The design has been prepared in accordance with NZS4203, NZS3603 (respectively) of the approved documents issued by the Building Industry Authority and the work is described on Gang-Nail Group Ltd drawings titled *Quin Buildings Ltd* and numbered *QB 13882 101-110* sheet(s) *9* and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the verification of the following design assumptions as specified in the drawings and

(ii) all proprietary products meeting the performance specification requirements,

the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

Date: 27/04/00

BE (Civil) NZCE (Civil)

Correspondence from Auckland Office
Auckland Office: 5 Zetanian Drive, East Tamaki, PO Box 58-014 Greenmount, New Zealand.
Phone 09-274-7109, Fax 09 274-7100

Christchurch Office: 20 Kotzikas Place, Sockburn, PO Box 8387 Riccarton
New Zealand. Phone 03-348-8691, Fax 03-348-0314

General Notes

1) The trusses and components on this drawing have been designed by Gang-Nail Group Ltd to the requirements of Clause B1 of the Building Regulations 1992, in accordance with NZS4203, NZS3603, NZS3604 and TPI90.

2) Erection - These trusses should be fabricated and erected in accordance with the Gang-Nail manual. Proper erection bracing must be installed to hold the components true and plumb and in a safe condition until the permanent bracing is fixed. All permanent bracing and fixings must be installed before any loads are applied.

3) Dimensions - The dimensions supplied have been taken from information supplied by the client. Due to the possibility of variation, error, inadequacy in the original instructions or otherwise, Gang-Nail Group Ltd can accept no responsibility for dimensions.

The contractor must confirm all dimensions with the Component Fabricator at the time of placing the order. All dimensions must be checked.

Dimensions marked with "*" have been estimated and should be checked with extra care.

4) The specifications for timber shall be as shown. The timber shall be standard gauged and treated to the requirements of NZMP3640.

5) Copyright - These drawings are the property of Gang-Nail Group Ltd and are to be used only in connection with the performance of work by registered GANG-NAIL component fabricators.

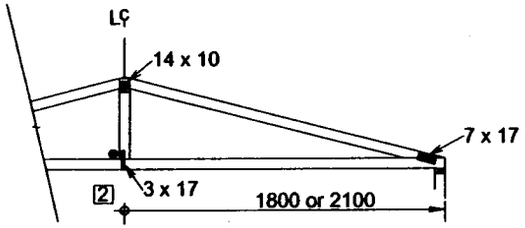
These drawings must not be copied or reproduced without the written permission of Gang-Nail Group Ltd.

NOTE:
1. Truss top chord pitch range is 15 to 30 deg
2. • Inticates location of bottom chord brace
3. [4] Indicates the truss camber (typical)
4. All truss plates are Gang-Nail type GN10
5. All top and bottom chords to be MGP10 radiata pine 90 x 35mm
6. All webs to be F5 radiata pine 70 x 35mm

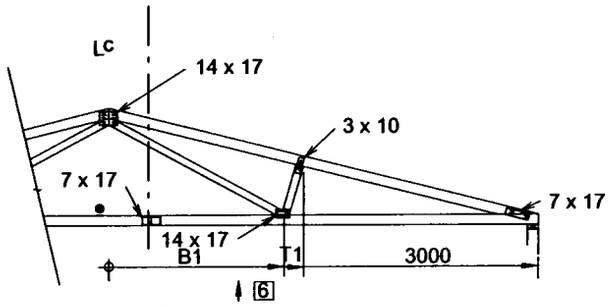
SPAN AND LOAD CHART
Live Load = 0.25kPa (Distr)
1.0kPa (Conc)
Dead Load =0.15 kPa (top chord)
0.20 kPa (bottom chord)
on 900 & 1200crs only
Wind Load Cpi = 0.50 max
Cpe = 0.80 max
Purlin Spacing = 1500 max

TRUSS CENTRES	WIND LOAD	SNOW LOAD (Kpa)
1800	Very High	0.60
1200	Very High	1.00
900	Very High	1.20

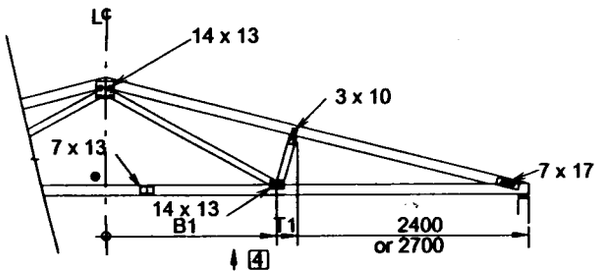
TIMBER:
The specification of timber shall be as follows:
Grading: MSG F5 or MGP10 grade radiata pine as noted
Treatment: To NZMP 3640 : 1992
Moisture Content: Dry



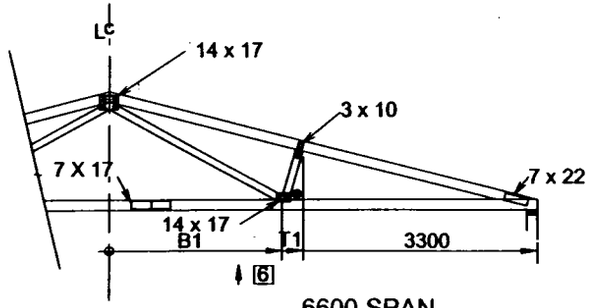
3600 to 4200 SPAN INCLUSIVE



6000 SPAN

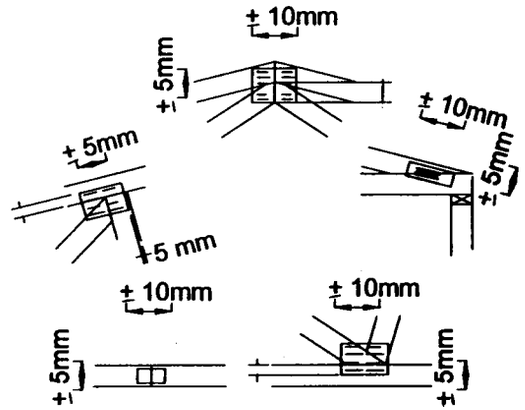


4800 & 5400 SPAN



6600 SPAN

MANUFACTURING TOLERANCES.



Typical positioning tolerances for plates

NOTE:
1. Plates are to be fully pressed home on both sides of joints.
The plate axis must be located in the specified or indicated direction.

6742

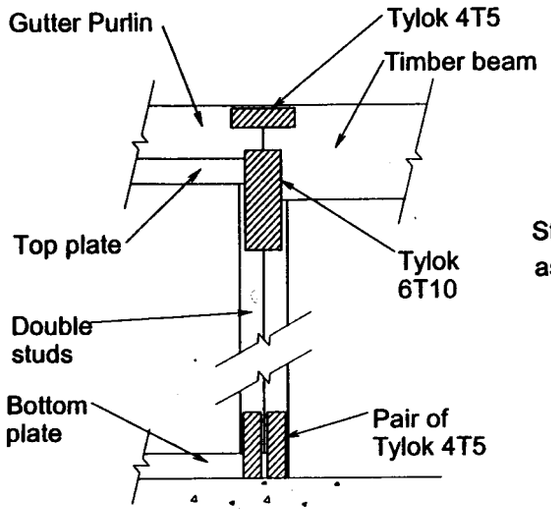
MiTek New Zealand Ltd.
AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100
www.mitekinz.co.nz
CHRISTCHURCH
PO Box 8367, Riccarton
Phone: (03) 348 8891
Fax: (03) 348 0314
HOME OF GANG-NAIL • BUILDING SYSTEMS

Job Title :
QUIN BUILDINGS LTD
© Gang-Nail Group Ltd 2000

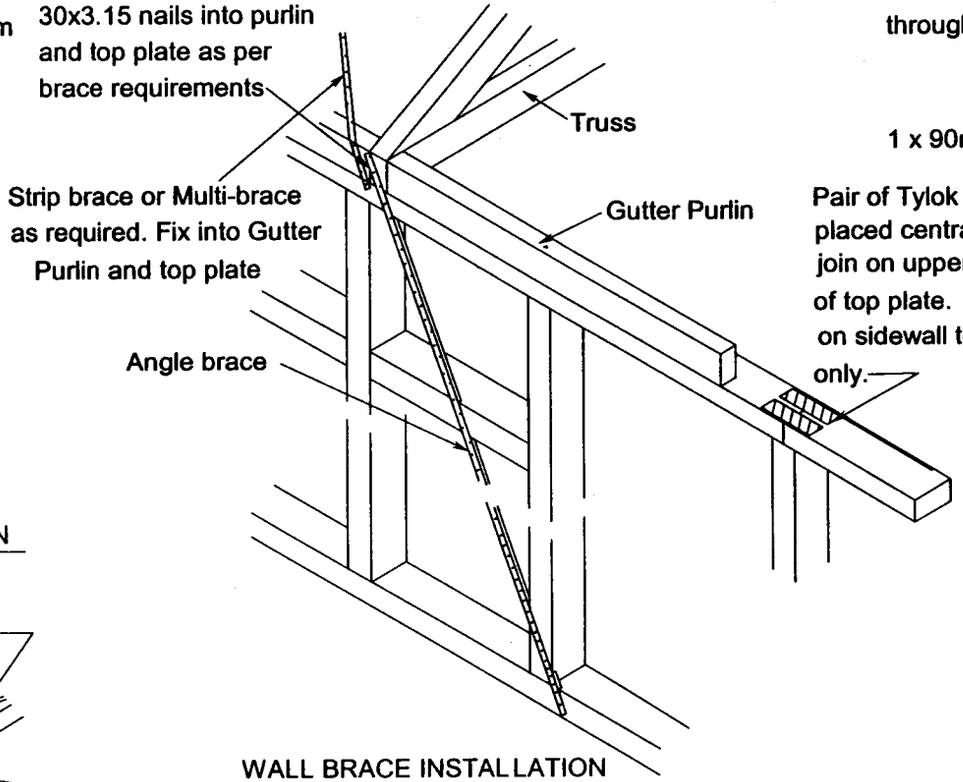
Sheet Title :
TRUSS DETAILS

PrimeCAD V4.2
Drawing Number :
13882 - 101

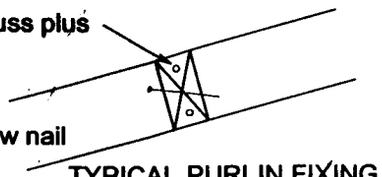
Date : 20/4/00 | Designed R Stokes | Checked :
Scale : NS | Drawn JUDS | Certified :
Sheet : 1/12



TIMBER BEAM END CONNECTION

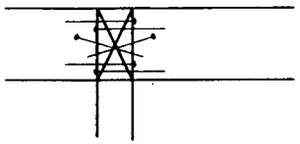


WALL BRACE INSTALLATION

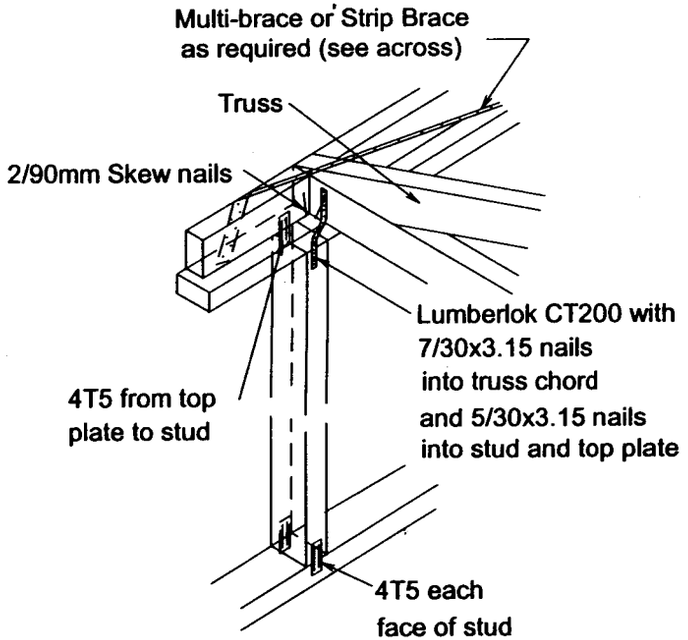


TYPICAL PURLIN FIXING

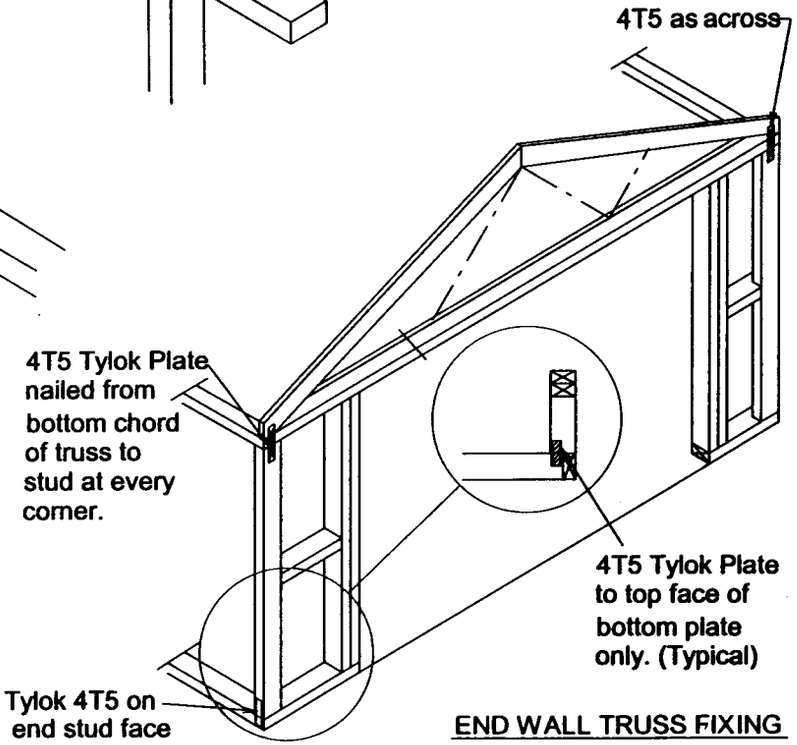
Pair of Tylok 4T5's
placed centrally over
join on upper face
of top plate. Required
on sidewall top only
only.



TYPICAL PURLIN FIXING
CROSS-SECTION



TRUSS/STUD WALL FIXING



END WALL TRUSS FIXING

54249

MiTek New Zealand Ltd.
AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7100
Fax: (09) 274 7100
www.mitekinz.co.nz
CHRISTCHURCH
PO Box 8387, Riccarton
Phone: (03) 348 8891
Fax: (03) 348 0314
HOME OF GANG-NAIL • BUILDING SYSTEMS

Job Title :

QUIN BUILDINGS LTD

© Gang-Nail Group Ltd 2000

Sheet Title :
FIXING DETAILS

Drawing Number :
13882 - 103

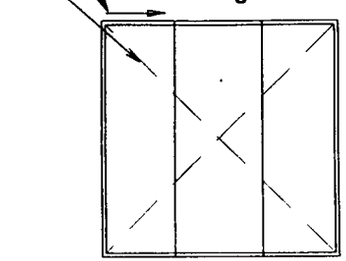
Date : 20/4/00 | Designed R Stokes | Checked :
Scale : nts | Drawn LJDS | Certified :

Sheet :
3/12

BRACING NOTES

1. Indicates a single row of Lumberlok Strip Brace tensioned up and laid over the top of purlins. Fix each end with 3 x 30 x3.15 nails. (typical)

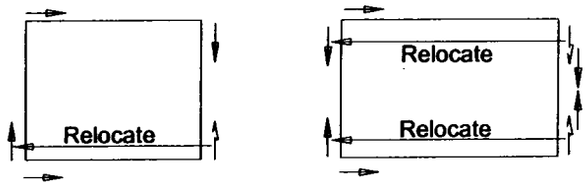
   Indicates a single length of Angle Brace in wall set at approx 45°. Fix each end with 3 x 60 x 3.15 nails and at each stud crossing with 2 x 60 x 3.15 nails (typical)

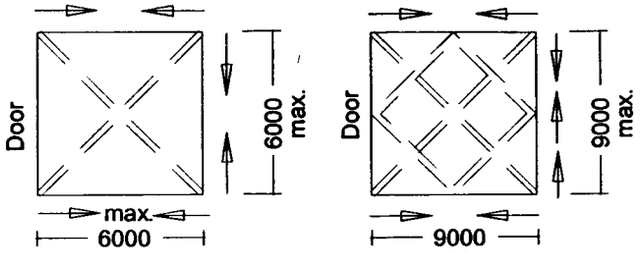


BRACING KEY

2. Building Dimension Ratios:
   (a) For Very High Wind the ratio of side Wall to End Wall must not exceed 1 to 1.5.
   (b) For High, Medium and Lowwind, the ratio of End Wall to Side Wall must not exceed 1 to 2.
3. Maximum Stud height of Building is 2.450m Refer sht 104 A for 2.7m & 3.0m stud heights.
4. Where it is possible to install wall bracing in all 4 walls, locate the bracing elements evenly.

eg:

