

FINAL CODE COMPLIANCE CERTIFICATE

Issued by
BUILDING CONTROL INSPECTION SERVICES
CHRISTCHURCH CITY COUNCIL

50000 13115449

BUILDING CONSENT No.
99003250

Project Location

Street Address: 15A CLYDE ROAD, RICCARTON, CHRISTCHURCH 8004
Legal description: LOT 2 DP 41440

Project Particulars

THIS CERTIFICATION IS FOR :

Additions & Alteration

THE INTENDED USE(S) FOR THIS BUILDING WORK IS FOR:

Dwelling

PROPOSED WORK DETAILS:

FIRST FLOOR BEDROOM ABOVE EXIST.GARAGE

FIRST FLOOR BEDROOM ABOVE EXISTING GARAGE, INSTAL SHOWER IN EXISTING LAUNDRY

The intended life of this building work is indefinite but not less than 50 years.

This certificate is issued under Section 43 clause (3) of the Building Act 1991 and is a Final Code Compliance issued in respect of all work under the above Building Consent.

Signed for and on behalf of the Christchurch City Council:

Date of Issue: 11/04/2000

Name:

Position: Building Consent Officer

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL BUILDING CONTROL INSPECTION SERVICES	PROJECT NO: 9923250
Site Address: <u>SA CLYDE ROAD</u> Description of Consent: <u>ST N SUPPLY ABOVE</u>		

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received	✓	BA9 Received	
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.	✓	Car Parking Marked	
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings	✓	Downpipe/Rainhead	
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent	
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste	
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility	
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities	
Tailings		Penetration/Connection		Backflow Prevention		"	Thresholds
DPM		Blockwork Constr.	S2	Main Vent/AAV		"	Toilet
Mesh		Reinforcing		Surface Water Sumps		"	Accessway
Wastes		Solid Plaster System	S5	Submersed Outlets		"	Car Parking
Sub Floor	M3	Substrate OK		HWC/Valves		"	Signage
Pile Footings		Control Joints		Barriers/Stair/Rails			Barriers/Stair/Rails
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers			Anti-scald, fitted
Sub Ventilation		Connections		Ventilation of Spaces	✓		Ventilation (HVAC)
Sub Insulation		Drainage	M6	Ceiling Insulation	✓		Fire Resistant Rating
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating			Fire Alarm Systems
Moisture Walls	%	Inspection Points		Glazing/Safety			Egress/Signage
" Ceilings	%	F/W → Approved Outfall		Access Routes			Surface Water Sumps
Plate/Truss Fixings		S/W → Approved Outfall		Non Slip Areas		Producer Statements	
Framing/Ceiling		Main Vent Position		Retaining Wall/Drainage			Structural
Bracing/Roof and Walls		Adequate Cover		Swimming Pool/Fence			As Built Drainage Plan
Floor Joist Layout		Grade		Solid Fuel Heater			HVAC
Garage Lintels etc		Water Test		Producer Statements			Fire Alarm Installer
Insulation Walls		Pick-up Completed		Structural			FPIS
Insulation Ceilings		Pre Stopping	M7	As Built Drainage Plan			Fire Engineer
Roof Cladding		Brace Element Fixings		Drainlayer		Builder	
Eng. Verification		Fire Lining Fixings		Plumber		Gas Fitter	

Inspection Comments

SORMATION TO EXISTING
PROJECT COMPLETE



Instruction to Owner/Owner's Agent All work inspected is in accordance with the Building Consent. <u>✓</u> Some work is not satisfactory as detailed above and rectification is required. <u>✓</u> A formal notice to rectify will be issued. <u>✓</u>		Inspection Type M8	Rectification time frame as agreed /...../.....
Signed: <u>[Signature]</u> Date: <u>11/11/2023</u>		Sig:	
SITE INSPECTION REPORT This is not a Code Compliance Certificate			
Time on Site			

	CHRISTCHURCH CITY COUNCIL BUILDING CONTROL INSPECTION SERVICES		PROJECT NO:
	Site Address: <u>15A CLYDE ROAD</u> Description of Consent: <u>1st floor bedroom above existing garage</u>		<u>99003350</u>

Prepour Foundation	M1	Preline Plumbing	M4B	Final (Residential)	M8	Final (Comm/Ind)	M8
Siting/Levels/Bearing		Pipe Type/Sizing		BA9 Received		BA9 Received	
Ground Condition		Water Isolation Valve		Wall Cladding/Cert.		Car Parking Marked	
Reinforcing/Slab Ties		Lagging		Downpipes/Flashings		Downpipe/Rainhead	
Eng. Verification		Water Test		Roof Tank/HWC Restrnt		Gully Trap/T.Vent	
Sub-floor Drainage	M1A	Anti-scald, fitted		Anti Scald Protection		Trade Waste	
A.S.3500/Drainage		Soil Pipes/Vents		Gully Dish (Heights)		Glass/Safety/Visibility	
Prepour Slab	M2	Fire Resistant Lining	M5	Waste Pipes Sealed		Disabled Facilities	
Tailings		Penetration/Connection		Backflow Prevention		" Thresholds	
DPM		Blockwork Constr.	S2	Main Vent/AAV		" Toilet	
Mesh		Reinforcing		Surface Water Sumps		" Accessway	
Wastes		Solid Plaster System	S5	Submersed Outlets		" Car Parking	
Sub Floor	M3	Substrate OK		HWC/Valves		" Signage	
Pile Footings		Control Joints		Barriers/Stair/Rails		Barriers/Stair/Rails	
Bearers/Joists		Brick / Shelf Angle	S6	Stairs/Treads/Risers		Anti-scald, fitted	
Sub Ventilation		Connections		Ventilation of Spaces		Ventilation (HVAC)	
Sub Insulation		Drainage	M6	Ceiling Insulation		Fire Resistant Rating	
Preline Building	M4A	Bedding Under Pipes		Fire Resistant Rating		Fire Alarm Systems	
Moisture Walls %	✓	Inspection Points		Glazing/Safety		Egress/Signage	
" Ceilings %	✓	F/W→Approved Outfall		Access Routes		Surface Water Sumps	
Plate/Truss Fixings	✓	S/W→Approved Outfall		Non Slip Areas		Producer Statements	
Framing/Ceiling	✓	Main Vent Position		Retaining Wall/Drainage		Structural	
Bracing/Roof and Walls	✓	Adequate Cover		Swimming Pool/Fence		As Built Drainage Plan	
Floor Joist Layout	✓	Grade		Solid Fuel Heater		HVAC	
Garage Lintels etc	✓	Water Test		Producer Statements		Fire Alarm Installer	
Insulation Walls	✓	Pick-up Completed		Structural		FPIS	
Insulation Ceilings	✓	Pre Stopping	M7	As Built Drainage Plan		Fire Engineer	
Roof Cladding	✓	Brace Element Fixings		Drainlayer		Builder	
Eng. Verification	✓	Fire Lining Fixings		Plumber		Gas Fitter	

Inspection Comments

M/C Plumbing/Plumbing 10-14% - OK
 Rain OK. INSULATION IN WALLS & CEILING
 SPILL BEAMS CHECKED BY ENGINEER (DICK SULLIVAN)
 LIFT HANDRAILS FIXED FOR LEAK SUCRO CLADDING
 - OK TO COMPLETE WORKING OF WALLS
 & CEILING ✓

Instruction to Owner/Owner's Agent	Inspection Type	Rectification time frame as agreed
All work inspected is in accordance with the Building Consent. ✓	M4A	/...../.....
Some work is not satisfactory as detailed above and rectification is required.		
A formal notice to rectify will be issued.		
Signed: <u>[Signature]</u>	Date: <u>5.9.99</u>	Sig:

SITE INSPECTION REPORT

This is not a Code Compliance Certificate

Time on Site

ESTIMATE OF CONSTRUCTION INSPECTIONS : MINOR WORKS

DISTRICT: AR7

PROJECT NO. 99003250

DATE: 01 JUN 1999

DESCRIPTION OF CONSENT: FIRST FLOOR BEDROOM ABOVE EXIST.GARAGE

SITE ADDRESS: 15A CLYDE ROAD

OWNER'S NAME: DORMER MICHAEL EDMUND

SEE CONDITIONS

OWNER'S ADDRESS: 15A CLYDE ROAD CHRISTCHURCH

MANDATORY NOTICE INSPECTIONS	No.	Cost	Total
M1 Excavation/Foundation/Reinforcing	1	\$51.50	\$51.50
M3 Frame Construction Sub Floor	1	\$51.50	\$51.50
M4A Prelining Including Plumbing	1	\$51.50	\$51.50
M8 Final Inspection	1	\$51.50	\$51.50
		Subtotal	\$206.00
THESE INSPECTIONS ARE TO BE PRE-PAID		TOTAL	\$206.00

4

PAID 4
DNO 2

Notes:

1. The above mandatory notice inspections will be carried out by the Council for which one day notice shall be given as required by Regulation 7(1)(b)(i-v).
2. The number of supplementary inspections is dependent on the nature of the building work and the manner of construction. The Council may require prior notification of work proceeding before covering up or closing in, subject to arrangement with the Building Inspector.
3. Inspections which are necessary due to non-complying or incomplete work or that arise as a result of a rectification notice are additional, and will be charged at the rate of \$60.00/hour and invoiced separately.

For all inspection requests pertaining to this consent, please phone 3711904 or 3711922.
Inspections for the following day must be booked prior to 4 pm.

FILE COPY

Building Consent Conditions

As At 01 JUN 99

Page 1

Conditions of Building Consent Project No. 99003250
Project Location : 15A CLYDE ROAD
Applicant (Owner) : ERIC ROBERTS LTD
Description of Work: FIRST FLOOR BEDROOM ABOVE EXIST.GARAGE

The building consent is subject to the following conditions which must be satisfied before the Code Compliance Certificate can be issued.

1. The Council being advised when the reinforcement for the solid plaster cladding is in place to allow an inspection before the plaster is applied.

OK



CHRISTCHURCH CITY COUNCIL

1 June 1999

ERIC ROBERTS LTD
29 HAWTHORNE STREET
CHRISTCHURCH

Dear Sir/Madam

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 99003250

Your application for a Building Consent for the proposed FIRST FLOOR BEDROOM ABOVE EXIST.GARAGE at 15A CLYDE ROAD RICcarton refers.

Processing of this building consent application has been completed and the consent is now ready for issue. The fees associated with the consent are listed on the following page.

The Building Consent is to be uplifted from the FENDALTON SERVICE CENTRE upon payment of these fees.

Note that the **Building Consent is not valid until the fees have been paid** and you are in possession of the consent document together with the Inspection Schedule and any Conditions of Consent. Therefore, do not commence building work on the basis of this letter as it serves only as notice that the building consent is available for issue.

Please ensure that you give the Council at least one full days notice prior to placing concrete or covering in any of the work requiring inspections as identified on the Inspection Schedule. Failure to do this may result in the issue of a "Notice to Rectify" by the Council and may also jeopardise the issue of the Code Compliance Certificate which you will require upon completion of the works.

.../2

CONTACT : AREA DEVELOPMENT OFFICER

FENDALTON SERVICE CENTRE CNR JEFFREYS ROAD AND CLYDE ROAD
P O BOX 29-183 CHRISTCHURCH TELEPHONE (03) 351-7109 FAX (03) 372-2747

2.

The outstanding fees associated with the Building Consent are:

To PIM:		
Process and Grant		\$ <u>100.00</u>
To Building Consent:		
Accept and Issue		\$ <u>80.00</u>
Process and Grant		\$ <u>150.00</u>
To Code Compliance Certificate:		
Inspections		\$ <u>206.00</u>
Grant and Issue		\$ <u>30.00</u>
Building Research Levy		\$ <u>25.00</u>
Building Industry Authority Levy		\$ <u>16.25</u>
TOTAL		\$ <u>607.25</u>

You are requested to uplift the consent and pay the fees set out above **within 30 days of the date of this letter**. Please use the attached Fee Summary as a means of identification.

If you do not wish to proceed with the building project, please contact the Service Centre as all fees associated with acceptance, processing and granting of the consent are still due to be paid.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

Please quote the above Project Number in all communication with the Council.

Signed



DAVE BARLOW

for

AREA DEVELOPMENT OFFICER FENDALTON SERVICE CENTRE

**CHRISTCHURCH CITY COUNCIL
FEE SUMMARY**

PIM/BUILDING CONSENT
PROJECT NO. **99003250**
SITE ADDRESS **15A CLYDE ROAD**
OWNER/APPLICANT **ERIC ROBERTS LTD**
DATE GRANTED **1 June 1999**

This document summarises the unpaid fees as identified on the attached letter. You are requested to pay these fees before the Consent can be uplifted. Please present this document for payment to the Cashier at the **FENDALTON SERVICE CENTRE**.

RC023	\$150.00	Process/Grant Consent	05157/840
RC024	\$25.00	Building Research Levy	93090/851
RC025	\$236.00	Code Compliance Certificate	93085/801
RC027	\$100.00	Process/Grant Pim	05147/831
RC035	\$80.00	Accept/Issue Pim/Consent	05136/831
RC037	\$16.25	Building Industry Levy	93095/851

Total

\$607.25 (Including GST)

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 BUILDING CONSENT	FORM: BA4
		PROJECT NO. 99003250

OWNER/APPLICANT Name: DORMER MICHAEL EDMUND Mailing Address: 15A CLYDE ROAD CHRISTCHURCH Contact: ERIC ROBERTS LTD 29 HAWTHORNE STREET CHRISTCHURCH Application Received: 16 APR 1999	PROJECT LOCATION Street address: 15A CLYDE ROAD RICCARTON Legal Description: Valuation Roll: 2190116800 Dp No 41440 Lot No 2						
COUNCIL CHARGES The Council's total charges payable on the uplifting of this building consent, in accordance with the letter of advice dated 1 Jun 1999 are: <table> <tr> <td>Total</td> <td>\$582.25</td> </tr> <tr> <td>Building Research Levy:</td> <td>\$25.00</td> </tr> <tr> <td>Grand Total</td> <td>\$607.25</td> </tr> </table>	Total	\$582.25	Building Research Levy:	\$25.00	Grand Total	\$607.25	PROJECT ☐ New or relocated building ☒ Alteration Intended use(s): FIRST FLOOR BEDROOM ABOVE EXISTING GARAGE, INSTAL SHOWER IN EXISTING LAUNDRY Intended life: ☒ Indefinite but not less than 50 years ☐ Specified as years ☐ Demolition Being stage 1 of an intended 1 stages. Estimated value (inclusive of GST): \$25,000.00
Total	\$582.25						
Building Research Levy:	\$25.00						
Grand Total	\$607.25						

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty (ie: this consent does not relieve the owner of his/her responsibilities under any other Act) or responsibility under any other Act nor permit any breach of any other Act.

Please note that your Building Consent will lapse if work has not commenced within six months of its date of issue or if reasonable progress has not been made within twelve months after work has commenced, unless an extension of time has been approved by the Council.

This Building Consent is issued subject to the conditions specified in the attached pages (if any) headed "Conditions of Project No.: 99003250"

Signed for and on behalf of the Council:

Name: *Dave Barlow*

Position: *B Co.* Date: 1 June 1999

DAVE BARLOW

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 Project Information Memorandum	FORM BA2 PROJECT NO: 99003250
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Site Address: 15a Clyde Road

Legal Desc: Lot No: 2

DP No: 41440

Applicant: Eric Roberts Ltd
29 Hawthorne Street
Papanui

Christchurch

Owner: M E Dormer

Proposal: 1st Floor Addition over Existing
Garage

The following matters have been identified in respect of the above Building Project.

PLANNING

(Garry Smith)

- The project does not comply with the *Transitional District Plan and Proposed City Plan* on the following matters:

The minimum setback from internal boundaries shall be 1.8metres.

Amended plans showing compliance with both Plans must be provided or an application for a Resource Consent must be made.

*Rechecked. Confirmed o.k.
AR Court.
20/5/99*

DRAINAGE

- Drainage plan provided.

Total Project Information Memorandum fees \$ 100.00

Paid \$ nil

Receipt No.:

Balance to pay \$ 100.00 *Fee is payable upon uplifting building consent*

Signed for and on behalf of the Council: *Mandione* Date: 1-May-99

NAME: Cindy Hawthorne

POSITION: SENIOR TECHNICAL CLERK

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued within 24 calendar months from the above date of issue.

**CONSENTS
COPY**

EFFECT OF THE SUBMISSIONS TO THE PROPOSED CITY PLAN ON THE STATUS OF A PROJECT INFORMATION MEMORANDUM AND A BUILDING CONSENT

It is anticipated that decisions on the hearing of submissions to the Council's Proposed Plan will **be issued on 8 May 1999.**

Any amendments to the Proposed Plan will apply to all building development work from that time unless particular provisions are changed by the Environment Court.

You should be aware that the issue of a Project Information Memorandum does not give protection against any changes to the Proposed Plan. It is possible that as a consequence of the notification of changes to the Plan that some aspects of your building proposal will no longer comply.

Before the Council formally adopts any changes to the Proposed Plan you should ensure that the Building Consent has been paid for and uplifted to avoid the effect of any potential rule change. (Note that a Building Consent requires work to be started within 6 months of issue).