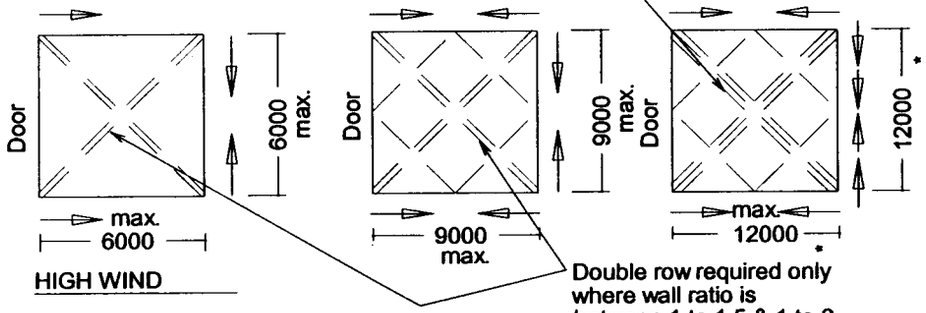




VERY HIGH WIND

NB Double row of strip bracing required in all buildings in Very High Wind Zone

Building ratio of End Wall to Side Wall must not exceed 1 to 1.5

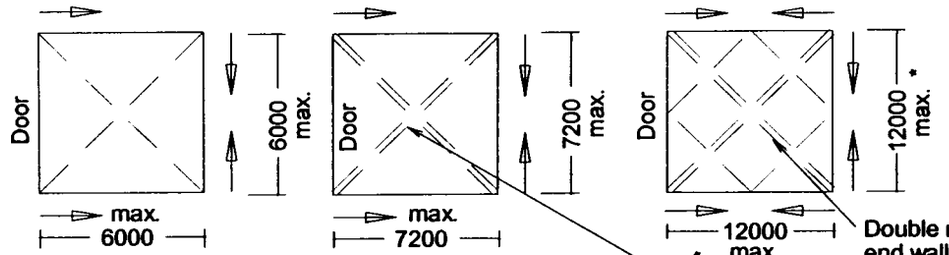


HIGH WIND

Triple row required only where wall ratio is between 1 to 1.5 & 1 to 2. Otherwise brace as pattern shown but use single rows

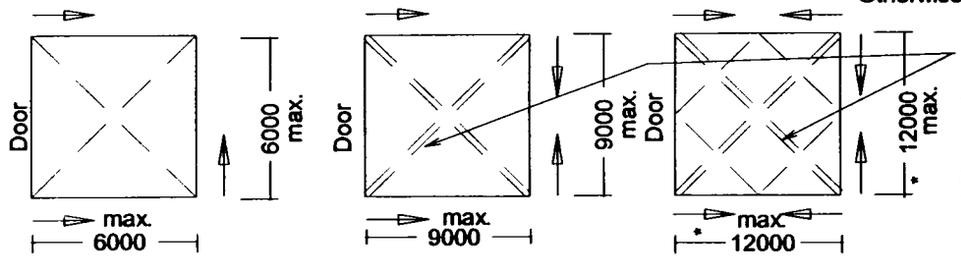
Double row required only where wall ratio is between 1 to 1.5 & 1 to 2 Otherwise all rows as single

NOTE:
* 12000 length refers to the building dimensions opposite the truss span. Max truss span for these designs is 10200



MEDIUM WIND

Double row only required only where end wall to side wall ratio is between 1 to 1.5 & 1 to 2 Otherwise all rows as single



LOW WIND

Double row required only where wall ratio is between 1 to 1.5 & 1 to 2 Otherwise all rows as single.

5/12

6/12

MiTek™ HOME OF GANG-NAIL ® BUILDING SYSTEMS

MiTek New Zealand Ltd.

AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100
www.miteknz.co.nz

CHRISTCHURCH
PO Box 8387, Riccarton
Phone: (03) 348 8091
Fax: (03) 348 0314

Job Title :

QUIN BUILDINGS LTD

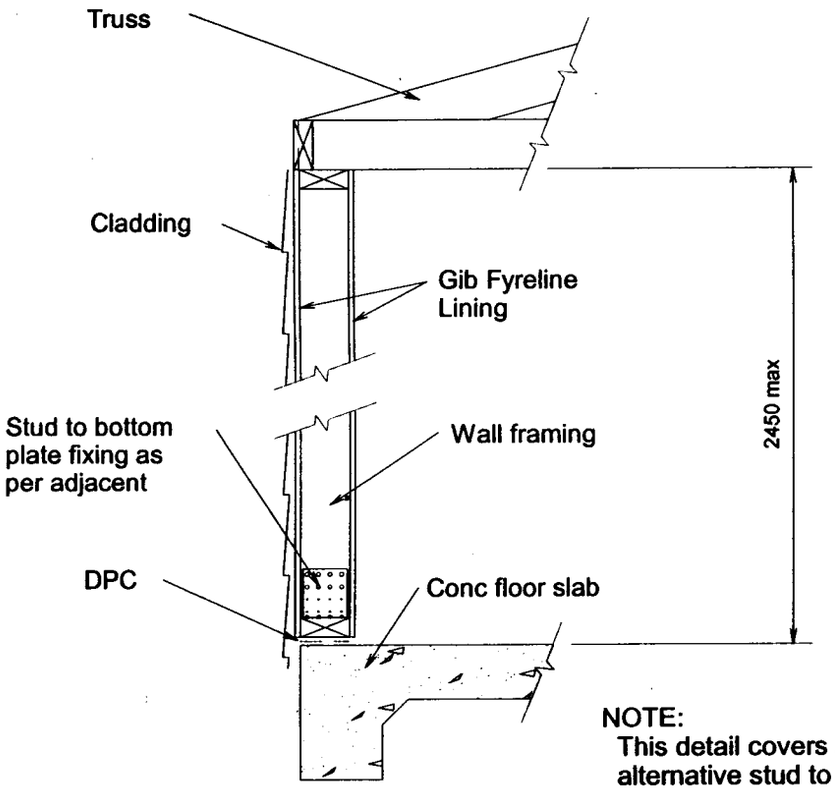
© Gang-Nail Group Ltd 2000

Sheet Title :
WINDLOAD BRACING REQUIREMENTS
MAX WALL HEIGHT 2450

PrimCAD V9.2
Drawing Number :
13882 - 104

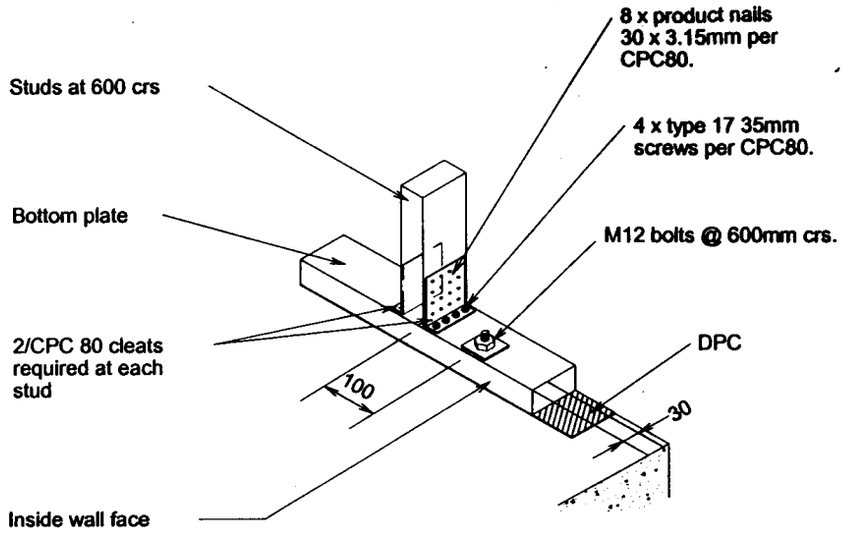
Date : 20/4/00	Designed R Stokes	Checked :
Scale : nts	Drawn LJDS	Certified :

Sheet : 5/12



NOTE:
This detail covers an alternative stud to bottom plate connection for a firewall situation

TYPICAL CROSS SECTION THROUGH FIREWALL



NOTE:
Fixing components are available in a pack consisting of
- 2 x CPC80 cleats
- 16 product nails 30 x 3.15m m Galv
- 8 x type 17 35mm hex head screws Galv

Both faces of wall to be clad in fireproof lining

FIREWALL STUD CONNECTION

54249

MiTek™
HOME OF GANG-NAIL ® BUILDING SYSTEMS

MiTek New Zealand Ltd.
AUCKLAND
PO Box 58-614, Greenmount
Phone: (09) 274 7100
Fax: (09) 274 7100
www.mitekinz.co.nz
CHRISTCHURCH
PO Box 8367, Riccarton
Phone: (03) 348 8891
Fax: (03) 348 0314

Job Title :

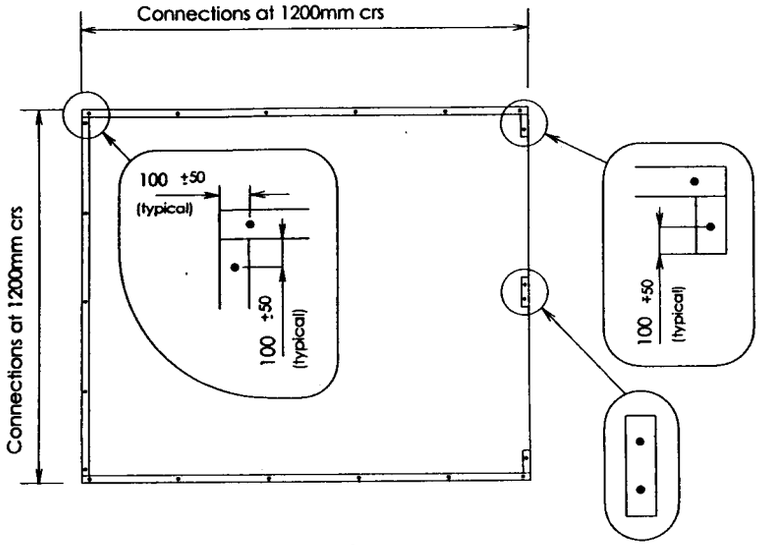
QUIN BULIDINGS LTD

© Gang-Nail Group Ltd 2000

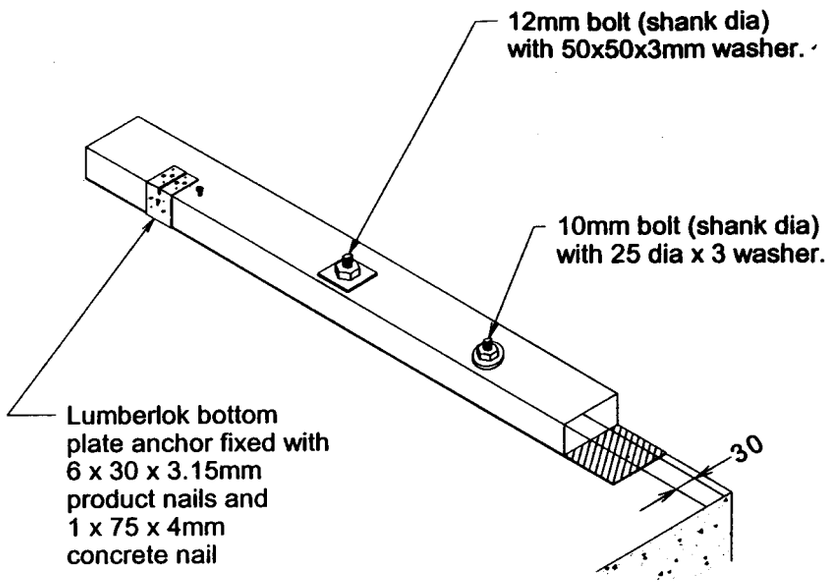
Sheet Title :
FIREWALL FIXING DETAILS

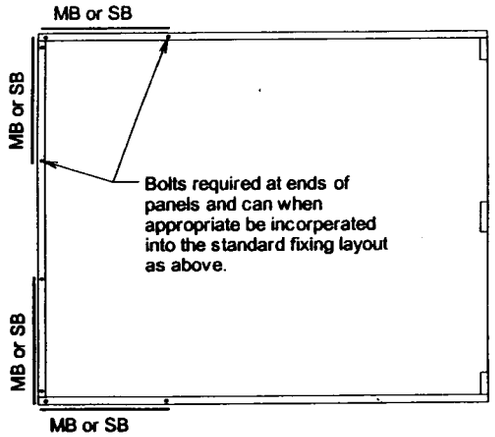
PrimeCAD V5.2
Drawing Number :
13882 - 106

Date : 20/4/00	Designed R Stokes	Checked :	Sheet : 8/12
Scale : nts	Drawn JJDS	Certified :	



STANDARD FIXING LAYOUT





SPECIFIC FIXING REQUIREMENTS ON THE EXTRA HEIGHT BUILDINGS

(AS SHEET 104 A)

	MaxTruss Span or Building Width, mm		
Wind Load	Bottom Plate Anchor	12mm Bolt	10mm Bolt
Low	12000	12000	9600
Medium	10600	10600	7800
High	9600	9600	6600
Very High	8400	8400	5400

BOTTOM PLATE FIXING OPTIONS

(LOCATED AT 1200mm CRS)

NOTE:
For bolt spacings of 900mm crs
truss spans or building width
can be increased by 25%.

542/49

MiTek New Zealand Ltd.
AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7100
Fax: (09) 274 7100
www.mitekinz.co.nz
CHRISTCHURCH
PO Box 8367, Riccarton
Phone: (03) 348 8891
Fax: (03) 348 0314
HOME OF GANG-NAIL ® BUILDING SYSTEMS

Job Title :

QUIN BUILDINGS LTD

© Gang-Nail Group Ltd 2000

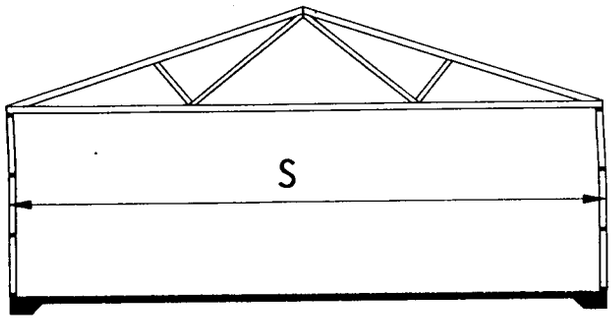
Sheet Title :
BOTTOM PLATE FIXING DETAILS

PrimCAD V5.3
Drawing Number :
13882 - 107

Date : 20/4/00 | Designed R Stokes | Checked :
Scale : 1:100 | Drawn JDS | Certified :

Sheet :
9/12

Truss Span



Exterior stud spacing for Timeframe 90 x 35 studs Single storey light roofs , mm												
Wall height up to : m	Maximium Truss Span - S											
	7.5				10.0				12.0			
	Wind Zone											
	low	med	high	v.high	low	med	high	v.high	low	med	high	v.high
2.40	600	600	600	480	600	600	600	480	600	600	600	480
2.70	600	600	480	400	600	600	480	400	600	600	480	400
3.00	600	480	400	300	600	480	400	300	600	480	400	300

Exterior stud spacing for Timeframe 90 x 45 studs Single storey light roofs , mm												
Wall height up to : m	Maximium Truss Span - S											
	7.5				10.0				12.0			
	Wind Zone											
	low	med	high	v.high	low	med	high	v.high	low	med	high	v.high
2.40	600	600	600	600	600	600	600	600	600	600	600	600
2.70	600	600	600	480	600	600	600	480	600	600	600	480
3.00	600	600	480	400	600	600	480	400	600	600	480	400

MiTek New Zealand Ltd.
AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100
www.mitekanz.co.nz
CHRISTCHURCH
PO Box 8367, Riccarton
Phone: (03) 348 8891
Fax: (03) 348 0314
MiTek™
HOME OF GANG-NAIL ® BUILDING SYSTEMS

Job Title :

QUIN BUILDINGS LTD

© Gang-Nail Group Ltd 2000

Sheet Title :

EXTERIOR STUD SPACINGS

Drawing Number :

13882 - 108

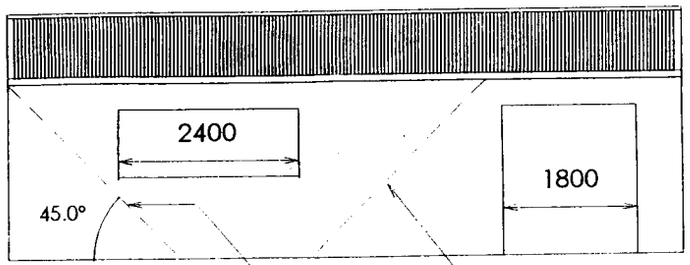
Date : 20/4/00 | Designed R Stokes | Checked :

Scale : nts | Drawn JDS | Certified :