Alternatively a Certificate of Compliance may be obtained from the Council if the activity is permitted and complies fully with the rules of the current Transitional and Proposed Plans. This certificate is valid for 2 years and exempts a building proposal from changes to the City Plan for that period. **The same exemption applies if a Resource Consent has recently been issued for this project.**

CONSENTS
COPY



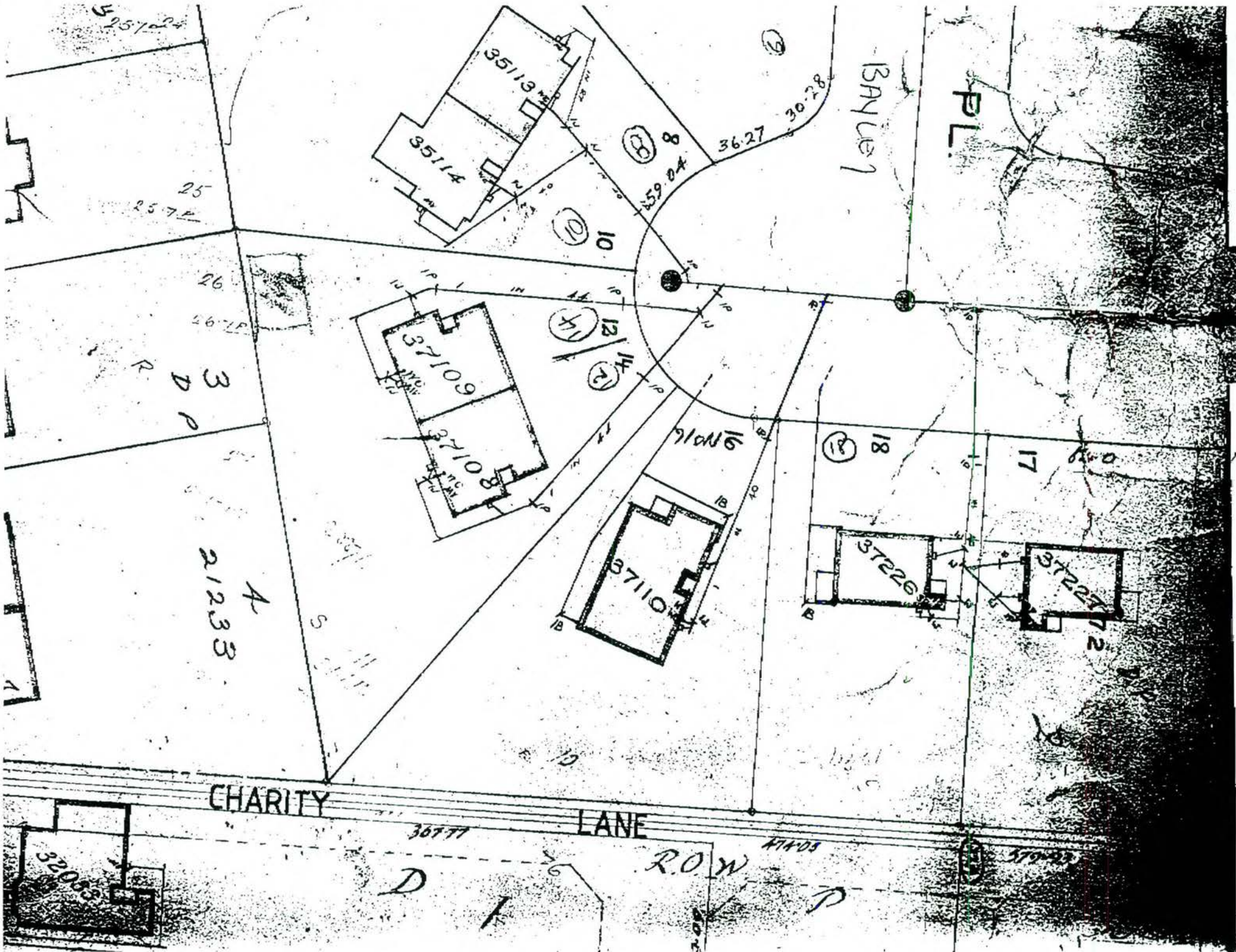
CHRISTCHURCH CITY COUNCIL
WATER SERVICES UNIT
 PH. 371 1277
 FAX. 371 1385

25 MAY 1999

DRAINAGE RECORD PLANS
CAUTION
 The accuracy of this plan and the measurements are not guaranteed and should be verified by inspection.

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 PROHIBITED

1/64/11/1
 1/2000 1/500 **1/396**



Association
Consulting
Engineers of
New Zealand

New Zealand
Institute of
Architects

Institution
Professional
Engineers of
New Zealand

P I M
Building Regulation Clauses B 1

PRODUCER STATEMENT - DESIGN

ISSUED BY R D Sullivan
TO Mr and Mrs Dormer
IN RESPECT OF Steel beams
AT 15a Clyde Road
Fendalton
CHRISTCHURCH

R D Sullivan has been engaged by Mr and Mrs Dormer to provide structural design services in respect of the requirements of clause B1 of the Building Regulations 1992 for the design of steel beams

The design has been prepared in accordance with B1 / VM 1 (respectively) of the approved documents issued by the Building Industry Authority and the work is described on

Austin Architects drawings

Titled Additional Bedroom in garage roof space 15a Clyde Rd for Mr and Mrs Dormer File No 1685/4 Sheet A1, 2,3

and the specifications 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:

- (1) the verification of the following design assumptions: Average ground conditions
 - and (2) 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.

Signed 

Date 15 October 1998

B E (Civil) MIPENZ (Member)

ERB Reg. No 4324

239 Armagh Street P O Box 21-185

	CHRISTCHURCH CITY COUNCIL REQUEST FOR FURTHER INFORMATION CHECK SHEET	PROJECT NO: <u>99003250</u> Please use this number on all correspondence
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Applicant: ERIC ROBERTS LTDLocation: 15A CLYDE ROAD

To enable further processing of your application please forward details of any required items to the _____
Service Centre. Processing of your application will be delayed until the items indicated are submitted.

	Supplied / Required	
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)	✓	
• Certificate of Title: Recent search copy of (less than 6 months old)	✓	
• Plans & specification of an acceptable standard	✓	
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	✓	
• Recession planes (including to internal boundaries) indicated	✓	
• Site levels relating to top of roadside kerb, and finished floor level indicated		
• Hill sites: indicate contours, drive gradients and building heights		
• Site boundaries nominated		
• Shared access ways/other areas		
• Foulwater drains		
• Stormwater drains <u>EXISTING</u>	✓	
• Stormwater discharge for hardstanding areas detailed to an approved outfall		
• Water Service Details		
• Vehicle crossing position indicated on site plan		
• Vehicle access manoeuvre and parking area indicated		
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access		
• Site area per unit indicated		
• Site coverage: % details <u>NO CHANGE</u>		
• Living and service courts indicated		
• Landscaped area indicated and planting plan produced		
• Demolition Details		
• Swimming pool: design, fence and discharge		
• Backflow prevention		
• Waterway setbacks indicated		
• Notable and protected site trees indicated		
• Heritage site or building affected?		
• Resource Consent Application		
• Development Application		
• Subdivision details		

	Supplied / Required	
• Structural drawings	✓	
• Foundation design and report on ground conditions		
• Blockwork: design including foundations		
• Retaining walls: design heights, position, sub soil drainage and safety barriers		
• Fire partitions: dividing walls, common walls		
• Window positions & opening windows indicated	✓	
• Safety glass provisions specified		
• Thermal insulation and R-value indicated	✓	
• Sound insulation indicated		
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	✓	
• Solid fuel heater: make, model and location		
• Accurate layout & details of plumbing systems		
• Alternative Solutions details		
• Access and facilities for people with disabilities		
• Access Route Details		
• Dangerous goods: storage and sign details		
• Gas bottle: storage location and capacity if over 10kg		
• Soakpit, septic tank and pumping station design details.		
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved		
• Specifications in duplicate	✓	
• Pegging certificate for two or more units on site		
• Bracing <u>calculations</u> and layout	✓	
• Roof truss design statement and layout		
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229	✓	
• BA20 form (Producer Statement information)		
• Fire Safety Summary or Fire Design Statement		
• Compliance Schedule details		

Date: 16/4/99Signed: P. A. BUSTINPrint Name: P. A. BUSTIN

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

<i>Project Information Memorandums (PIM's) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.</i>	
Civic Offices 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747
Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372-2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539

<i>Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.</i>
Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443
Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308
Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224

Please provide me with one title search of the following title.
This coupon will be returned with the copy of the title search requested and must be produced for any claim or query.

NAME: Austin Architects.
Copy Requested 22 F / 458 \$7



REGISTER

OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of May one thousand nine hundred and eighty-one under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that MICHAEL EDMUND DORMER of Christchurch, Manager and DIANE WINSOME DORMER his wife as joint tenants under the Joint Family Homes Act 1964 are —

Is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1724 square metres or thereabouts situated in Block X of the Christchurch Survey District being Lot 2 on Deposited Plan 41440 —

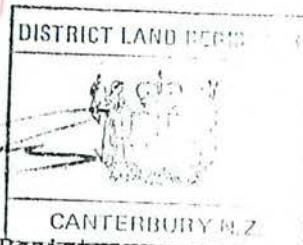
CHRISTCHURCH CITY COUNCIL
P.L.M. APPLICATION

Rec'd 16 APR 1999

Fendalton Service Centre

PROJECT No.

92003250



for Assistant Land Registrar

Subject to:

i. No. 154602/3 Settled under the Joint Family Homes Act 1964 - 4.11.1977

ii. Mortgage 248026/3 to (New Zealand) Pensions (New Zealand) Limited - 16.10.1988 at 11.48 a.m.

Appurtenant hereto:

i. A well easement over part Lot 6 DP 3766 (483/36) granted by Transfer 277978

ii. Rights to drain sewage and water to convey electric power, water, telephonic communications and gas over part Lot 4 DP 38716 (18F/1359, 1360) and a right to drain sewage over part Lot 1 DP 38716 (17B/155, 156) specified in Easement Certificate 115976/3 (Subject to (excluding Lot 1) Section 309 (1)(a) Local Government Act 1974)

for A.L.R.

Mortgage 586858/1 to Saunders & Co. Solicitors Nominees Company Limited - 4.2.1986 at 11.14 a.m.

845077/1

DISCHARGED
20/12/1986
D. Davelle

for A.L.R.

Mortgage 586858/2 to ANZ Banking Group (New Zealand) Limited - 4.2.1986 at 11.14 a.m.

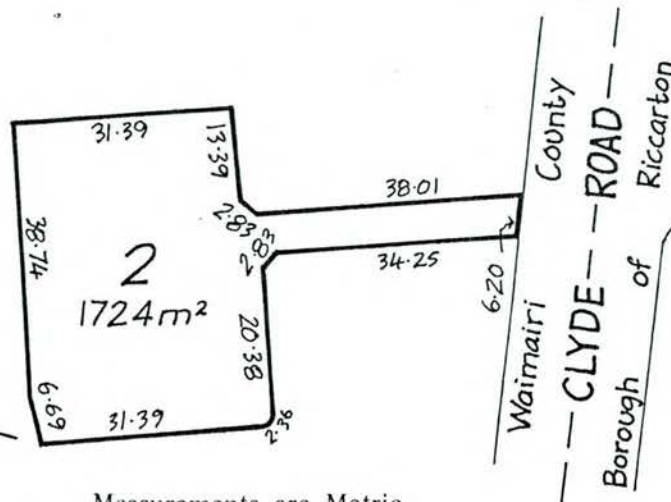
for A.L.R.

Variation of Mortgage 586858/1 - 23.3.1987 at 11.48 a.m.

for A.L.R.

Transfer 758076/1 to Diane Winsome Dormer of Christchurch, Married Woman - 10.8.1988 at 11.29 a.m.

for A.L.R.



Measurements are Metric

22F / 458

22F / 458

CONSENT PROCESSING CHECK SHEET

RFI No.

	Section 35: Resource Consent	
100	36: Land Subject to erosion, etc	C1
101	37: 2+ Allotments	C54
102, 103 104, 303	38: Building Alterations	-
515	46: Changes of Use	-
	66: Earthquake Prone	-
109, 110	PIM Problems Resolved / Not available	✓
111	Value	✓
112	CT	✓
114	Subdivision Conditions Certificate issued	-
	Reserve / Development Fee	-
115	Pegging Certificate (2+ Units on 1 title)	-
501/117	Producer Statements	C2, 4
116/118	Producer Statement Scope	✓
502	Inspection Procedures	-
503/504	Engineer signed set drawings / Confirmation	-
	Compl Schedule & Fee	-
	Copy of Schedule and BA3 to Bldg Support	-
	Credits for Consultants Inspections	-
	Hill Site / Retaining walls / Hazards	-
120	Demolition	C22
121/122	Specifications / Plans	✓
123/124	Site Plan to scale / Internal boundary positions	✓
125/126	Site levels kerb / Site levels datum	✓
127	Flood prone site MIN FFL.....	-
128	Floor Levels: Masonry 150 (FGL) 100 (Paving)	-
	Other 225 (FGL) 150 (Paving)	✓
104	Structural check of existing building	-
505	Foundations: Soils OK / Request Report	C49
	Copy Report to Hazard File	-
132	Wall and footing size / Reinf	C24
133	Post foundations 3604 section 7	-
	Slab: Ties/DPC/Mesh/Joints	-
135	Tanking: Wall DPC: Top edge sealing	-
136	Blockwork: Steel & foundations 4229 App C	-
	Subfloor: Ventilation 3604 section 4.8	-
138	Part. board clearance-550 mm	-
	Pile footings	-
	Piles-125x125 / 140 diam H5B	-
141/143	Subfloor bracing/Member sizes	-
-/142/143	Walls: Sizes: Lintels / Beams / Studs	✓
144	Cantilevers: Joists / Lintels	✓
145/146	Offset Loadbearing Walls / 1st floor joists	-
147/-	Roof: Truss Design & Layout/Rafters	C10
148	High Points Loads on Lintels 3604 cl 6.6.1.2	-
	H3 ply to unventilated skillion roofs	-
	Timber Species & Treatment / Window reveals	-
150	Bracing	C55
	Dragon Ties/Ceiling Diaphragms	-
151	Insulation: Floor/Wall/Clg	✓
152	Sound Insulation G6	-

5	Claddings - Brick	C52
156	- Plaster systems, Cert / Type	C50
158	- Solid plaster	C51
	- Other	-
161/-	Roofing type & pitch / >500m from sea	✓
162	Internal Gutters: Size and overflows	-
163	Snow boards E2.3.1 > 30m above sea level	-
164	Downpipes E1/AS1/Table 5	✓

301	Fire Codes - SR - Refer to Fire Safety	-
	- SH - Escape 24m dead end	-
306	- FRR 1m off boundary	✓
	- Fire wall fixings / battens	-

	Access Routes: Into and inside / Headroom	✓
166	" " Anti-slip D1/AS1/Table 2	-
167	Stairs/Accessible: Tread 310+ Riser 180-	-
	Common & Main Pvt: Tread 280+ Riser 190-	-
	Sec Pvt: Tread 250+ Riser 200-	✓
	Minor Pvt: Tread 220+ Riser 220-	-

168	Step details / all handrails	✓
169	Barriers B1/AS2 and F4 -	-
	Window sill heights F4	✓
170	Accessible facilities checksheet - IS3	-
171	Accessible Parking / External Routes / Entry	-
172/173	Ramp entry / Internal routes	-
174	Accessible Toilet / Shower Facilities G1	-

175	Ventilation E3 and G4	✓
	Safety Glass F2 & NZS 4223: (non-residential)	✓
177	Laundry Space G2/AS1/Fig 1	✓
178	Kitchen Space G3/AS1/Fig1	-
179	Sanitary Fixtures G1 - Numbers, Privacy,	-
181	Security, WC space	-
184	Woodburner / Flue height	-
	Gas storage over 100 kg	-
-/185	Water storage (OPH) G12/AS1/3.1/Well water	-
186	Backflow prevention	-

	Easements: Drains in, Buildings Over	-
187-189	Discharge: Septic tanks	-
	Wastes & Vents	-
190	Foul Drains / Vents	-
191	Stormwater Drains / Outfalls	C6
193/194	Surface water / Channel	-
	S W Sumps/Subsoil drains/Sump	-
197	Common Drains	-

490-498	Pools: fences, backflow, discharge	C74
---------	------------------------------------	-----

	Highlight sheet - Altn Sol, section 35(1a), Unusual items	-
199	Partial Processing	-

✓ = OK A = Documents Amended
Q = Queried - = Not Applicable

Refer to Amendments Sheet for those items that should be amended on plans.

ESTIMATE OF CONSTRUCTION INSPECTIONS:

PROJECT NO: 3250

CONSENT FORM 7

DESCRIPTION OF CONSENT: Bedroom on garage & shares in laundry

SITE ADDRESS: 15a Clyde St.