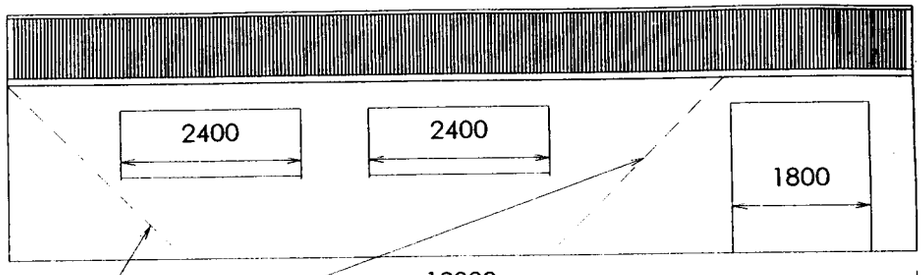
Sheet : 10/12

6172 S

Wall Bracing Examples For High Wind - refer sheet 104

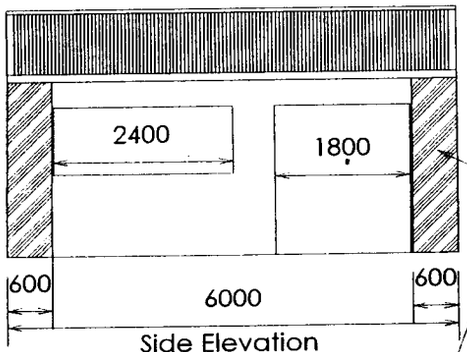


Side Elevation



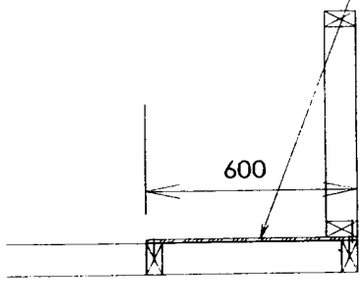
Side Elevation

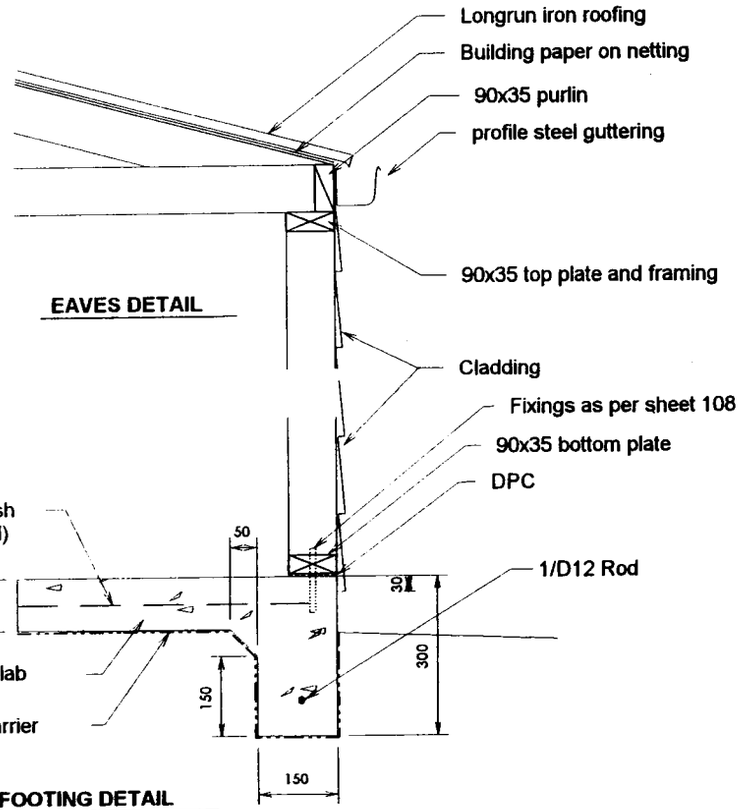
Angle brace



Side Elevation

If there is no room to fit angle braces. Use a 600mm wide Plywood brace to the inside face of studs to replace 1x strip bracing unit.
- Top and bottom chords to be 90x45mm timber
- studs, and nogs to be 90x35mm timber.
- Nogs @ 1200mm crs
- 9mm Plywood with 75x3.15mm nails @ 100mm crs around perimeter and on nogs.





EAVES DETAIL

FOOTING DETAIL

AMENDMENT 1. D10 @ 600crs starter bars for firewall foundation only
AMENDMENT 2. Cladding detail at bottom plate revised - DVR 14/3/03

54249

MiTek New Zealand Ltd.
AUCKLAND
PO Box 58-014, Greenmount
Phone: (09) 274 7109
Fax: (09) 274 7100
CHRISTCHURCH
PO Box 8387, Riccarton
Phone: (03) 348 8691
Fax: (03) 348 0314
www.miteknz.co.nz
HOME OF GANG-NAIL * BUILDING SYSTEMS

Job Title :

QUIN BUILDINGS LTD

© Gang-Nail Group Ltd 2000

Sheet Title : TITAN STANDARD DETAILS

Drawing Number : 13882 - 109

Date : 20/4/00 | Designed: R.Stokes | Checked :

Scale : 1:100 | Drawn: UDS | Certified :

Sheet : 11/12

PrimeCAD V4.3

RESOURCE CONSENT
Issued by the Palmerston North City Council

FILING

Planning File Ref: C27-7-PLN

Date: 25.2.05

Building Consent No: 94249

Non Notified Land Use Consent for a Restricted Discretionary Activity

Applicant: Brent Eades

Address: 7 Cecil Place, Palmerston North

Legal Description: Lot 100 DP 40932

Pursuant to Section 104 and 104C of the Resource Management Act 1991, Council

grants consent to the construction of: A new garage/workshop located 200mm from the north-eastern boundary and to be be built on the boundary (north-western) adjoining 5A Cecil Place. Palmerston North.

which does not meet the requirements of Rule/s: 10.7.1.2(b)

Consent is granted pursuant to Rule 10.7.3.1 of the District Plan for the following reasons:

1. The consent/s of all identified potentially affected parties have been obtained and thus Section 104(3)(b) of the Resource Management Act 1991 applies.

2. The proposal is not contrary to the policies and objectives of the District Plan.

(Name): Jasmine Mitchell (Title): Planning Officer.

Decision: Granted

Pursuant to the powers delegated to Planning Officers by the Palmerston North City Council at its meeting on 29 September 2003.

Dated the 28 day of February 200 5

Name: J. Ferguson-Rye Title: Planning Officer.

RESOURCE CONSENT APPLICATIONS
TO NOTIFY OR NOT TO NOTIFY
Record of Decision

1. **Consent No(s):** PM : 54298 BC 54249

Applicant: Brent A Eades

Location: 7 Cecil Place

2. **Description of activity:** ~~Dwelling and / or~~ Accessory building (*strike out whichever is not appropriate*) which will not comply with District Plan Residential Zone Separation requirements.

3. **The activity is** Restricted Discretionary ☑

4. **Plan reference and relevant rules summary** ~~Rule 10.7.1.1(c) Separation Distances for Dwellings,~~ Rule 10.7.1.2(b) Separation Distances for Accessory Buildings. (*Strike out whichever is not appropriate.*)

5. **Identify the principal/potential adverse effects on the environment of the activity.**

Physical closeness to adjoining property	☑
Possible loss of privacy	☐
Possible intrusion of living space of adjoining property	☐
Possible loss of daylight and/or sunlight on adjoining property	☐

6. **Are the potential adverse effects localised rather than potentially affecting the wider environment?**
(Can a finite group of potentially affected persons be identified?) Yes ☑

7. **If the answer to number 7 is Yes, then having regard to Section 94B of the Resource Management Act.**
Identify persons who may be adversely affected by the granting of the resource consent.
[Note: For the purposes of this question the definition of "person" includes the Crown, a corporation sole and also a body of persons, whether corporate or incorporate.]

	Written Approval			
Sharon Spencer, 5A Cecil Place, Palmerston North	Yes	☑	No	☐
	Yes	☐	No	☐
	Yes	☐	No	☐
	Yes	☐	No	☐
	Yes	☐	No	☐

8. **Is it unreasonable to require the written approval from any person? State reasons**

N/A - Consent of identified potentially affected party/ parties, already provided being a written approval — Yes ☑ No ☐

N/A - No other party has been considered to be potentially affected by this proposal. (See 7 above.) — Yes ☑ No ☐

(Strike out whichever is not applicable.)

9. Having regard to Section 94A of the RMA, are the potential adverse environmental effects of the activity on the environment considered to be minor pursuant to Section 93(1)(b) of the RMA.

Yes ☑ No ☐

If the answer to this question is Yes, then which of the following reasons has been used as justification? *(Tick whatever box or boxes are appropriate).*

☐ The effects are considered to be so minor, that no parties have been identified as potentially affected.

☑ The potential adverse effects are localised and the written approvals of all identified potentially affected parties have been obtained and it is considered that those parties are well positioned to judge whether the potential adverse effects on them are minor because of their personal interest in the outcome.

10. If special circumstances justifying notification are considered to exist pursuant to Section 94C(2) identify these.

No reasons considered to exist.

11. Application to be:

Non-notified — Sections 93(1)(b) & 94(2) Effects minor, all approvals obtained ☑

Person authorised to determine whether notified, service of notice or non-notified.

Name: V. Ferguson-Pye

Signature ..... **Date** 28.02.25

Brent EADES

7 Cecil Place.

Palmerston North

Lot 100 DP 40932

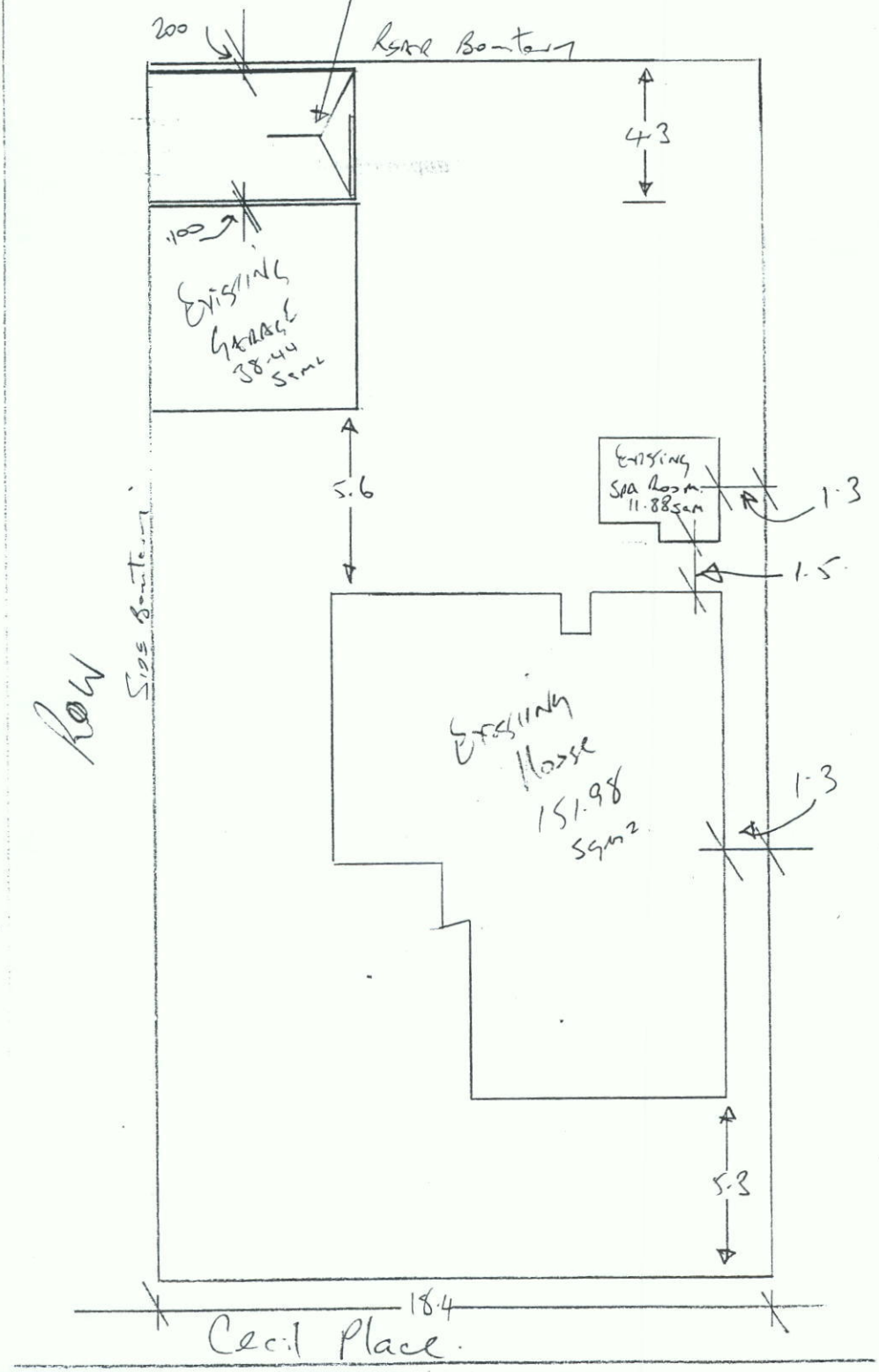
Area 669 sqm².

Proposed New

Qvin 6.2 long x 4.0 Wide Garage / Workshop

D. Spencer

16.2.05



THE RESOURCE MANAGEMENT ACT 1991(Section 94)
PALMERSTON NORTH CITY COUNCIL
Written approval of Person(s) likely to be adversely affected

Part A - TO BE COMPLETED BY APPLICANT

Applicant's name: Brent Emms.

I have applied to the Palmerston North City Council for a resource consent to: (describe activity and reason why consent is required) To Build 6.2 x 4.0 Single Garage/ Workshop with 1.0m of Boundary

The property to which this application relates is: (street address, legal description, locality, place name etc)
7 Cecil Place, Palmerston North.
Lot 100
DP 40932

Part B - TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Name of person or organisation giving approval
(full name) Sharon Spencer
(position if applicable - e.g for organisation) —
(daytime telephone) 06 354 0922

I am the owner / ~~occupier~~ (delete one, if applicable) of the following property...

Address: 5A Cecil Place Palmerston North
Legal description: Lot 1 DP 46237

I HEREBY ACKNOWLEDGE:
1. I have been **shown a copy of the above application and any other relevant details**;

2. I have been shown and **have signed a copy of the site plan,** or other relevant plan or drawing, **which is attached hereto** (copies of the signed plans are to be lodged with the application) and;

3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;

4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;

5. **I understand** that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

Please advise Council if you have any concerns or questions

Signed: S Spencer Date: 16.2.05
on behalf of:

TO: PALMERSTON NORTH CITY COUNCIL

PALMERSTON NORTH CITY COUNCIL

Application for ☐ PIM *(Section 30, Building Act 1991)* No. 54248

☐ Building Consent *(Section 33, Building Act 1991)* No. 54249

APPLICANT *(MUST BE OWNER)

Name: Brent A FADES QUIN CUSTOM BUILDINGS (P.N.) LTD.

Mailing Address: C/o P.O. BOX 750 PALMERSTON NORTH

Contact (Print name and position): Donna Wilson, office manager

Mailing Address: as above

Phone: 063567649 Fax: 06 3553193

*Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 7 Cecil Place Palmerston North

Legal Description (as shown on Certificate of Title or Rates Notice)

Valuation Roll Number:

Lot: 100

D.P. 40932

Section: 669 m

ORIGINAL TO FOR ACTION AND REPLY

REC'D 18 FEB 2005 PNCC

COPY TO 1 2

PROJECT INFORMATION

New Building ☑ Alteration ☐ Demolition ☐

Being Stage ..... of an intended ..... stages.

Estimated Value (inclusive of GST) $ 8,988-00

Description of building work: Proposed new 6·2m long x 4·0m wide Garage / Workshop

Floor Area (of New Building Work) 24·8 Square metres

Intended Life: Indefinite but not less than 50 years ☑ Specified as ..... years

TEMPORARY VEHICLE ACCESS TO SITE

PROPOSED METHOD OF ACCESS (Please tick one)

1. Planks across footpath and berm [ ]
2. Metal across footpath and berm [ ]
3. Plates across footpath and berm [ ]
4. Other existing [✓]

Applicant is responsible for any footpath, grass berm and services damage due to building activities. Any damage to footpaths, berms, etc. will be repaired by the Council and charged to the applicant. Alternatively, applicants may reinstate all damage themselves to Council standards. Approval will be required for any repairs from the Roading and Transport Unit. (Refer to Council Streetworks Officer.)

FOR COUNCIL USE

PIM L2

BC L2

Receipt Number:

Received: ..... / ..... / .....

☑ PLEASE SUBMIT ALL SUPPORTING DOCUMENTS IN DUPLICATE.

INVOICE

Name: Donna Wilson Position: Office Manager

Signature: ..... Date: 17 / 02 / 05

NOTES TO APPLICANTS

1. If this application relates to the construction of a residential building, which does not comply with the District Plan Residential Zone Separation Distance Requirements and neighbours consent has been granted, this application is also deemed to be an application for a Resource Consent.
2. The information in this application will be held by the Palmerston North City Council.
3. The information contained in this application will be held on a "public register" as defined by the Privacy Act 1993 and will be available for inspection and copying by members of the public in terms of the requirements of the Building Act 1991.
4. It is a mandatory requirement of the Building Act 1991 that the information required in this application be provided and the application cannot proceed unless all relevant information is provided.
5. You have a right to access to and, if necessary, correction of the information supplied in this application.