MANDATORY NOTICE INSPECTIONS	No	Notes
M1 Excavation/Foundation/Reinforcing	1	
M1A Sub-Floor Drainage		
M2 Slab on Grade/DPC		
M3 Frame Construction Sub-Floor	1	
M4A Pre-lining/ <u>including Plumbing</u>	1	
M4B Plumbing		
M5 Fire Resistant Linings		
M6 Drains	-	
M7 Pre-Stopping/Bracing		
M8 Final	1	

SUPPLEMENTARY INSPECTIONS

S1 Concrete Construction		
S2 Blockwork Construction		
S3 Steel Construction		
S4 Timber Construction		
S5 Solid Plaster		Condition 51
S6 Brick Shelf Angle		Condition 52
S7 Fire Safety Systems		

AUDIT INSPECTIONS

A1 Concrete Construction		
A2 Blockwork Construction		
A3 Steel Construction		
A4 Timber Construction		
A5		
A6		
A7		

SUB TOTALS

4

RECTIFICATION INSPECTIONS

R1		
R2		
R3		
R4		
COMPLETED BY SBI'S	TOTALS	

NOTES FOR FIELD INSPECTION TEAM:

SECTION 6

☐ Builder's Name: ERIC ROBERTS LTD Phone: 025346388
Address: 29 HAWTHORNE ST Fax: 3529745

☐ Building Certifier's Name: R. D. SULLIVAN Phone: 3653644
Address: ARMAGH ST Fax: _____

☐ Plumber's Name: ? Phone: _____
Address: _____ Fax: _____

☐ Drainlayer's Name: ? Phone: _____
Address: _____ Fax: _____

☐ Engineer's Name: R. D. SULLIVAN Phone: _____
Address: ARMAGH ST Fax: _____

☐ Designer's Name: GERARD AUSTIN Phone: _____
Address: Box 21185 BODENWARE Fax: _____

SECTION 7

Have you fully completed:

	YES / NO / NA	YES / NO / NA	YES / NO / NA
Section 1	☒	Section 4	☒
Section 2	☒	Section 5	☒
Section 3	☒	Section 5A	☒

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- Building Consent Fees**
The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION**

Print Name: ERIC ROBERTS Date: 16/4/99

Signature: [Signature]

SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.

Civic Offices 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372-2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539
---	--	--	--

Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.

Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Papanui Service Centre Cnr Langtons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224
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All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

CHRISTCHURCH CITY COUNCIL
APPLICATION FOR BUILDING CONSENT

FORM: BA3
PROJECT NO: 99003250

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued by the Council for this project? ☐ Yes ☒ No
If YES, add the Project Information Memorandum number to the box above marked PROJECT NO. SSC

APPLICATION DETAILS	PROJECT
OWNER (as defined by the Building Act 1991) Name: <u>M. E. DORMER</u> Mailing Address: <u>NO 15A CLYDE RD</u> Street Address: <u>AS ABOVE</u> Phone: <u>3487923</u> Fax: <u>/</u>	LOCATION Street Address: <u>15A CLYDE RD</u> <u>Ch Ch</u> Lot: <u>2</u> DP: <u>41440</u> Other: _____
APPLICANT (Must be authorised by the owner to make this application) Name: <u>ERIC ROBERTS LTD</u> Company: <u>" " "</u> Mailing Address: <u>29 HAWTHORNE ST</u> Street Address: <u>AS ABOVE</u> Phone: <u>025346388</u> Fax: <u>033529745</u>	DESCRIPTION OF WORK: <u>BUILD A BEDROOM ABOVE GARAGE & INSTALL A SHOWER TO THE EXISTING LAUNDRY</u> INTENDED USE: _____
Estimated Value of proposed work (inclusive of GST) <u>\$ 25,000</u>	Will the building undergo a change of use? ☐ Yes ☒ No
Building Consent to be uplifted from: ☒ <u>FENDALTON</u> Service Centre ☐ If prepaid post to Owner / Applicant (delete one)	Intended Life if less than 50 years: _____ years Being stage <u>1</u> of an intended <u>1</u> stages
Water Supply Is a new supply required? ☐ Yes ☒ No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council? ☐ Yes ☒ No Distance from LH/RH boundary (looking from street) _____ metres Nominate street if a corner site: _____	FLOOR AREA Ground Floor: Existing _____ m ² Add _____ m ² Other Floor: Existing _____ m ² Add _____ m ² Accessory Building Area: Existing _____ m ² Add _____ m ²
Road Opening / Footpath Opening Is an opening required? ☐ Yes ☒ No Type of service: Sewer / Stormwater (DELETE AS NECESSARY)	Vehicle Crossing (in connection with this Building Consent) Is a vehicle crossing required? ☐ Yes ☒ No New / Extension / Residential / Commercial (DELETE AS NECESSARY)
FOR COUNCIL USE ONLY	
Invalid Owner Recorded: ☐ Date Received: _____ Prepaid Fee: \$ _____ Receipt No: _____ Receiving Officer's Name: <u>FRED BUSTIN</u>	DRAINAGE INFORMATION Not Required ☐ Block Plan Only ☒ Full PIM ☐ Date Requested <u>16/4/99</u> Hazard ☐ Yes ☐ No

Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)	☒		
• Certificate of Title: Recent search copy of (less than 6 months old)	☒		
• Plans & specification of an acceptable standard	☒		
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	☒		
• Recession planes (including to internal boundaries) indicated	☒		
• Site levels relating to top of roadside kerb, and finished floor level indicated	☒		
• Hill sites: indicate contours, drive gradients and building heights			☒
• Site boundaries nominated			
• Shared access ways/other areas		☒	
• Foulwater drains		☒	
• Stormwater drains		☒	
• Stormwater discharge for hardstanding areas detailed to an approved outfall		☒	
• Water Service Details		☒	
• Vehicle crossing position indicated on site plan		☒	
• Vehicle access manoeuvre and parking area indicated			☒
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			☒
• Site area per unit indicated			☒
• Site coverage: % details			☒
• Living and service courts indicated			☒
• Landscaped area indicated and planting plan produced			☒
• Demolition Details			☒
• Swimming pool: design, fence and discharge			☒
• Backflow prevention			☒
• Waterway setbacks indicated			☒
• Notable and protected site trees indicated			☒
• Heritage site or building affected?			☒
• Resource Consent Application		☒	☒
• Development Application		☒	
• Subdivision details		☒	

SECTION 3	Yes	No	N/A
• Structural drawings	☒		
• Foundation design and report on ground conditions			
• Blockwork: design including foundations			
• Retaining walls: design heights, position, sub soil drainage and safety barriers			
• Fire partitions: dividing walls, common walls			
• Window positions & opening windows indicated	☒		
• Safety glass provisions specified			
• Thermal insulation and R value indicated	☒		
• Sound insulation indicated			
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	☒		
• Solid fuel heater: make, model and location			
• Accurate layout & details of plumbing systems			
• Alternative Solutions details			
• Access and facilities for people with disabilities			
• Access Route Details			
• Dangerous goods: storage and sign details			
• Gas bottle: storage location and capacity if over 10kg			
• Soakpit, septic tank and pumping station design details.			
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved			
• Specifications in duplicate			
• Pegging certificate for two or more units on site			
• Bracing calculations and layout			
• Roof truss design statement and layout			
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229			
• BA20 form (Producer Statement information)			
• Fire Safety Summary or Fire Design Statement			
• Compliance Schedule details			

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

- Is the project to be erected in stages? ☐ Yes ☒ No

If yes briefly describe your proposed programme: _____

- Estimated start date: MAY (please note building work must be started within 6 months of Consent issue date)
- Estimated finish date: JUNE
- Is a registered engineer involved? ☒ Yes ☐ No
- Is a Producer Statement to be offered? ☒ Yes ☐ No
- For design ☒ Yes ☐ No Producer Statement: Design ☒ Yes ☐ No
- For Inspection ☒ Yes ☐ No Producer Statement: Inspection ☒ Yes ☐ No
- Is a registered master builder involved in the project? ☐ Yes ☒ No

Name (optional) _____

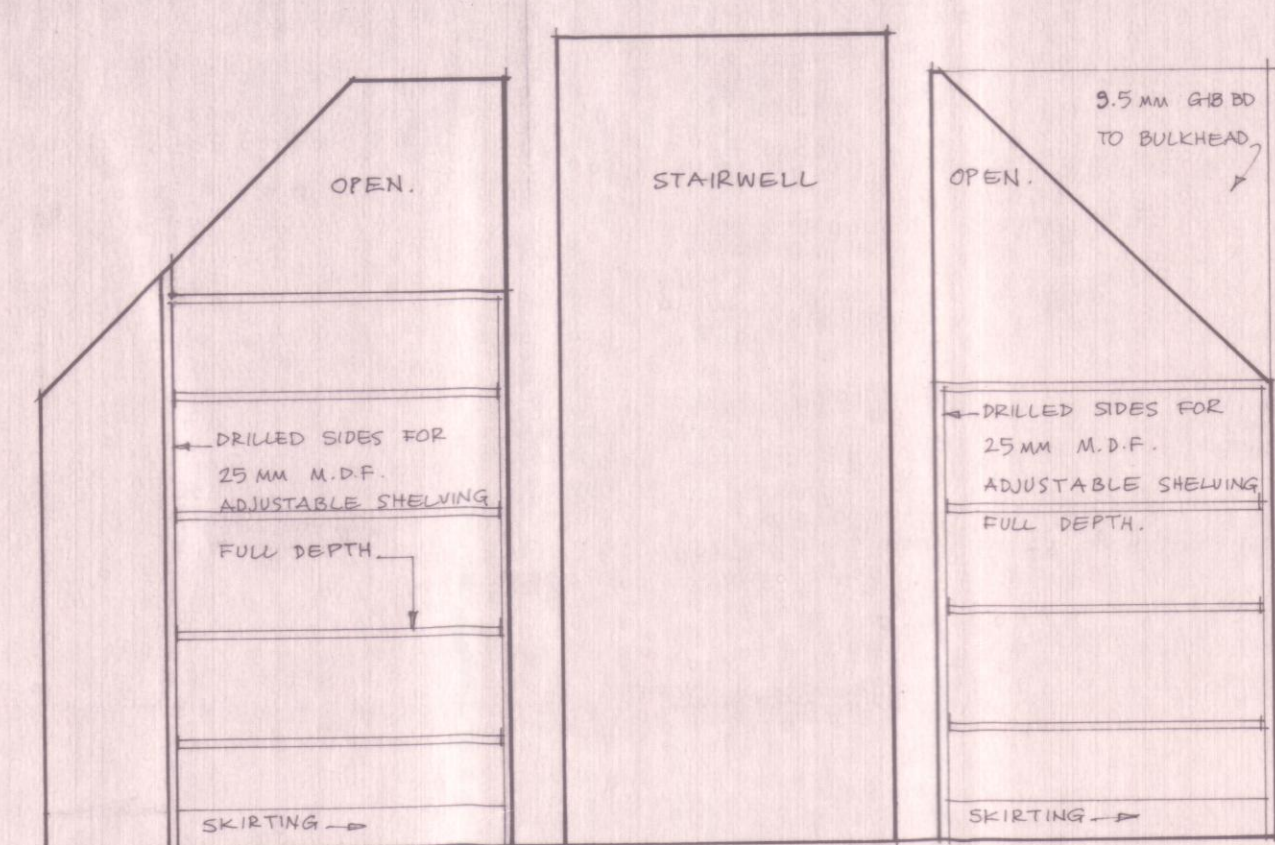
COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

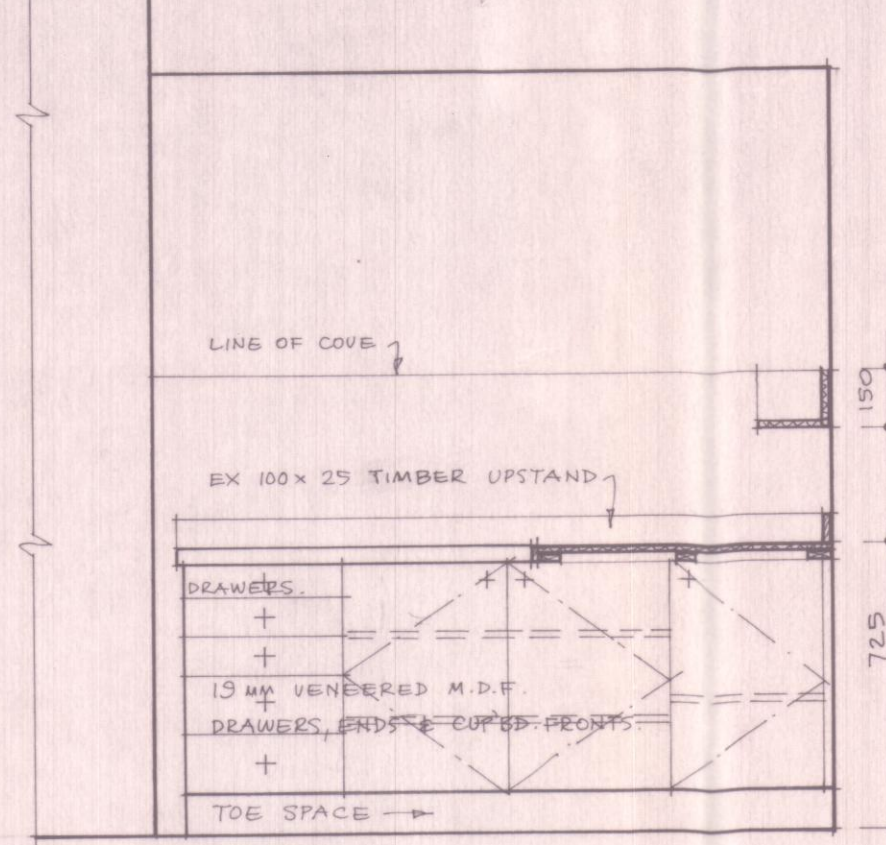
- | | EXTG | NEW |
|---|--------------------------|--------------------------|
| (a) Automatic sprinkler systems or other systems of automatic fire protection | ☐ | ☐ |
| (b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire | ☐ | ☐ |
| (c) Emergency warning systems for fire or other dangers | ☐ | ☐ |
| (d) Emergency lighting systems | ☐ | ☐ |
| (e) Escape route pressurisation systems | ☐ | ☐ |
| (f) Riser mains for fire service use | ☐ | ☐ |
| (g) Any automatic backflow preventer connected to a potable water supply | ☐ | ☐ |
| (h) Lifts, escalators, or travelators or other similar systems | ☐ | ☐ |
| (i) Mechanical ventilation or air conditioning system serving all or a major part of the building | ☐ | ☐ |
| (j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code | ☐ | ☐ |
| (k) Building maintenance units for providing access to the exterior and interior walls of buildings | ☐ | ☐ |
| (l) Such signs as are required by the building code in respect of the above mentioned systems | ☐ | ☐ |
| NONE OF THE ABOVE | ☐ | ☐ |

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

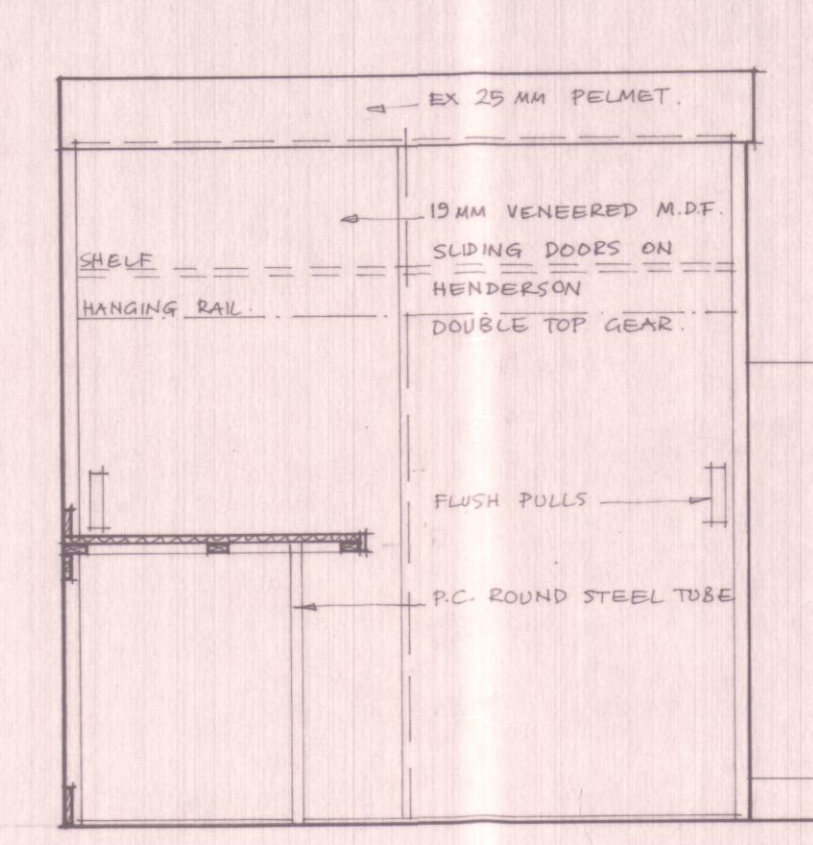
- | | EXTG | NEW |
|--|--------------------------|--------------------------|
| (m) Means of escape from fire | ☐ | ☐ |
| (n) Safety barriers | ☐ | ☐ |
| (o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975 | ☐ | ☐ |
| (p) Handheld hoses for fire fighting | ☐ | ☐ |
| (q) Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975 | ☐ | ☐ |