Building Consent No:54249
Section 35, Building Act 1991

Name: BRENT ALLEN EADES
Mailing Address: 7 CECIL PLACE, PALMERSTON NORTH

Contact: QUIN CUSTOM BUILDINGS

The project is for New Building
Intended Use(s): ERECT GARAGE/WORKSHOP
Intended life: Indefinite but not less than 50 years
Value of Work: $8,988.00

Street Address: 7 CECIL PLACE, PALMERSTON NORTH
Assessment No:
Legal: LOT 100 DP 40932

Council's charges for this Building Consent are: $446.00

THIS BUILDING CONSENT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

1: THE FOLLOWING APPLIES TO THIS CONSENT:-

NOTE: All stormwater to be connected to an existing approved stormwater system.

NOTE: Concrete slab to be over compacted granular hardfill.

2: The following inspections are MANDATORY, failure to notify the Palmerston North City Council Building Services Section of any of the required inspections will result in a Notice to Rectify being issued.

Building - Foundation

Plumbing - Stormwater Drainage

54249

Building - Final

NOTES TO THE OWNER AND PERSONS UNDERTAKING THE BUILDING WORK

- Where building work is to be undertaken to which this Building Consent relates, and is not shown in detail on the approved plans and specifications, such building work is to be completed to acceptable building standards and to the requirements of the New Zealand Building Code 1992.

- Your Building Consent incorporates a number of prepaid inspections. These inspections are detailed in paragraph 2 above.

- Should it be necessary to carry out any additional inspections or there is a requirement to repeat any inspection, the owner will be charged for the additional inspection or repeat inspection at a rate of $108.00 (GST INC) per inspection.

- Upon completion of all building work necessary to comply with the Building Code, the owner is required to apply to the Palmerston North City Council for a Code Compliance Certificate using the Building Work Completion Advice form provided.

Signed for and on behalf of the Council:

Name:

Signed: ..... Date: ../../..

BLG-17f
Rev 1

BUILDING CONSENT

FILE SIGN OFF

Name: B. EADES. **Consent No:** 54249.

Site Address: 7 CECIL PLACE PN.

A code compliance certificate cannot be issued until all items on this form have been signed off

BUILDING OFFICER

ve all the conditions of the consent been signed off	✓	Vehicle Crossing complies	N/A
Have all plans been updated or amended where required	N/A	Footpath and Vehicle crossing photos deleted from files	N/A
Have all Producer statements been received for construction and do they match producer statements received for processing?	N/A	Can footpath deposit be refunded	N/A
Have all energy certificates been received	N/A	Inform planning officer if this work is a relocate	N/A
Has a feature summary been received	N/A	Do inspections carried out match amount charged	✓
Is a compliance schedule required	N/A	Have all files been purged	✓
Does a statement of fitness need to be produced	N/A	If a swimming pool exists notify swimming pool administration officer.	N/A
Have the as laid Drainage plans been drawn.	N/A	Hazard form filed out and registered	N/A

Date: 18/5/05 Officer Name: HUTTER Signed: [signature]

ADMINISTRATION OFFICER

ave there been any changes to the street address, (check on City View) If so amend details in file.	N/A
Bill additional inspections	N/A
Refund any bonds	N/A
Have all fees been paid	✓

Date: 18/05/05 Officer Name: Jenny Signed: J. K. Swadel

CCC issued 18/05/05

Tick (✓) This item complies with the NZ Building Code at the date of inspection
Cross (✗) This item does not comply with the NZ Building Code at the date of inspection
N/A Means this item is not applicable to this project.

TO: PALMERSTON NORTH CITY COUNCIL

PALMERSTON NORTH CITY COUNCIL

Application for ☐ PIM *(Section 30, Building Act 1991)* No 54248

☐ Building Consent *(Section 33, Building Act 1991)* No 54249

APPLICANT *(MUST BE OWNER)

Name: Brent A FADES QUIN CUSTOM BUILDINGS (P.N.) LTD.

Mailing Address: C/o P.O. BOX 750 PALMERSTON NORTH

Contact (Print name and position): Donna Wilson, office manager

Mailing Address: as above

Phone: 063567649 Fax: 06 3553193

*Under section 30 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

PROJECT LOCATION

Street Address: 7 Cecil Place Palmerston North

Legal Description (as shown on Certificate of Title or Rates Notice)

Valuation Roll Number:

Lot: 100

D.P. 40932

Section: 669 m

ORIGINAL TO FOR ACTION AND REPLY

REC'D 18 FEB 2005 PNCC

COPY TO 1 2

PROJECT INFORMATION

New Building ☑ Alteration ☐ Demolition ☐

Being Stage ..... of an intended ..... stages. **Estimated Value (inclusive of GST) $** 8,988-00

Description of building work: Proposed new 6.2m long x 4.0m wide Garage / Workshop

Floor Area (of New Building Work) 74.8 Square metres

	PHONE NUMBER
OWNER	
BUILDER	
PLUMBER	
DRAINLAYER	
BRICKLAYER	
PLASTERER	

A	☐	BUILD/FOUNDATION	H	☐	BUILD/EXT CLADDING
B	☐	PLUMB/PRESLAB/SUB FL	I	☐	PLUMB/STORMWATER
C	☐	BUILD/PRESLAB/SUB FL	J	☐	PLUMB/SEWER
D	☐	BUILD/STRUCTURAL	K	☐	BUILD/FINAL
E	☐	PLMB/PRELINE	L	☐	PLUMB/FINAL
F	☐	BUILD PRELINE	M	☐	PLUMB/EFFLUENT SYSTEM
G	☐	BUILD/POSTLINE	N	☐	BUILD/VEHICLE CROSSING

DATE INSPECTED	REMARKS (Eg: stage reached with work)
20/4/05. John Hall	Boundary fire wall. Exterior Wall 10mm FYRELINE with BUILDERS PAPER AND ALUMINIUM weather board cladding. Bottom plate True bolts 50 mm from studs, and are complete with washers. (50 50x50) Bottom plate / stud straps in place & nailed.
COMPLIES	

BLG-Vf
Rev: 0

Field Inspection Sheet –Final – Garage/Carport/Pergola

Building Consent No.: 54249.

Address: 7 CECIL PL.

Tradespersons: QUIN GARAGES

Date: 17/5/05 Time: _____

Contact Details: _____

Weather Conditions: wet/fine

Staged/Partial Inspection: _____ ___ of ___

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents Complies with approved plans & specifications	Pass	N/A	Fail	Details of Inspection & Comments: Comments must be made for: 1. Non-complying items 2. Items/work deviates from approved documents 3. Detail alternative solution & how compliance achieved
Advice of Completion received				Yes/No
Conditions of consent/site instructions read?				Yes/No
Conditions of consent actioned[1]	✓			
All required inspections passed	✓			
Electrical certificate of compliance provided		✓		
Exterior				
Landscaping	✓			not started / started / completed
Floor heights (in relation to ground levels)	✓			
Storm water guttering fitted	✓			
Down pipes fitted & fixed to walls	✓			
Down pipes connected to stormwater system	✓			
Wall cladding				
Cladding painted & sealed	✓			
Cladding overhanging bottom plate as per plans	✓			
Gaps & cracks properly filled & sealed		✓		
Facings & scribers fitted & sealed		✓		
Post / beam fixings as per plans		✓		
Rafter fixings as per plans	✓			
Rafter / joist / ribbon board connections to building envelope as per plans	✓			
Roof				
Roof cladding fixed	✓			
Barges & flashings fitted	✓			
Roof plane bracing, dragon ties fitted	✓			
Interior				
Building paper/wrap on walls		✓		
Building paper/wrap on roof	✓			
Timber grade & treatment	✓			
DPC to bottom plates	✓			
Framing setout/spacing as per plans	✓			
Bottom plate fixings	✓			Type: 12 MM ROD Spacing: 900 mm
Truss connections as per plans	✓			
Vehicle crossing				
Crossing completed		✓		Existing/ New
Notes[2]:				

Amended plans required?	Yes/No	**Officer:**	HUTCHEY
Amended specifications required?	Yes/No		
Reinspection required?	Yes/No	**Signed:**	
Site instruction issued?	Yes/No		
Garage/Carport/Pergola final inspection passed?	Yes/No	**Date:**	17/5/05

[1] Verification required e.g. Engineer Certificates, Producer Statements, compaction reports, warranties, surveyors certificates etc.

[2] Note any additional information, such as: cast in fixings, timber, etc.

Application for Code Compliance Certificate

Section 92, Building Act 2004

The Building consent

Building Consent number: 54249

Issued by: P.N.C.C.
[Name of building consent authority that granted building consent]

The Owner: [All contact details must be in New Zealand]

Name of owner:
[eg, Mr, ~~Mrs, Miss, Dr if an individual~~]
MR BRENT EADES

Contact person:
[insert n/a if the applicant is an individual]

Mailing address:
7 CECIL PLACE
PALMERSTON NORTH

Street address/registered office:

Phone numbers

Landline: 354 2219

Mobile: 0275 ~~4~~53 203

Daytime:

After hours: 354 2219

Facsimile number:

Email address:

Evidence of ownership is attached to this application:

- ☐ Certificate of Title
- ☐ Agreement for Sale and Purchase
- ☐ Lease
- ☐ Other document

The Agent: [Only required if application is being made on behalf of the owner.]

Name of agent:
[eg, Mr, Mrs, Miss, Dr if an individual]

Contact person:
[insert n/a if the applicant is an individual]

Mailing address:

Street address/registered office:

Phone numbers **Landline:** _____

Mobile: _____

Daytime: _____

After hours: _____

Facsimile number: _____

Email address: _____

Relationship to owner: _____
[State details of the authorisation from the owner to make the application on the owner's behalf

First point of contact for communications with the council/building consent authority:

Full name: _____

Mailing address: _____

Phone numbers: _____ _____
Landline] [Mobile]

Facsimile number: _____

Email address _____

Application

All building work to be carried out under the above building consent was completed on: 8/5/05

The personnel who carried out the building work are as follows:

Designer/Architect:	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Structural Engineer:	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Engineer (Identify practice category):	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Plumber:	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Builder:	
Business/name:	QUIN BUILDINGS
Address:	489 RANGITIKEI ST PN
Daytime: 356 7649	Mobile:
After hours:	Facsimile:
Registration/qualification:	

Drainlayer:	
Business/name:	BRENT EADES
Address:	
Daytime:	Mobile: 0275 453 205
After hours:	Facsimile:
Registration/qualification:	

542496

[redacted]	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

[redacted]	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

[redacted]	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

[redacted]	
Business/name:	
Address:	
Daytime:	Mobile:
After hours:	Facsimile:
Registration/qualification:	

The following specified systems are contained on the compliance schedule for the building and, in the option of the personnel who installed them, are capable of performing to the performance standards set out in the building consent:

- ○ Automatic systems for fire suppression
- ○ Automatic and manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit)
- ○ Fire doors – electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)
- ○ Emergency lighting systems
- ○ Escape route pressurisation systems
- ○ Riser mains for fire services use
- ○ Automatic back-flow preventers connected to potable water supply
- ○ Lifts, escalators, or travelators or other systems for moving people or goods within building
- ○ Lifts, escalators, or travelators or other systems for moving people or goods within building
- ○ Mechanical ventilation or air conditioning systems
- ○ Building maintenance units for providing access to the exterior and interior walls of buildings
- ○ Laboratory fume cupboards
- ○ Audio loops or other assistive listening systems
- ○ Smoke control systems
- ○ Emergency power systems for, or signs relating to, a system or feature specified in any clauses 1-13

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to: B A EADES
7 CECIL PLACE P.N.

The code compliance certificate should be sent to:

Signature of the owner / agent on behalf of and with the authority of the owner: B A Eades

Name of person signing: B EADES

Date: 9/5/05

Attachments

The following documents are attached to this application:
[Tick as applicable or put n/a if there are no attachments.]

- ○ Certificates from the personnel who carried out the work.
- ○ Certificates that relate to the energy work
- ○ Evidence that specified systems are capable of performing to the performance standards set out in the building consent

54249

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General of Land

Identifier	**WN13A/724**
Land Registration District	**Wellington**
Date Issued	23 May 1974

Prior References
WN10D/573

Estate	Fee Simple
Area	669 square metres more or less
Legal Description	Lot 100 Deposited Plan 40932
Proprietors	
[redacted]	

Interests

[redacted] Building Line Restriction

BLG-xxxf
Rev: 0

Field Inspection Sheet – Foundations & Concrete Slab Single Pour

Building Consent No.: 54249.

Address: 7 CECIL PLACE PN

Tradespersons: QUIN.

Date: 11-4-05 Time: 1.30

Contact Details: _____

Weather Conditions: wet/fine

Staged/Partial Inspection: _____ ___ of ___

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents B1, B2, E1, E2, F5, G4 & NZS 3604:1999	Details of Inspection & Comments: Comments must be made for: 1. Non-complying items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved	Fail	N/A	Pass
Conditions of consent/site instructions read?	Yes/No			
Approved plans & specifications sighted?[1]	Yes/No			
Approved plans include specific design detail?	Yes/No FIREWALL DETAILS.			
Preslab drainage inspection passed?	Yes/No N/A.			
Siting[2]				
Property address confirmed				✓
Boundary pegs identified	BUILDER DIRECTED TO MEASURE BNDRY ✓			
Surveyor certificate required for siting[3]			✓	
Building footprint matches plan[4]				✓
Measurements taken building to boundary	BOTH BOUNDARYS.			✓
Floor heights				
Foundation height in respect of proposed **finished** ground levels[5]:				✓
Spot levels & floor heights				
Confirmed on site			✓	
Surveyor's certificate provided			✓	
Sloping site				
Back slope, forward slope[6]			✓	
Ground bearing				
Prod check[7]				✓
Soil characteristics	silty, sandy, stony, clay, soft/hard, wet, dry			
Engineer report required			✓	
Foundation to be taken to solid bearing (Reinspection required)			✓	
Foundation (NZS 3604)	Yes/No			
As per approved plans				✓
Dimensions	mm x mm EDGE 300MM			✓
Footing level, square & clean				✓
Formwork complete	External & internal			✓
Stepped footing[8]			✓	
Damp Proof Membrane in place[9]				✓
Service penetration in foundation wall[10]	yes/no			
Hard fill & blinding[11]				
Type:	Granular/compacted			✓
Compaction certificate required (fill>600mm)			✓	
Damp Proof Membrane[12]	Type: POLYTHENE			✓
Overlaps foundation			✓	
Joins lapped & taped				✓
Penetrations or punctures sealed			✓	
Steel/Reinforcing: Specify	deformed steel/round steel, high tensile/mild steel/mesh			✓
Horizontal bar size	Size & number: D12 X 1			✓
Starter bar size & spacing	Size: D12 @ 600 (FIRE WALL			✓
Reinforcing placed & tied correctly[13]				✓
Reinforcing clean & supported				✓
Starters bent into slab			✓	
Mesh[14 & 15]	Specify:		✓	
Supported on bar chairs			✓	
Slab thickness	100 mm		.	✓

BLG-xxxf
Rev: 0

Field Inspection Sheet – Foundations & Concrete Slab Single Pour

Building Consent No.: 54249

Item to be inspected for compliance: with the Building Act 2004, NZBC & Approved Documents B1, B2, E1, E2, F5, G4 and NZS 3604:1999	Details of Inspection & Comments: Comments must be made for: 1. Non-complying items 2. Items/work deviating from approved documents 3. Detail alternative solution & how compliance is achieved	Fail	N/A	Pass
Concrete specified on plans	____MpA **Note:** advise builder delivery docket needs to be provided, if other than 17.5 MpA			

Notes[16]:

FIRE WALL 2X D12 ROOS & FLOOR STARTS D10 at 600 CTS.

Amended plans required?	Yes/No	**Officer:** HUTCH
Amended specifications required?	Yes/No	
Reinspection required?	Yes/No	**Signed:**
Site instruction issued?	Yes/No	
Foundation inspection passed?	Yes/No	**Date:** 1/4/05

---

[1] Approved stamped site plan, foundation plan, cross section drawings, truss layout and fixing detail, specifications, engineer detail, floor plan, drainage plan, effluent disposal site plan and detail

[2] Refer to BLG-001p Policy on when to check the siting of proposed buildings during inspections and BLG-002p Policy on when to require surveyor's certificates as a condition of a resource consent

[3] Boundaries to be defined by surveyor for siting within 200mm of boundary or for structures sited 1m from the boundary – to be confirmed by PBO, Snr BOs

[4] Any change to the approved plans may affect site coverage and boundary issues. Check with Planning Officer **before** approving any further work

[5] NZS 3604:1999 Section 7.5.2 & Fig 7.10

[6] Sloping sites > 11°, refer to Tonkin Taylor report

[7] NZS 3604:1999 Section 3.1 Prod check around entire foundation at maximum 2m centers and all corners if soft ground is found, identify area of soft ground, note in comments field

[8] NZS 3604:1999 Section 6.11.4

[9] NZS 3604:1999 Section 7.5.4

[10] Penetration to provide adequate fall for all discharge waste

[11] NZS 3604:1999 Section 7.5.3

[12] NZS 3604:1999 Section 7.5.4 – 7.5.7

13 NZS 3604:1999 Section 6.11.7 & 7.5.8 and Figs 7.12, 7.13, 7.14 & 7.15

[14] NZS 3604:1999 Section 7.5.8

[15] 665, 668*, economesh, other *Note: 668 mesh requires **free joints** @ 12m centres maximum

[16] Note any additional information, including safety issues

Building Consent - Residential Processing Check List – Garage/Carport/Pergola

Building Consent No: 54249.

Applicant Name: BRENT EADES. **Date:** 2.3.05.

Site Address: 7 CECIL PLACE **PIM No.:** 54248.

Notes[1]:

five wall system ✓

what is Q-clad-steel?

flashings for windows & doors.

Item to be checked for compliance: with the Building Act 2004, NZBC & Approved Documents. Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked: Complies	Non-Complying	N/A	Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
Application checklist completed & attached?	Yes/(No)			
Planning PIM detail				
Planning checklist completed & attached?	(Yes)/No			
Planning requirements noted on consent/PIM?	(Yes)/No			
Survey certificates required[2]?	Yes/(No)			
Is this a sloping site[3]	Yes/(No)			
Spot levels & floor heights & datum shown on plans			✓	
Min. floor heights for areas subject to flood shown on plans			✓	
Building PIM detail				
Classification of exposure zones determined?[4]	Yes/(No)			
Site visit conducted[5]?	Yes/(No)			
Building PIM checklist completed & attached?	(Yes)/No			
Building requirements from PIM noted?	(Yes)/No			o.k.
Building consent detail				
Siting measurements from min. 2 boundaries shown	✓			centreal 200mm off boundary (NE)
Sloping site accurately shown on plan			✓	
Vehicle crossing required?	Yes/(No)			
Vehicle crossing application submitted[6]			✓	

Building Consent - Residential Processing Check List – Garage/Carport/Pergola

Building Consent No: 54249

Item to be checked for compliance: with the Building Act 2004, NZBC & Approved Documents. Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked: Complies	Non-Complying	N/A	Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
Foundations				
Engineer detail peer reviewed **(by 2nd engineer/PS1/2 provided)**			✓	(Eng. to initial items checked)
Engineer detail correctly shown on plans			✓	
Floor heights in relation to finished ground levels	✓			100mm.
Concrete strength specified[7]	✓			17.5 mpa.
Footing dimensions[8]	✓			
Slab dimensions	✓			6.2 x 4 m.
Post footings[9]			✓	
Hardfill detail[10]				Must be over compacted hardfill - B/C ref.
Damp proof membrane[11]	✓			
Reinforcing: size, type, placement on plans	✓			
Shrinkage control joints detailed on plans			✓	
Framing				
Timber grade & treatment schedule (for **all** timber)[12]	✓			PS1 design.
Wind & exposure zones identified (so fixings can be checked)[13& 14]				
Wall framing detail shown on plans				
Bottom plate fixing (walls) shown on plans[15]				
Lintel sizes & specifications shown on plans[16]				
Fire rated walls shown on plans	✓			Fire wall detail in design
Fire design checked[17]	✓			
Fire wall detail e.g. fixings etc. shown on plans		✓		
Truss manufacturer's design certificate				
Truss manufacturer's set out & fixing detail[18&19]				
Rafter size, spacing & span				
Rafter fixing shown on plans[20]				
Pergola framing detail shown on plans			✓	
Pergola fixing to dwelling detail shown on plans			✓	
Purlin/batten size, spacing & span				
Purlin/batten fixing detail specified				
Cladding				
Building paper/wrap specified – walls & roof[21&22]	✓			
Wall cladding specified	✓			Q-clad - clanted with Gwin bldgs it is steel cladding manufactured by themselves - similar to versaclad - (vossatile bldgs). - meets Type A criteria of C/AS for fire wall.
Wall cladding system specification provided	✓			
Cavity system details (batten size, fixing & treatment)			✓	

PS1 design.

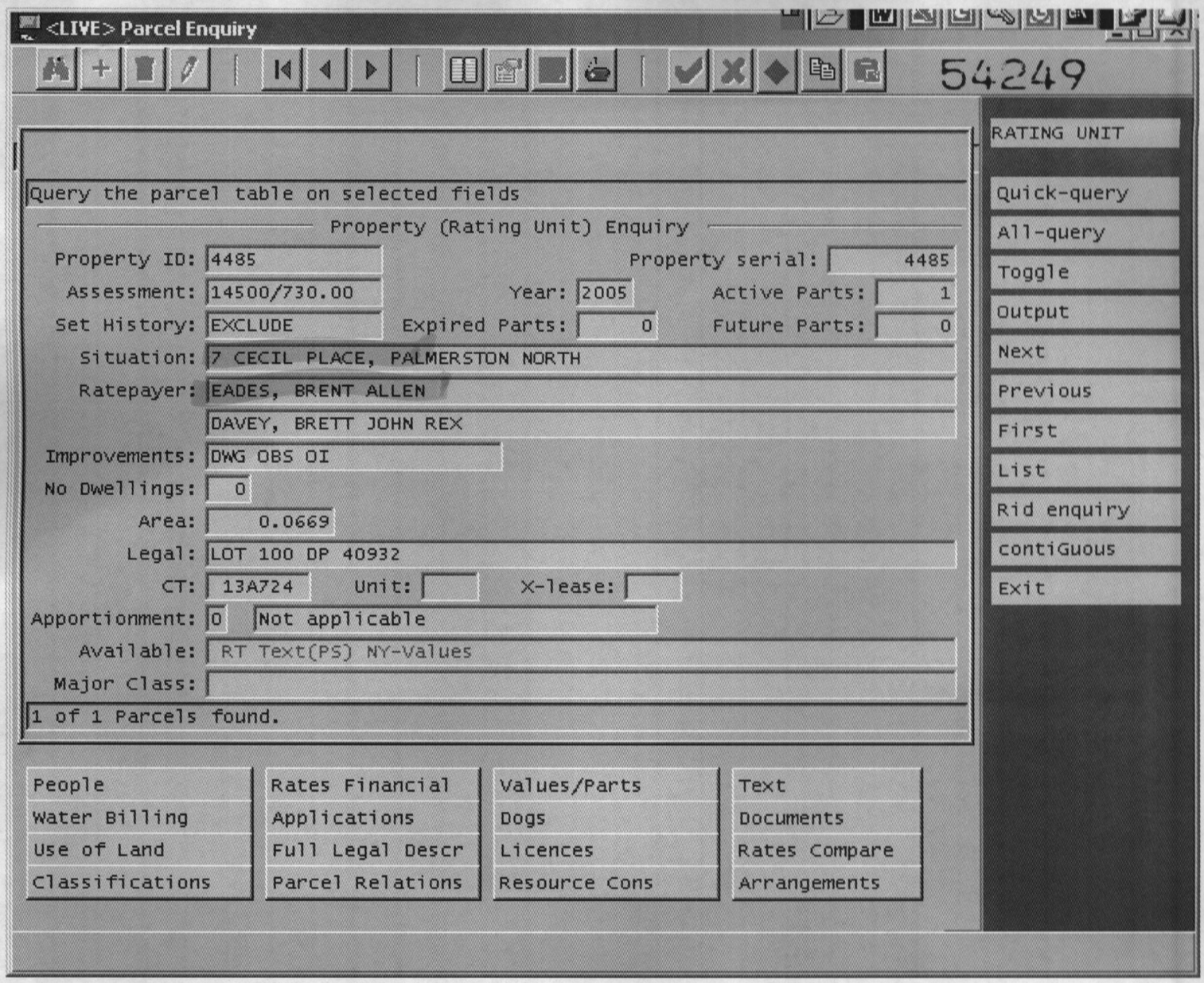
Building Consent - Residential Processing Check List – Garage/Carport/Pergola

Building Consent No: 54249

Item to be checked for compliance: with the Building Act 2004, NZBC & Approved Documents. Note: N/A = this item is not applicable to this application and has not been assessed	Plans/Specs Checked: Complies	Non-Complying	N/A	Details of Processing & Comments: Comments must be made for: 1. Non-complying items 2. Alternative solutions & how compliance with NZBC achieved
Control joints shown on plans (solid plaster)			✓	
Junction details of dissimilar materials			✓	
Roof cladding specified	✓			6' Rib · 3° min ·
Roof cladding suitable for min. roof pitches (length of sheet may effect min. pitch)	✓			
Internal gutters construction & overflow detail shown on plans			✓	
Bracing				
Bracing calculations attached & checked				PSI design.
Bracing plan attached & checked				
Dragon ties shown				
Roof bracing shown on plans				
Flashings[23]				
Windows, doors, penetrations, & fixing points for pergolas/lean tos				
Drainage				
Stormwater layout shown on plans				to be connected to existing system Note on BC

Application suspended for further info?	**Suspended Date:** **Suspended Date:**	**Lifted Date:** **Lifted Date:**	
Conditions entered on consent (CV checkboxes)?	**Yes/No**	**Officer:**	**Date:**
Application approved?	**Yes/No**	**Signed:**	

[1] General notes and observations
[2] Refer to Policy BLG-001p siting of proposed buildings & Policy BLG-002p when to require surveyor's certificates as a condition of a resource consent
[3] Sloping sites > 11°, refer to Tonkin Taylor report
[4] NZS 3604:1999 Section 4.2 & Fig. 4.1 sea spray zone <500m from high tide mark, zones 1, 2 & 3
[5] Sloping sites > 11°, refer to Tonkin Taylor report
[6] If vehicle crossing application is required and has not yet been submitted, this results in a "non-compliance"
[7] Where other than 17.5MpA concrete is specified, tag consent for delivery docket
[8] NZS 3604:1999 Section 7.5 & Fig.s 7.12 – 7.14
[9] NZS 3604:1999 Section 9.1 Table 9.1
[10] NZS 3604:1999 Section 7.5.3
[11] DPM is not mandatory for freestanding garages
[12] NZS 3604:1999 Section 4.3.1 & NZS 3602:2003 Tables 1, 2 & 3
[13] NZS 3604:1999 Section 5.2 Fig. 5.1
[14] NZS 3604:1999 Section 4.2 & Fig. 4.1 sea spray zone <500m from high tide mark, zones 1, 2 & 3
[15] NZS 3604:1999 Section 7.5.12
[16] Where proprietary lintels are specified, manufacturer's detail/specification tables copied & included on file. For timber lintels: Reference NZS 3604:1999 Section 8.6 & Tables 8.9 –8.13
[17] Where proprietary design is used, e.g. from GIB manual, include a copy on file
[18] Check set out detail for girder trusses, etc., loadings requiring slab thickenings or pads/piles & pile footings
[19] Copy placed in "green" folder for on site checking
[20] NZS 3604:1999 Tables 10.9 & 10.10 & Fig.s 10.5, 10.16 –10.21
[21] NZS 3604:1999 Section 11.4
[22] NZS 3604:1999 Section 11.2
[23] NZBC E2


<LIVE> Parcel Enquiry
54249
RATING UNIT
Query the parcel table on selected fields
Property (Rating Unit) Enquiry
Property ID: 4485
Property serial: 4485
Assessment: 14500/730.00
Year: 2005
Active Parts: 1
Set History: EXCLUDE
Expired Parts: 0
Future Parts: 0
Situation: 7 CECIL PLACE, PALMERSTON NORTH
Ratepayer: EADES, BRENT ALLEN
DAVEY, BRETT JOHN REX
Improvements: DWG OBS OI
No Dwellings: 0
Area: 0.0669
Legal: LOT 100 DP 40932
CT: 13A724
Unit:
X-lease:
Apportionment: 0
Not applicable
Available: RT Text(PS) NY-Values
Major Class:
1 of 1 Parcels found.
Quick-query
All-query
Toggle
Output
Next
Previous
First
List
Rid enquiry
contiGuous
Exit
People
Rates Financial
Values/Parts
Text
Water Billing
Applications
Dogs
Documents
Use of Land
Full Legal Descr
Licences
Rates Compare
Classifications
Parcel Relations
Resource Cons
Arrangements

54249



CityView Map

Date: 21/2/2005

N

1 : 500

PALMERSTON NORTH CITY COUNCIL

The information shown is indicative. The Palmerston North City Council accepts no responsibility for incomplete or inaccurate information contained on this map.

1

J. H

PERSON MAKING PAYMENT: Quin Garages

PROJECT ADDRESS: 7 Cecil Pl.

DATE: 21-2-05

OFFICER:

TYPE	CODE	V/G NO	AMOUNT
PIM	22	5303/745	$ 197 —
BUILDING CONSENT	22	5303/745	$ 554 —
MICROFILMING		5303/745	$
INSTANT RESOURCE CONSENT		5330/745	$
LAND USE CONSENT		5330/745	$
SERVICE CONNECTIONS		210506/1321	$
VEHICLE CROSSING		5303/745	$
FOOTPATH BOND (No GST)		5164/8632	$
		Invoiced	$ 751 —

PLANNING/SUBDVN Name: Jasmine Date: 25-2-05

- BLR on the front of the property.
- Instant Resource consent granted for separation distance.

25-2-05

BUILDING Name: Date:

PIM: OK KBeals 7.3.05

FIREWALL DETAIL.

BC: Siting - 200mm from boundary - If less → implications on return fire walls. Critical

P&D Wastewater Name: Date:

STREETS Name: Date:

STRUCTURAL Name: Date:

HEALTH/DANG GOODS Name: Date:

PIM Number	BC Number	Instant RC Number
54248	54249	

PROJECT TYPE Due Date: 08/03/05

New Garage/Workshop.

PROJECT ADDRESS

7 Cecil Place.

A ☐	Build / Foundation		J ☐	Plumb / Sewer	
B ☐	Plumb / Preslab /Sub fl		K ☐	Build / Final	
C ☐	Build / Preslab / Sub fl		L ☐	Plumb / Final	
D ☐	Build / Structural		M ☐	Plumb / Effl system	
E ☐	Plumb / Preline		N ☐	Vehicle crossing	
F ☐	Build / Preline			**PLASTER**	
G ☐	Build / Postline		☐	Netting / Flashings	
H ☐	Build /Ext cladding		☐	Scratch coat	
I ☐	Plumb / Stormwater		☐	2nd coat	

	HRS	MINS		HRS	MINS
TAKING IN APPLICATION			P & D		
ADMIN LOADING			HEALTH/DANG GOODS		
PLANNING		45	BUILDING ADMIN		
BUILDING			STRUCTURAL		
			TOTAL		

LEVIES:	BIA	@ $ 0.65 / $1000.00	$
	BRANZ	@ $ 1.00 / $1000.00	$
CODE COMPLIANCE CERTIFICATE		@ $ 54.00	$
BUILDING INSPECTIONS		@ $108.00 / Insp	$
MICROFILM CHARGE	x A3	@ $ 5.00 ea	
Base rate 7+	x A4	@ $ 3.00 ea	
PROCESSING		@ $108.00 / hr	$
VEHICLE CROSSINGS		@ $107.00 / Insp	$
LEGAL FEE	Sect 36	$280.00	$
	Sect 37	$630.00	$
PRODUCER STATEMENT		@ $ 54.00	$
COMPLIANCE SCHEDULE		@ $ 90.00	$
COMPLIANCE SCHEDULE (Amendment only)		@ $ 50.00	$
FOOTHPATH BOND		@ $200.00	$
STRUCTURAL CHECKING		@ $125.00 / hr	$
DEVELOPMENT LEVY			
SUB TOTAL			$
PIM INVOICE			$
TOTAL TO PAY			$

BUILDING CERTIFIERS ONLY

BUILDING CONSENT LODGEMENT FEE	$250.00	
TOTAL TO PAY	$	

INVOICED/ ISSUED 08/03/05 KB

8/72

100/7

PALMERSTON NORTH CITY CORPORATION

BUILDING APPLICATION FORM

7-3-1975

TO: The City Engineer

I hereby apply for permission to Erect single storied dwelling + garage at 7 Leid Place

FOR W & L H Reid & Co. of 97 Vogel St.

according to plans / specifications deposited.

PARTICULARS OF LAND Lot No. 100 D.P. 40932 V/A

AREA OF BUILDING: ~~1500~~ 1500

Plumber: J. Fernandez

Drainlayer: " "

SIGNATURE: D H Reid. Builder / Owner / Arch/Eng.

ADDRESS: Phone 83305

Estimated Value of Work:

Building: $ 18,614.00

Drainage: $ 406.00

Plumbing: $ 980.00

TOTAL: $ 20000.00

Deposited Plans: 2 Specs. 2 Calcs.