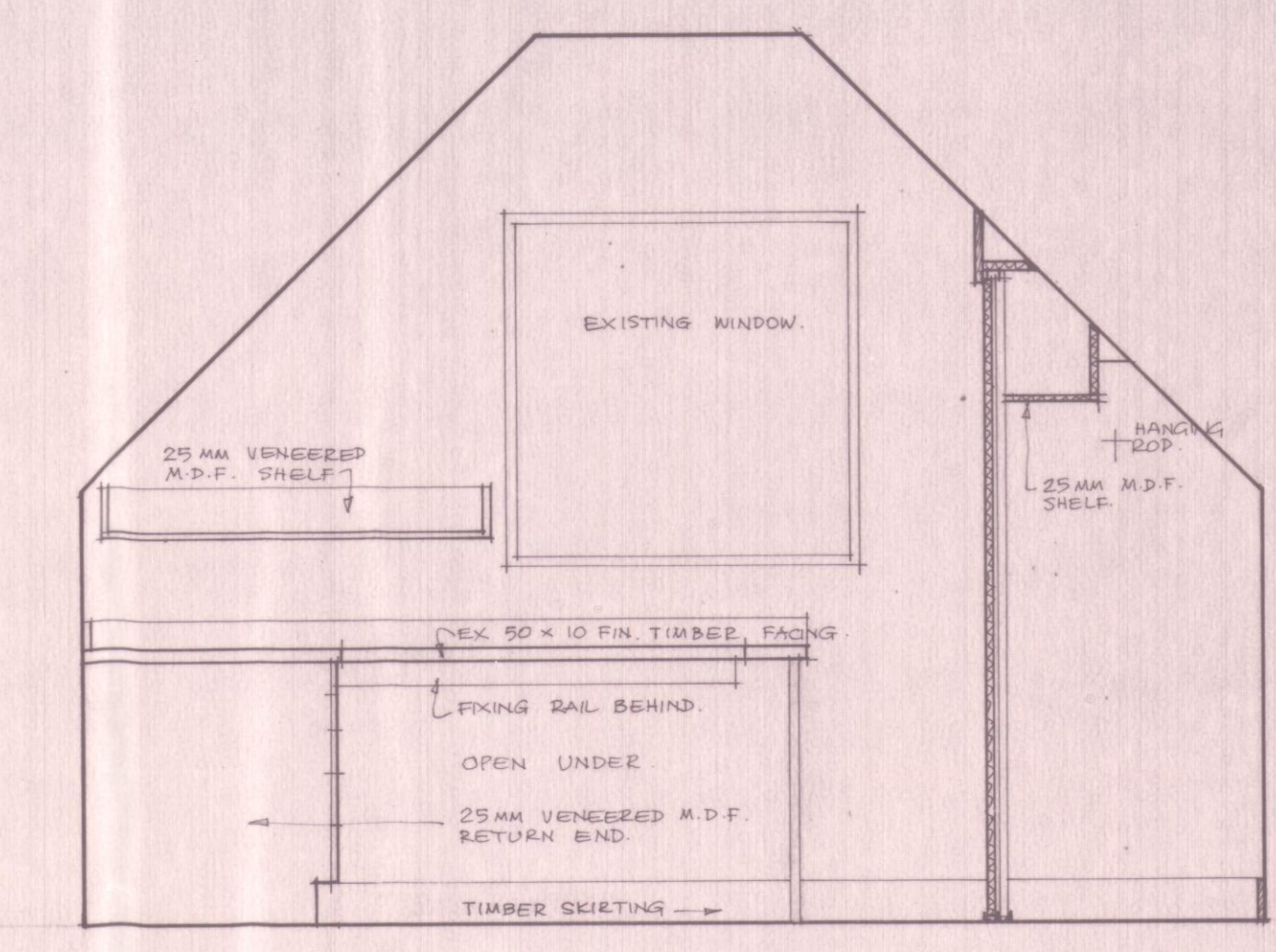
ELEVATION 4 BEDROOM (DOORS REMOVED)