Zoning Decision issued by:

Permit No: 2130 Date issued: 17-3-75

	DATE:	FEE: $
Building Permit Fee		56.00
Footway Deposit		
Proportion of Refuse Rates		5.88
B/R Levy		10.00
Drainage and Plumbing Fees		24.00
Sewer Charge		
Stormwater Charge		
Water		
Vehicle Crossing		72.00
Hoarding Fee		

TOTAL FEES: $167.88

NOTES:

R1001

8/72

ADDRESS: _____

PERMIT REQUIREMENTS

TOWN PLANNING: W Stack 12/3/75

PLUMBING AND DRAINAGE:

EL Dyson 12/3/75

(DANGEROUS GOODS:)

BUILDING INSPECTORS: J E. Penton 13/3/75.

DESIGN ENGINEER:

SIGNATURE .....

(Builder)

BUILDING INSPECTORS' CHECK SHEET.

BUILDER D. H. Reid

OWNER — — ADDRESS 7 Cecil Place DATE

FOUNDATION:-	FRAMING:-	EXTERIOR SHEATHING:-
Height ✓	D.P.C. ✓	Plaster Netting
Depth ✓	Sleepers	B/V Ties ✓
Width ✓	Joists	Fibrolite
Reinforcing ✓	Timber Grade ✓	Weather Board
H/D Bolts	Studs ✓	Building Paper
Trefax Bearing	Braces ✓	Window Ventilatior ✓
Vents	Dwangs ✓	
Pile Spacing	Trimmers ✓	
Wire Ties	Herring bone	GENERAL:-
Water Barrier ✓	Ceiling Joists ✓	Flat Rooms
	Stiffeners ✓	Laundry
ROOF:	Rafters ✓	Carports & Garages
Iron Gauge ✓	Purlins ✓	
Building Paper ✓	Collar Ties ✓	Blockwork
Netting ✓	Spacings ✓	Siting
Decromastic	Wall Ventilation ✓	Values
Concrete Tiles	Beams ✓	Heating

The specification and/or plans must be amended to incorporate the following before a permit is issued:-

1. 6" of well compacted hardfill with 1" concrete binding required under concrete floor with additional support under bearing partitions
2. Two additional elevations required on plan
3. Brick ties 300 m/m horizontal 600 m/m vertical
4. Roof to be strutted as per N.Z.S.S. chapter 6.1

BUILDING INSPECTOR: J. E. Parr

D. H. Reid

PALMERSTON NORTH CITY CORPORATION

BUILDING APPLICATION FORM

(Please Print)

TO: THE CITY ENGINEER

23 – 3 – 1983

I hereby apply for permission to Erect a House

at 7 Cecil Place

in accordance with plans/specifications deposited.

FOR: Mr & Mrs K Cunningham of above

APPLICANT: K.J Cunningham Phone No: 85278

SIGNATURE: ~~Address~~ 7 Cecil Place P.N.

PARTICULARS OF LAND – Lot No. _____ D.P. _____ Floor Area: _____ sq.m

PLUMBER: _____

DRAINLAYER: _____

BUILDER: OWNER.

Address - 7 Cecil Place P.N.

ARCH./ENG: _____

Estimated Value of Work	
Building:	$
Drainage:	$
Plumbing:	$
TOTAL:	$ 1500.

FOR OFFICE USE ONLY

Deposited Plans: _____ Specs: _____ Calcs: _____ Insp. Area: Ken.

Permit No: 7045 Date Issued: 17.4.83

	OUT	IN	Item	Amount $
Town Planning	23.3.	25.3	Building Permit Fee	12.00
			Footway Dep/Res. Cont.	
P/D Inspector	25.3	28.3	Proportion Refuse Rates	
			B/R Levy	
Building Inspector	28.3.		Drainage/Plumbing Fees	
			Sewer Charge	
Structural Engineer			Stormwater Charge	
			Water	
Street Maintenance			Vehicle Crossing	
			Planning Fee	3.00
Health Inspector				
			TOTAL FEE:	$ 15.00

PALMERSTON NORTH CITY CORPORATION

BUILDING PERMIT REQUIREMENTS

23 3 1983

PROPOSED Enclosed Spa Room. AT 7 Cecil Pl

for Mr & Mrs K. Cunningham. PHONE 85278

BUILDER _____ PLUMBER: _____ DRAINLAYER: _____

LOT NO: _____ D.P. _____ FLOOR AREA: 12.46 PRICE $1500

CITY PLANNING:

o/k 24/3/83

FEES	
B/P	12/-
F/Way	/
Rates	/
B/R	/
P/D	/
Sewer	/
S/W	/
Water	/
V/Xing	/
T/P	3/00
TOTAL:	$15-00

PLUMBING & DRAINAGE INSPECTOR:

Main Pool drainage & backwash to sewer N/F

25-3-83

DESIGN ENGINEER: _____

BUILDING INSPECTOR: _____

28/3/83

I/We (Owner/Builder) _____

accept the above conditions.

Permition is here by given to D.H. Bell & Co
to erect a garage 1'9" from the side of the
drive of lot 99 Cecil Place & 12 ft from
the back Boundary of lot 100 Cecil Place

K. T. Watson
per G. J. Wegger
Authorised Agent

entd & bile

PALMERSTON NORTH CITY CORPORATION

Receipt No. .....
Permit No. 8802 - 8803
Building Permit No. 2130

APPLICATION FOR PERMIT FOR PLUMBING AND/OR DRAINAGE WORK

TO: The Engineer,

I, the undersigned, hereby apply for permission for the work described herein and set out in the plans attached hereto, to be carried out in the premises whose owner and location are shown below:-

LOCATION: 7 Cecil PLACE ..... being Lot 100 D.P. ..... Sec. .....

OWNER: Mr. D.H. Reid & Co ..... of .....

BUILDER: Mr. D.H. Reid & Co ..... of .....

DRAINLAYER: Mr. ..... of .....

PLUMBER: Mr. J. SEARANCKE ..... of .....

1. The installation of:

Fitting	Basement	Ground Floor	First Floor	Above First
Bath		1		
Basin		1		
Shower		1		
Sink		1		
Tub		1		
W.C.		1		
Urinal Stall				
Hot Water Cylinder		1		
TOTAL		7		

2. The construction of:-

26.M. ft. 4" foulwater drain 32M 4"S.W.
..... ft. 6" " " .... 6" "
..... ft. ... " " ... .. "

3. Does the work involve a NEW connection to:-

(a) City Sewerage System YES/NO
(b) City Stormwater System YES/NO

4. Miscellaneous Work (State details) .....
.....
(Special traps, special plumbing fittings, etc.)

Estimated value of Drainage $..406.
" " " Plumbing $..980.
TOTAL $ 1386

Signature .....
Builder
Owner
Plumber
Drainlayer

Date .....

FOR OFFICE USE ONLY

Charge for:

Permit Fees:

Sewer Lateral/Saddle	$.....
S.W. Lateral/Saddle	$.....
S.W. Crossing	$.....
Water connection/ renewal	$.....
Drainage	$..10-00...
Plumbing	$..14-00...
TOTAL	$ 24-00

REMARKS: .....
.....
.....

82

4 PALMERSTON NORTH CITY CORPORATION 8802 - 8803

INSPECTORS COPY OF PERMIT

To carry out Plumbing and/or Drainage

Mr. I WIERENGG { Registered Drainlayer / Registered Plumber

J SEGRANCKE Registered Plumber

Mr. D H REID & CO Owner

No. 7 CECIL PLACE, Palmerston North, Lot 100

Description of Work: The installation of:—

/ Bath \ Basin (Shower /Sink /Tub (W.C. Urinal Stall

| Hotwater Cylinder

26m ft. Sewerage Drain 32m ft. Stormwater Drain

Miscellaneous: 4-7-75 JB

Note:

FEE PAID $ Receipt No.

Building Permit No. 2130

METRIC Charge to A/C. No.

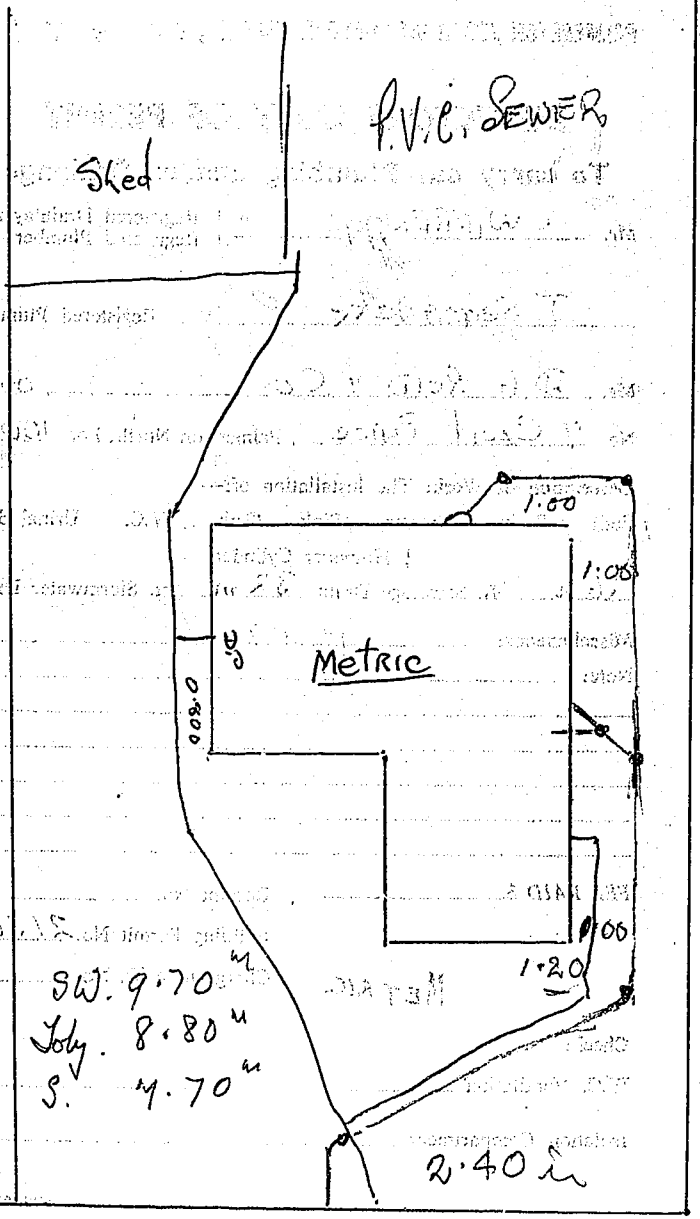
Check:

W.C. Ventilation

Isolation Compartment

Inspector.

Dated this day of 19



7 Cecil PLACE Lot 100

PALMERSTON NORTH CITY CORPORATION

Receipt No: _____

Permit No: 562.

Building Permit No: 7045

APPLICATION FOR PERMIT FOR PLUMBING AND/OR DRAINAGE WORK

TO: THE ENGINEER

I, the undersigned, hereby apply for permission for the work described herein and set out in the plans attached hereto to be carried out in the premises whose owner and location are shown below:-

LOCATION 7 Cecil Pl. Being Lot _____ D.P. _____ Sec. _____

OWNER: Mr/Mrs K Cunningham BUILDER: _____

DRAINLAYER: _____ PLUMBER: _____

1. The installation of:

Fitting	Base-ment	Ground Floor	First Floor	Above First
Bath				
Basin				
Shower				
Sink				
Tub				
W.C.				
Urinal Stall				
H.W. Cylinder				
TOTAL:				

2. The construction of: S.W.

_____ m 100 mm F/water dr. _____ 100 mm

_____ m 150 mm " " _____ 150 mm

_____ m _____ " " _____

3. Does Work Involve a NEW Connection to:

(a) City Sewerage System YES / NO

(b) City S.W. System YES / NO

4. Miscellaneous Work (state details): Spa pool

(special traps, special plumbing fittings etc.)

Estimated value of Drainage $_____

" " Plumbing $_____

TOTAL: $

SIGNATURE
(Builder / Owner / Plumber / D'layer)

DATE: _____

FOR OFFICE USE ONLY

$

Charge for: _____

Permit Fees _____

Sewer Lateral / Saddle _____
S.W. Lateral / Saddle _____
S.W. Crossing _____
Water Connection Renewal _____
Drainage _____
Plumbing _____
TOTAL: _____

REMARKS: N/F
Main pool drainage and Backwash to Sewer N/F

W Bland 25-5-83

PALMERSTON NORTH CITY CORPORATION

562.

INSPECTORS COPY OF PERMIT

Plumber _____ Drainlayer _____

Mr. K Cunningham Owner

No. 7 Cecil Place Palmerston North. Lot _____

Description of Work: The installation of:—

Bath Basin Shower Sink Tub W.C. Urinal Stall

Hotwater Cylinder

_____ m. Sewerage drain _____ m. Stormwater drain

Miscellaneous: Spa pool

Insp. Dates:

Building Permit No. 7005 Receipt No. _____

Dated this 25 day of 3 1993.

HOUSING SPECIFICATIONS
PRELIMINARY AND GENERAL

EXTENT OF WORK:

This Contract comprises the erection and completion in the soundest and most workmanlike manner to the satisfaction of the client, of all the work shown or reasonably implied on the accompanying drawing and in accordance with this specification; the supply of all necessary plant, tools, and materials, and the fulfilment of any guarantee explicity demanded in this specification.

The drawings and specifications shall be read in conjunction with each other and any item shown on the drawings and not specified or vice versa shall be equally binding as though included in both.

PERMITS:

The Contractor shall obtain all permits to build and pay all fees required by the Local Authorities.

SUB-CONTRACTORS:

The Contractor shall call upon and be responsible for such Sub-Contractors and Specialists Trades as may be required to satisfactorily complete the work.

BY-LAWS:

The Contractor shall conform in all respects to the N.Z.S.C. of Building By-Laws. He shall obtain all consents necessary to enable the work to be executed and shall be responsible for all damage to Public or Private property occasioned by the work.

All work to comply with Palmerston North City Council By-Laws and or State Advances requirements.

TEMPORARY SERVICES:

The Contractor is to provide and maintain all temporary services necessary for the work. He is to give all notices and pay all dues in connection therewith.

INSURANCE:

All fire insurance matters shall be the responsibility of the owner, the contractor paying the builder's risk indemnity only.

Workers compensation and public risk liability is the responsibility of the Contractor.

EXCAVATOR

EXCAVATION:

Remove all turf or other vegetation from areas to be built on. Excavate as required for all foundation walls, house blocks, steps and any other concrete work.

Excavate for foundation walls, and piles to a solid bearing but in no place less than 300 mm below the adjacent ground level.

Backfill and ram earth round foundation piles etc, after concrete has firmly set. Remove all rubbish at completion. Reinstate any damage caused by operations and leave clean and tidy.

CONCRETOR

MATERIALS:

Cement to be N.Z. Portland cement of approved brand. Sand to be clean and sharp, free from clay and graded in size. Shingle to be clean washed river shingle screened to a 19 mm gauge and to be graded in such a proportion of coarse and find aggregate as to produce a dense concrete. Straight haulage will be permited.

BOXING:

All concrete shall be cast in boxing which, when against surfaces to be subsequently plastered shall be pinus insignus so as not to stain the concrete. Boxing shall be erected in such a manner that all chases, openings, flashings, pipes etc are cast to avoid cutting of concrete after it has set.

All boxing shall be hosed cut and kept wet before and while the concrete is being poured and shall not be removed for a period of 3 days.

SURFACE FINISH:

Where not otherwise specified concrete shall be well picked to provide a good key for plastering.

CONCRETE:

Concrete to be composed of six parts of aggregate to one part of cement, mixed with clean water in approved batch mixer and be kept in the drum long enough to ensure proper mixing.

FOUNDATION:

Foundation footing shall be 300 mm at footing with 200 mm thick walls as per detail reinforced with 3 12 mm rods and taken down to solid bearing at least 300 mm below ground level. Build in 200 mm x 10 mm dia. holding down bolts at 1200 mm centres.

PILES:

Concrete piles shall be 200 mm x 200mm spaced at not more than 1200 centre and in rows not exceeding 1800 mm centre. Precast piles to be properly set into freshly mixed concrete and brought up to under side if concrete floor.

FLOORS:

The whole of the floor to be 100 mm thick 17500 KPA concrete trowele to a smooth finish reingorced with 150 x 150 x 8 H.R.C. placed in the centre of the slab.

STEPS:

Steps to be 300 mm wide, left ready for plastering in conjunction with porch floors as specified under "Plasterer".

BRICKLAYER

The whole of the exterior to be Natural Besstone layed straight and trew. Mortar to be four parts sand with onoda to manufacturers specifications. Brick ties to be nailed to every stud every fifth course. Vent to be 450 x 100 mm to start 600 mm from each corner and 1200 mm apart thereafter.

CARPENTER AND JOINER

TIMBER GRADES:

Heart Rimu or Matai Dressing A or treated	All external finishing timbe
Heart Rimu or Matai	Window frames and external doors and frames
O.B. Rimu or Treated Pinus Radiata	All framing above floor leve
Heart Totara	Sashes
Heart Matai or Treated O.B.	Flooring
O.B. Rimu	Interior Joinery
O.B. Rimu, or Treated Pinus Radiata	Interior Finishing

TIMBER:

Timber and scantling generally shall be dry seasoned timber of the sizes shown on the drawings and of the kinds, qualities and grades as listed and to comply with N.Z. standard specification.

PRIMING:

All joints, surfaces of exterior timbers, exterior door and window frames etc shall receive a coat of red lead and linseed oil priming prior to fixing.

DAMPCOURSES:

Under the whole of the concrete floor lay a layer of moist top taped at all joints. Under all wooden plates on concrete fix approved bitumen fabric dampcourse. Dampcourse shall be neatly cut for bolts etc and shall be at least to the full width of plates.

BED PLATES AND SLEEPERS:

The 100 x 75 mm sleepers are to be set on edge and secured to piles with No 8 wire. Pinus Radiata sleepers to span not more than 1200 mm centre to centre of piles. Bed plates to be 100 x 75 mm secured by bolts built in.

WALL FRAMING:

Studs to have a minimum length of 2400 mm. Studs to be 200 x 50 mm but 75 x 50 mm allowed in short partitions where shown on plan.

Unless otherwise stated, all framing timbers shall be spaced at 400 mm centres and the whole of the frame work is to be well spiked together and properly braced. All plates shall be halved together at all joints, and dovetailed at partitions and intersections. All openings over 1250 mm to be double studded or to have 100 x 75 mm opening studs.

DWANGS:

Cut in between studs and ceiling joists, dwangs at not more than 750 mm centres and to suit joints of wall boards etc. Fix 25 mm stuff behind plumbing fittings, full width and depths. Where in exterior walls the dwangs are full width of studs, bore 18 mm dia. holes in dwangs between all studs for circulation of air, also bore holes in plates. Not less than three rows of dwangs in any wall or partition.

TRIMMERS:

Trimmers shall be at least 25 mm in depth for each 300 mm of span.

BRACES:

All walls and partitions shall be thoroughly braced with 150 x 25 mm braces let in flush and raked as nearly as practicable to 45 deg. One brace to each bay and where this is not possible cut in 100 x 50 mm dog leg bracing.

CEILING JOISTS:

100 x 50 mm at 450 mm centres maximum. Bridging joists required for spans 2400 mm and over. Dwang as specified under "Dwangs" above.

RAFTERS:

For Corrugated Iron Roofs. Minimum pitch for standard construction 15 deg.

100 x 50 mm rafters at 900 mm centres maximum, cut over plates etc. and securely nailed. Fix all necessary hangers, struts, etc. to give a rigid roof. Purlins 75 x 50 mm maximum. Minimum overhang 450 mm but as detailed on plan.

HIPS, RIDGES & VALLEYS:

To be of 150 x 25 mm or equivalent properly strutted.

FASCIA BOARD:

At sides of house cover in soffit with 150 x 25 mm Fascia Board grooved to take soffit lining and mitred at joints and angles.

SOFFIT:

Fix a ribbon board to studs and frame the soffit at not more than 600 mm centres.

Cover in under side of soffit with 5 mm polite with timber mould over joints.

ROOF:

Cover roof with 19 gauge x 50 mm wire netting well stretched tight and fastened. Over netting lay saturated building paper well lapped. Cover whole of roof with approved brand of 26 gauge corrugated galvanised iron and 26 gauge 450 mm lead edge ridging. Spelter weight to be not less than 1.75. Down corrugations in roofing iron to be bent up, lead edge of ridging to be dressed down into corrugations. All laps are to be well primed before being laid.

GABLES:

Frame Gables where shown on plan with 100 x 50 mm spaced at 450 mm centres and sheathed in coverline.

Finish Gable ends with 150 x 25 mm barge board and metal rolls.

Finish soffits similar to soffits for hipped roofs.

INTERIOR LINING:

Gibraltar board walls and Pinex ceilings to all main rooms and hall. Bathroom, kitchen, laundry and W.C. to be hardboard wall linings, Pinex ceilings. All wardrobes, linen and storage cupboards lined with gibraltar or hardboard. Ceilings to be finished with button mould.

MANHOLES:

Manhole in foundation walls where directed. Provide access panel to ceiling.

SCOTIA AND ¼ ROUND:

37 mm Wooden Scotia to all ceilings scribed at corners. 18 mm ¼-round to be fixed in angles where hardboard used and in wardrobes. Cover hardboard joints with 25 mm ½-round batten or V-joint the hardboard.

DOORS:

Exterior doors Heart Rimu or Treated and front door 1980 x 86 mm single panel.. Back door 1900 x 760 mm frame ledge, open, top, flushed on inside. Laundry door 1950 x 750 mm frame ledge. Alternatively exterior doors flush resin bonded ply.

Interior doors. Treated O.B. Rimu flush. Bedrooms, lounge, kitchen, dining 1950 x 750 mm bathroom, W.C. wardrobes linen 1950 x 650mm

CUPBOARDS ETC:

Construct the whole of the fitments shown on the drawings as specified hereinafter.

The workmanship throughout shall be first class and all shelving shall be housed to sides and divisions housed to shelves, drawers shall run on heart matai runners, shall be properly dovetailed together, shall have 25 mm fronts, 12 mm sides and backs, 5 mm plywood bottoms.

Carcase work generally shall be of 25 mm stuff.

The wall cupboards shall be built up as detailed in standard construction and shall be supported on 50 x 25 mm batten screwed to studs in addition to normal wall ceiling fixing.

WINDOWS:

To be constructed so as to be thoroughly water and weatherproof.

Sashes shall be tenoned, pinned and gluewedged, shall finish not less than 43 mm thick and shall be rebated for glass and shall be properly fitted.

SILL BOARDS:

To be ex 150 x 25 mm neatly checked around mullions etc.

SKIRTINGS:

To all walls at wooden floors fix 75 x 25 mm chamfered skirtings properly mitred and scribed to angles, floors etc.

ARCHITRAVES:

Fit 50 x 25 mm architraves to all interior faces of doors, windows and other openings as required.

LINEN CUPBOARDS:

Fit up 5 shelves 300 mm apart for full width. Bottom shelf to be 450 mm from floor.

WARDROBES:

Fit up with 200 x 25 mm shelf 1650 mm from floor with coat rail under.

SHOWER:

Stainless steel tray set on dry sand to be provided by plumber. Line walls with hardboard, well primed around edges before being fixed and under all angle moulds before they are fixed.

SINK BENCH:

The sink bench shall be to the dimensions and details shown and shall have standard Formica top with stainless steel bowl. Colour selected by owner. Formica top to be screwed down not nailed.

TUB:

Single 600 x 450 mm stainless steel tub with cabinet under.

FOOD CUPBOARDS:

Shall be detailed as shown. One of the top drawers shall be partitioned for cutlery.

SHAVING CABINET:

To be 600 x 600 mm with two shelves and plywood back and fitted with 25 mm framed door rebated for mirror.

CYLINDER CUPBOARD:

Shelves shall have 75 x 25 mm slated spaced 12 mm apart for full width of top portion of cupboards.

BATHROOM:

Frame up side of bath, allowing toe room, and cover with matching lining. Build in a wall cabinet with suitable bevelled edged mirror.

PLUMBER

GENERAL:

The Plumbing Contractor shall inspect the work of any other trades against which his work is to be placed, and report immediately to the General Contractor any defects or irregularities that would prevent the satisfactory execution or permanency of his work. Failure to report after examination shall be construed as an acceptance that all preparatory work is satisfactory.

The plumbing contractor shall supply all materials, labour and plant etc necessary to complete the work, in accordance with the drawings and to satisfaction of the Local Authorities and Health Department regulations.

NOTICES:

The plumber shall give all necessary notices to the Local Authorities for the inspection of the work and testing of the same.

MATERIALS:

All materials shall be the best of their kind and must conform to all governing regulations and by-laws.

WATER SUPPLY:

This trade shall provide all tubing, valves, taps, cisterns, cylinder etc. Make the connection with the supply authorities main and install the complete service in accordance with the regulations.

FLASHINGS:

Flashings for windows, doors etc to be 24 galv. iron. Supply and fix all flashings as required. All windows to have sill trays.

SPOUTING AND DOWNPIPES:

Fix 150 x 24 mm gauge galv. iron spouting to eaves and carry rain-water to stormwater drain with two down pipes not less than 62 mm dia. x 24 gauge. Paint back of spouting before fixing.

COLD WATER SUPPLY:

From connection at front boundary, run from water supply to house in 12 mm copper pipe and thence run branches to the following points:- sink, W.C. cistern, bath, basin, shower, tub, two hose taps and ajax valve in copper pipe.

HOT WATER SUPPLY:

Supply and fix on stand provided, 40 gal H.W.C. with exhaust. Run 12 mm branches in copper pipe to tub, sink, basin and shower and 18 mm to bath. All H.W. pipes are to be lagged with the best boiler felt and wired on with copper wire. Take sludge pipe to nearest gully trap.

WASTES:

Provide, fit and fix 36 mm diameter P.V.C. trapped wastes to the bath and tubs and 30 mm to the hand basin and sink with Crox fittings as necessary.

BATH:

Provide 1650 mm cast iron rectangular, flanged and beaded edges first quality leadless enamelled bath, complete with tubber plub, c.p. brass chains and grating.

BASIN:

Provide 600 x 400 mm basin with weir overflows, skirtings, soap dishes (without holes) 30 mm outlets with rubber plugs and c.p. brass chains and fit where shown with waste and trap.

WATER CLOSET:

Provide plain white glassed vitreous china washdown pedestal water closet with approved non foul seat and cover with c.p. fittings. W.C. shall have an approved low down cistern connected to pedestal.

TAPS:

All taps shall be chromium plated pattern and shall have bosses and extensions of similar finish.

Taps to be marked "Hot" and "Cold" to their respective positions.

SHOWER:

To be fitted with simple mixing valve, chromium stop cocks marked "Hot" and "Cold" and a chromium shower rose.

GENERALLY:

The plumber must see that the Carpenter provides all necessary tilting pieces, supports, grounds etc, which may be necessary to enable the plumbing work to be finished in a thorough tradesmanlike manner. All to be finished in a thorough tradesmanlike manner. All orifices shall be covered with mesh wire netting to exclude birds or vermin and all pipes such as vents, downpipes etc, shall have wire baskets. Such wire netting and baskets shall be galv. steel, galvanised after fabrication, to all situations except in contact with copper or brass in which case they shall be of brass wire.

ROOF:

To be properly flashed with lead caps and flashings so as to make a thoroughly waterproof job. Any other flashings as required to be thoroughly waterproof.

DRAINLAYER

DRAINS:

Except where otherwise specified, all pipes and fittings carrying sewerage shall be 100 mm first quality salt-glazed rubber sleeved stoneware Connect to sewer lateral provided. Lay stormwater drains to discharge to street channel using rubber sleeved pipes - 2-1 grade.

MATERIALS:

Water, cement, sand and gravel shall be of the same grads and quantities as specified under "Concretor", except that sand shall pass on 6 mm mesh. All mortar shall be composed of 1 part Portland cement, 2 parts sand, a minimum sufficiency of lime to allow for easy working.

GULLY TRAPS:

Where marked "G.T." on plans or where required, set gully traps on concrete foundations and properly connect drains. Concrete surrounds to gully traps shall be kept up 150 mm above ground. Plaster surrounds with 2 to 1 cement trowelled smooth. All gully traps shall have dished stoneware disconnecting tops and c.i. gratings.

TERMINAL VENTS:

Terminal vents shall be 100 mm dia. cast iron carried up to the heights demanded by the Regulations, and fitted with galv. vermin cages, galv. after fabrication.

GENERALLY:

The Plumber and Drainlayer shall do all that appertains to their respective trades which is shown by the drawings or written or implied in this specification: all workmanship and materials shall be of the best description.

ELECTRICIAN

This contract includes the supply and installation of electric wiring system complete as specified hereunder, and as indicated on the drawings. The contractor shall allow for the connecting up to the supply mains at the point customarily allowed for the district, shall obtain the necessary permits from the supply authorities and shall pay, all fees and other charges.

POSITIONS:

The contractor shall instal the points etc in the positions shown on the plan unless instructed otherwise by the owner.

RULES:

All electrical wiring work shall be carried out by registered electrical wiremen and shall be strictly in accordance with the best trade practice.

SWITCHES:

Wall mounted switches to all rooms shall be 5 amp flush type.

LIGHTING AND HEATING:

Not less than 1 to each room and 2 outside lights. Not less than 5 H.P. E. and A. to be provided.
All lamps shall be completed with plain opal shades with gasfilled lamps of Osram or Phillips manufacture and to the wattages required.

STOVE:

Allow P.C. sum of $300.00 for stove. Owners selection.

PLUG SOCKETS:

All wall mounted plug sockets shall be 10 amp three-pin plug sockets, flush type. Mount in the positions indicated at a height of 400 mm above the floor, except where otherwise directed.

SWITCHBOARD:

Switchboard shall be of approved composition of ample size. Not more than eight points shall be on any one circuit. Switchboard shall be flush with wall face, hinged at one side with surface hinges screwed to same and screwed to woodwork, and fastened closed with three brass screws. Co-operate with the carpenter in trimming for cavity behind switchboard. Where possible switchboard to be located in back porch.

CYLINDER ELEMENT:

Provide and fix one approved type of electric heating element of 1,500 watts capacity for H.W. circulator. Connect element to switchboard in a special circuit controlled by a thermostat in the circulator.

PLASTERER.

The whole of the work under this section shall be carried out in the soundest and most workmanlike manner in accordance with the best trade method for the various operations.

WATER AND CEMENT:

As specified under "Concretor" cement shall be approved waterproof cement.

MIXING:

All plaster shall be properly mixed and shall be used at once and no more than can be worked off before initial set shall be mixed at any one time. Retempering or remixing after plaster has set or gone off will not be permitted. Generally the mixture shall be of 3 of sand to 1 of cement for undercoats and 2 to 1 of sand and cement for finishing coats.

FLOORS:

Concrete floors and steps shall be well wirebrushed, washed off, given a coat of cement wash and immediatel, plastered with 1 to 3 cement plaster, evenly graded to fall as before specified.

PAINTER

Where work is specified to be finished in a particular material or manner it shall mean the provision of all preparatory work necessary to ensure a proper finish, whether expressly mentioned or not.

MATERIALS:

Priming, undercoats, paints enamels to be best procurable lines.

PRIMING:

The following are to be given one coat of priming before erection: All parts of exterior door and window frames and sashes
All exterior finishing timbers

EXTERIOR WORK:

First coat - Priming coat of 1st quality red and white lead prepared priming
Second coat - Prepared paint undercoat applied to makers specifications
Third coat - Prepared finishing lines (Not to be thinned)

INTERIOR WORK:

Kitchen, bathroom and laundry, and W.C. to be anamelled to approval with three coats, one of interior priming, one of undercoat and one of enamel.

WOODWORK:

All skirtings, architraves, sill boards, sashes and doors (to papered rooms) to be finished in Natural Finish Varnish.

Doors to painted rooms to be painted to match colour scheme.

PAPERED WALLS:

To be sized and papered with wallpapers to the value of $2-00 per roll. All paper to be butt jointed, hung true, and straight and to be properly matched.

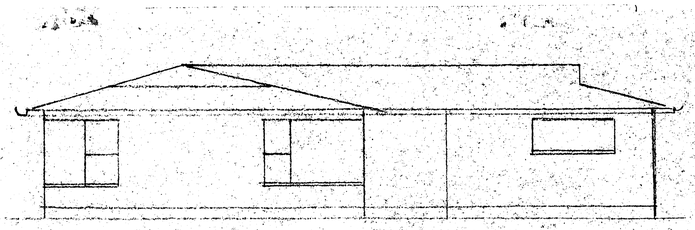
CEILINGS:

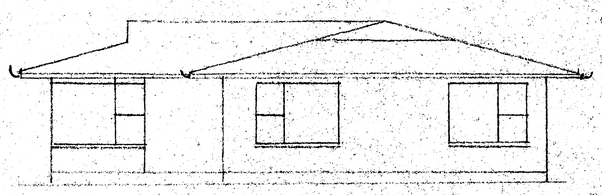
To be painted to approval. Two coats Monocoat or similar brand applied so as to give a good dense finish.

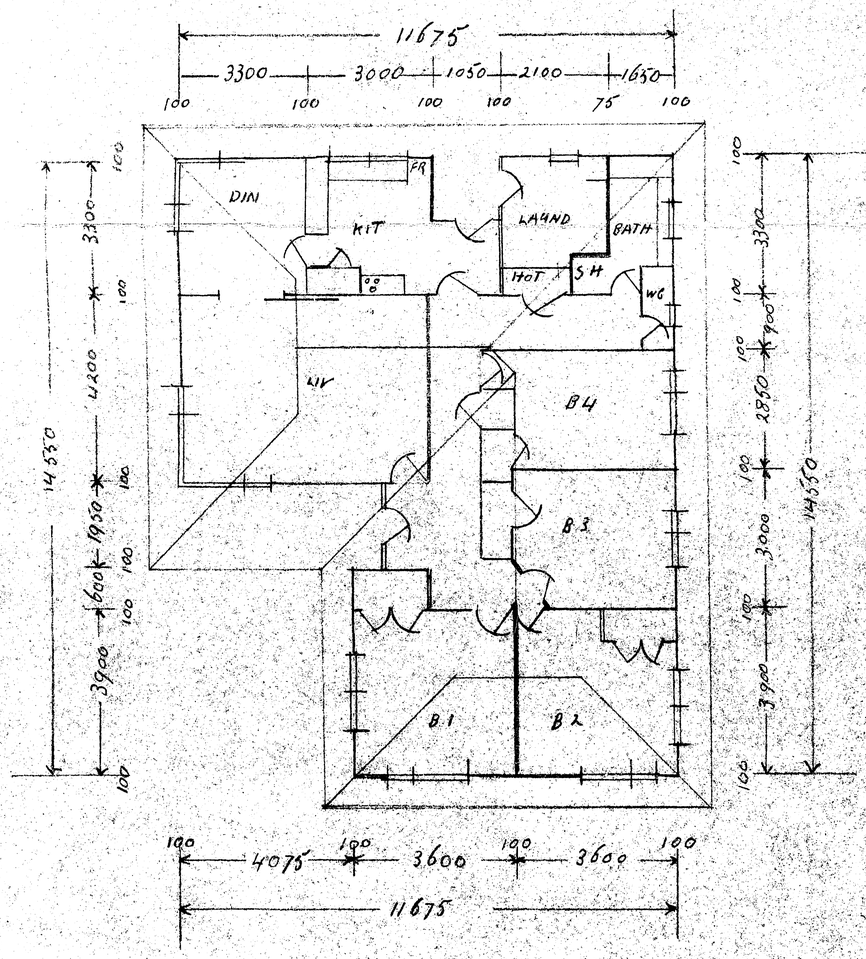
PROTECTION:

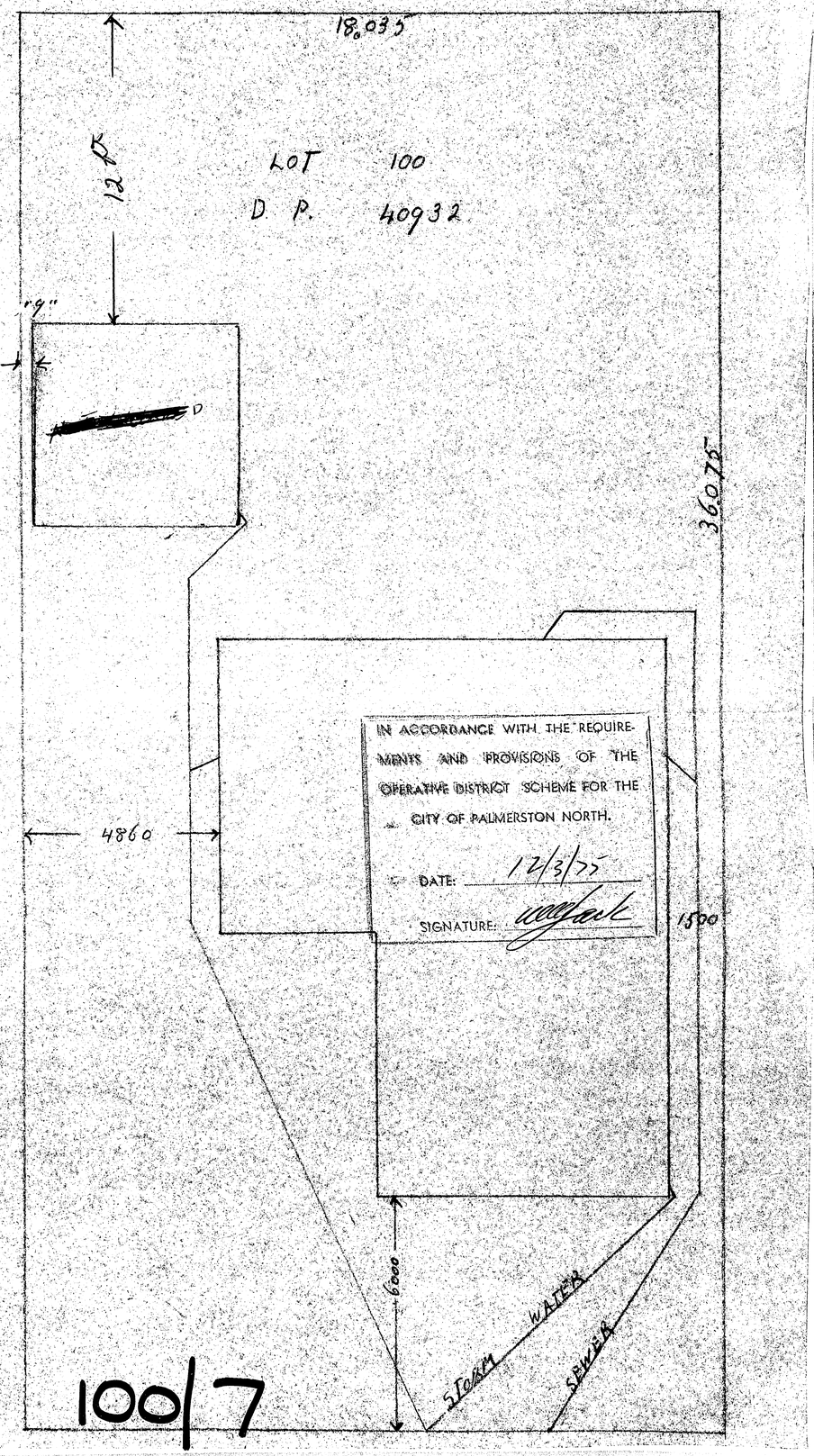
The painter shall take adequate precautions before and after painting both inside and out to protect his work from disfigurement.

Likewise, all painted surfaces shall be free from stains, paste or other marks. Marked wallpaper or paper which has been hung crooked shall be stripped and replaced at the cost of the paperhanger.



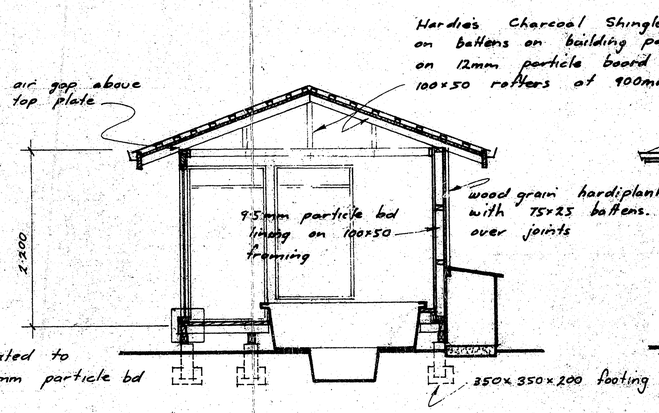



11675
3300
3000
1050
2100
1650
100
100
100
100
75
100
DIN
FR
KIT
LAUND
BATH
HOT
S H
WC
LIV
B4
B3
B1
B2
14550
3300
4200
1950
1600
3900
4075
3600
3600

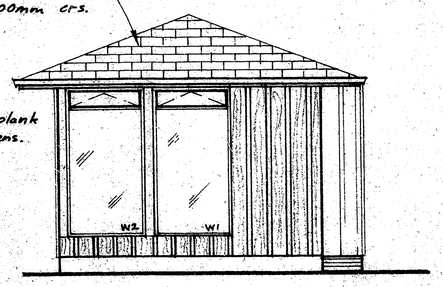

18.035
LOT 100
D.P. 40932
12.192
"9"
D
36.075
4860
1500
6000
STORM WATER
SEWER
IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE CITY OF PALMERSTON NORTH.
DATE: 12/3/75
SIGNATURE:

100/7

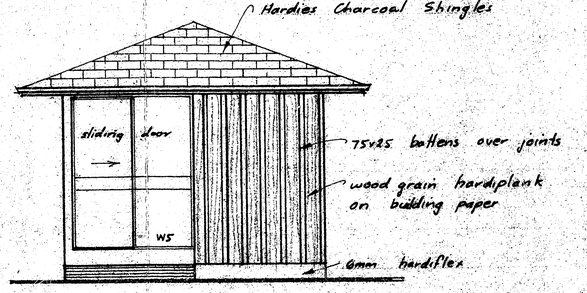
W1, W2, W3 - 2·000 x 1·000
W4 - 1·700 x 1·000
W5 - 2·000 x 1·600
ALL SIZE ROUGH OPENING.



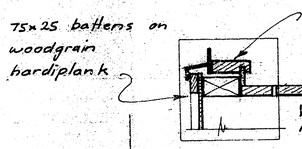
SECTION 1/1 1:50



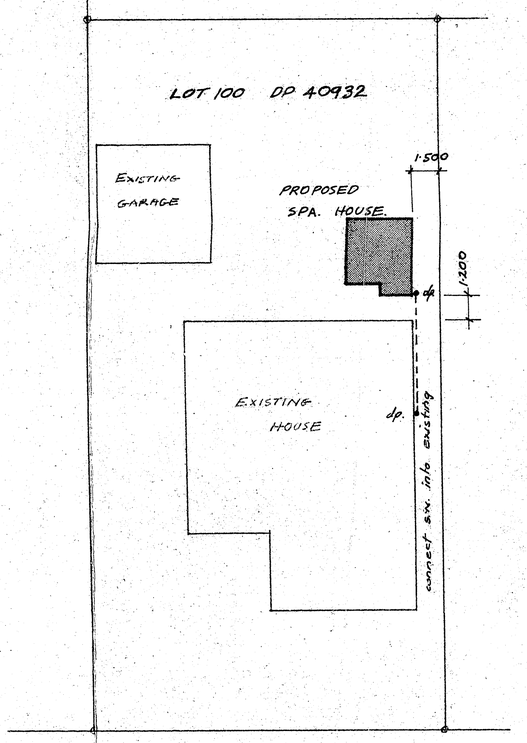
ELEVATION 2 1:50



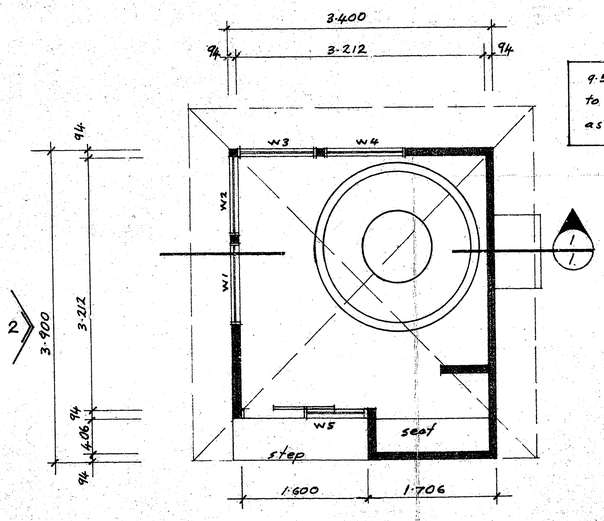
ELEVATION 3 1:50



WINDOW DETAIL 1:10



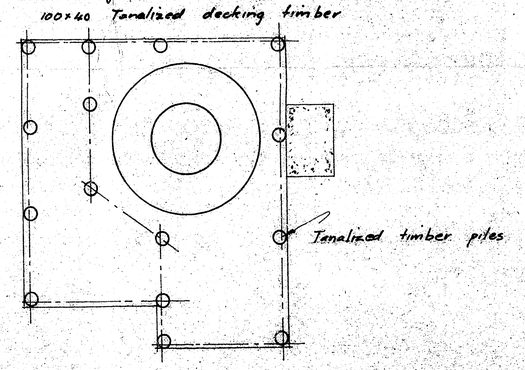
SITE PLAN 1:200



PLAN 1:50

9·5mm particle bd to walls to act as bracing.

100x75 bearers
100x50 joists at 600 max
100x40 Tanalized decking timber



FOUNDATION PLAN 1:50

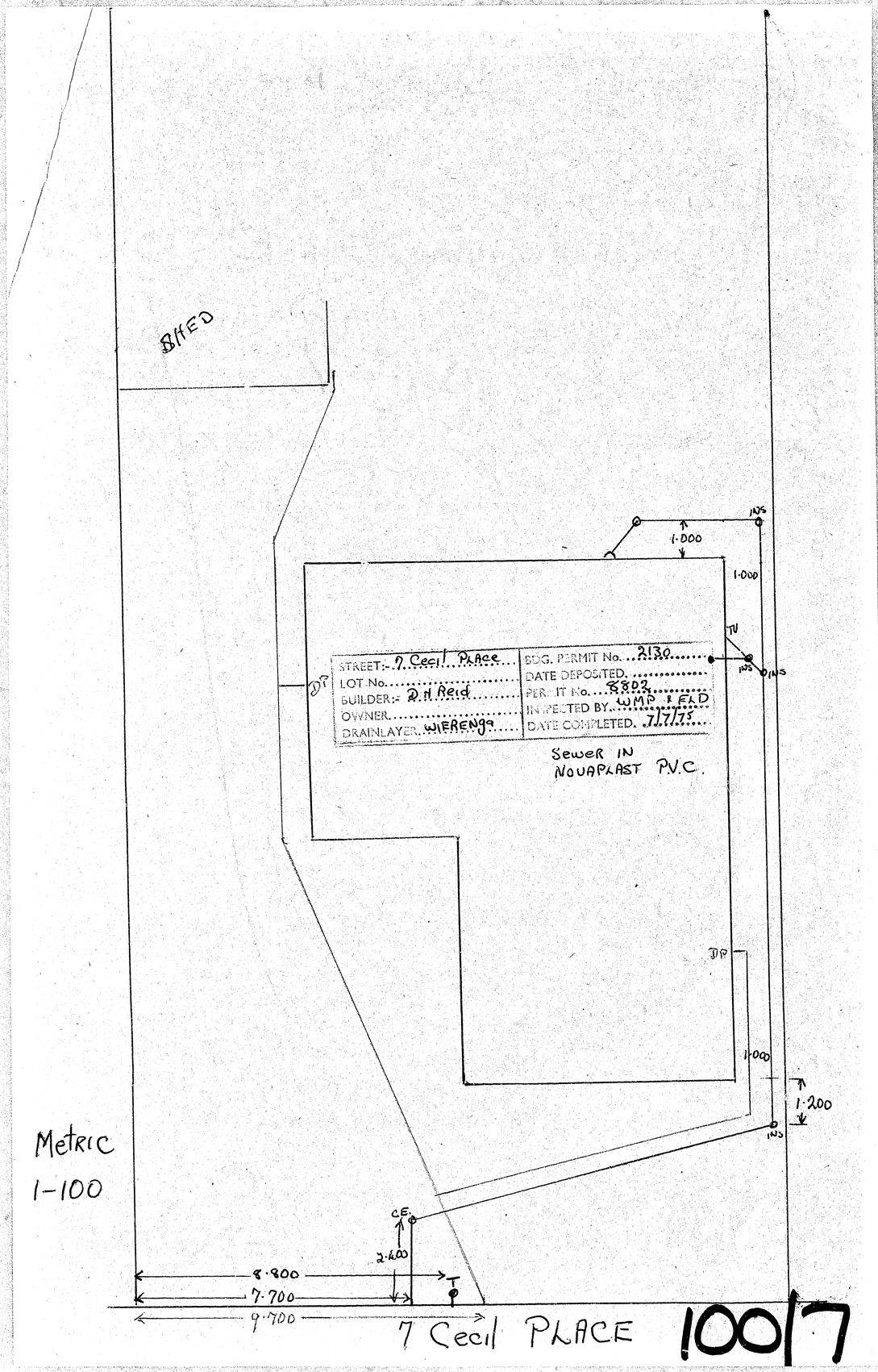
PLANNING approval for .....
SPA
is granted in accordance with the requirements and provisions of the Operative and Proposed Review of the District Scheme for the City of Palmerston North.
24/3/1983
A BUILDING PERMIT IS ALSO REQUIRED.

P7045
13-4-83

10017

PROPOSED SPA HOUSE FOR MR & MRS K. CUNNINGHAM
7 CECIL PL. PALMERSTON NTH.

SITE PLAN - PLAN ELEVATIONS - CROSS SECTION			SHEET 1
DRAWN D.J.S.	CHECKED A.F.S	SCALES	SERIES OF
TRACED D.J.S	DATE 15-3-83		REF


BIKED
1·000
INS
1·000
TW
INS
INS
STREET:- 7 Cecil Place
LOT No.
BUILDER:- R.H Reid
OWNER.
DRAINLAYER. WIERENGA
BDG. PERMIT No. 2130
DATE DEPOSITED.
PERMIT No. 8802
INSPECTED BY. WMP & FLD
DATE COMPLETED. 7.7.75
Sewer IN NOUAPLAST P.V.C.
DP
DP
1·000
1·200
INS
CE
2·400
8·800
7·700
9·700
T
Metric
1-100
7 Cecil PLACE
1007