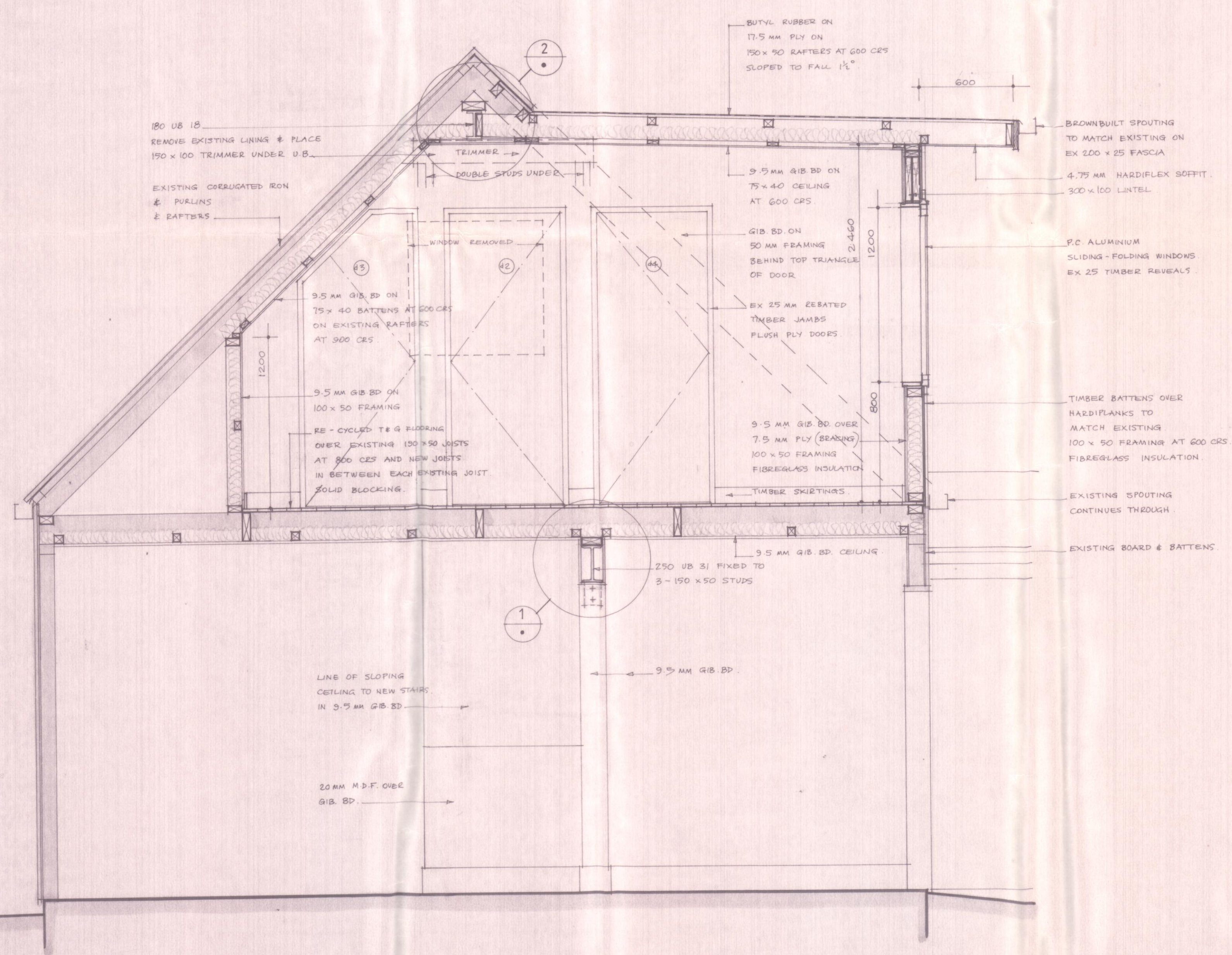
ELEVATION 5



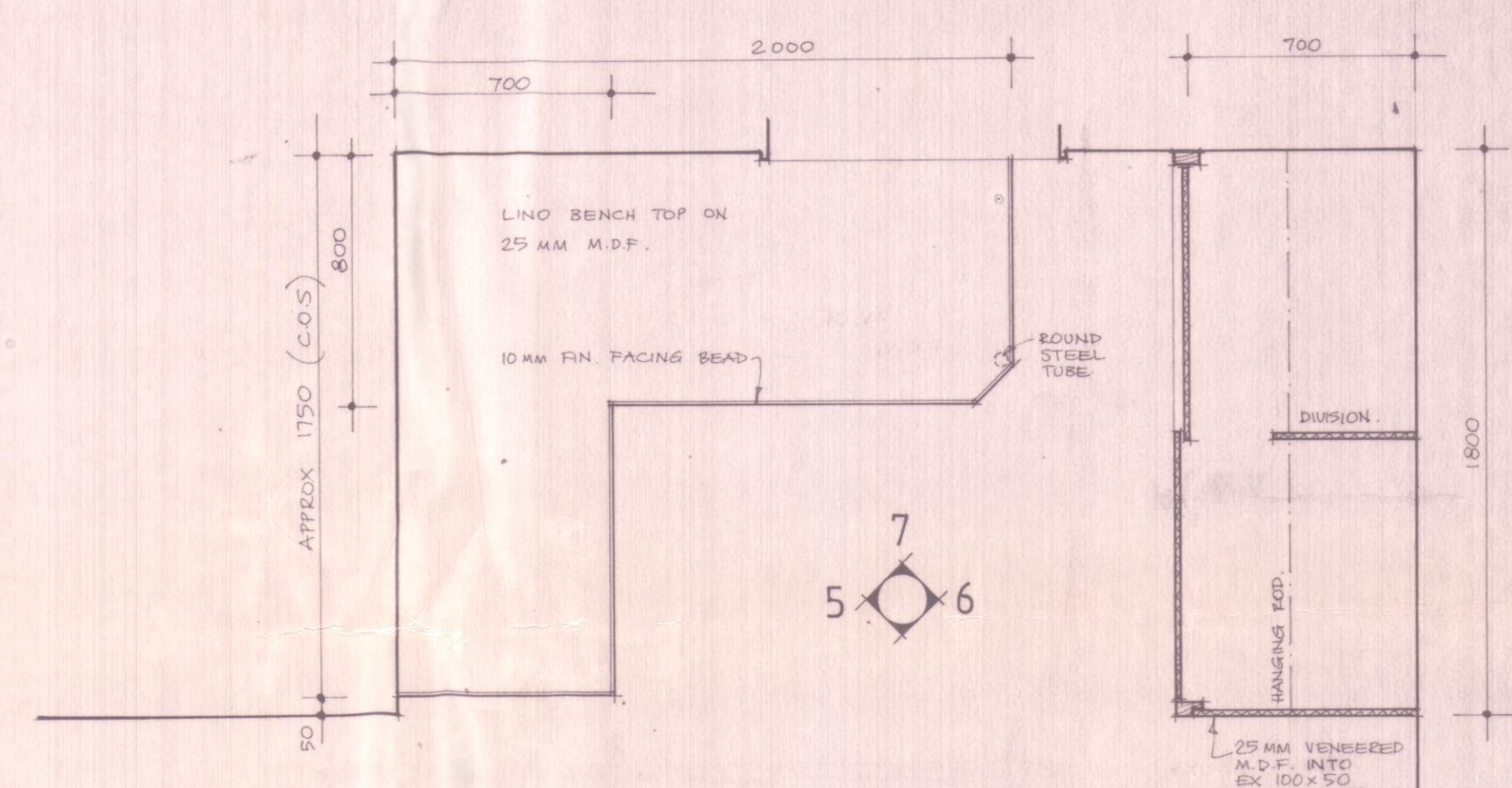
ELEVATION 6



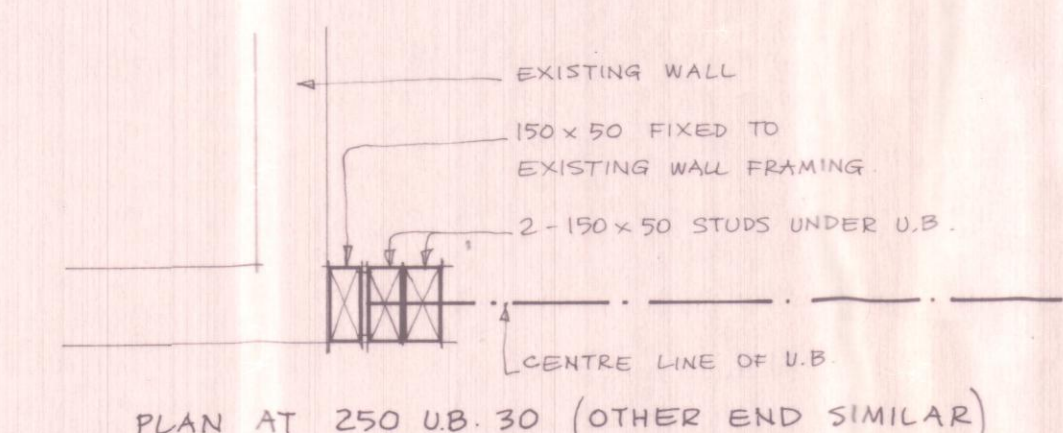
ELEVATION 7



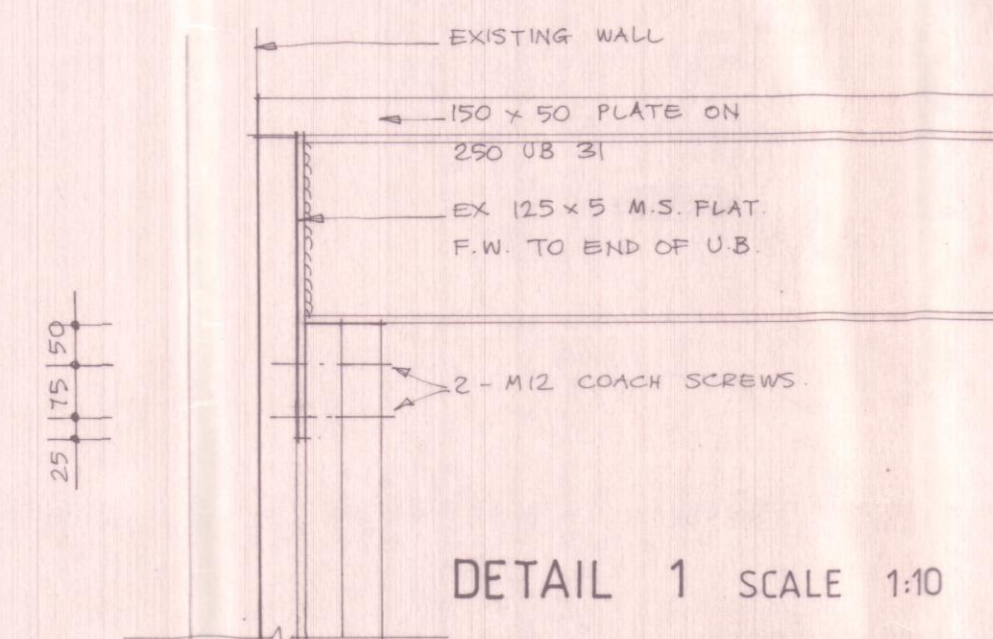
SECTION D - GARAGE & BEDROOM



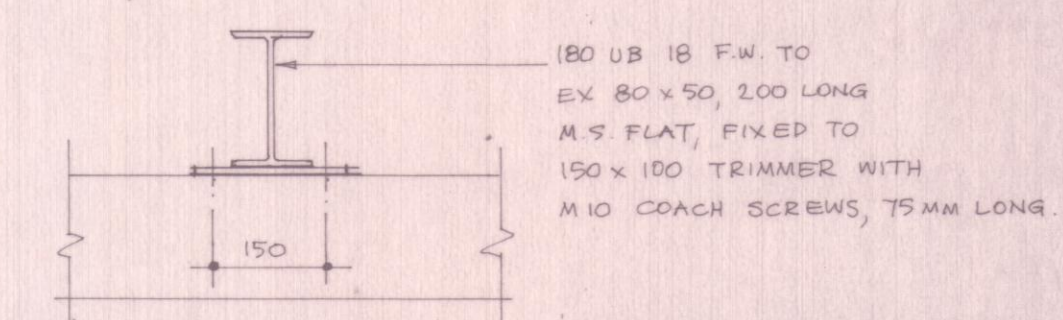
PLAN - DESK & WARDROBE TO BEDROOM



PLAN AT 250 UB 30 (OTHER END SIMILAR)



DETAIL 1 SCALE 1:10



DETAIL 2 SCALE 1:10

CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
 31 MAY 1999
 All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

FILE COPY

ALL DIMENSIONS MUST BE VERIFIED
 BEFORE COMMENCING WORK
 IF IN DOUBT - ASK.

AUSTIN ARCHITECTS LIMITED
 REGISTERED ARCHITECTS
 293 DURHAM STREET
 CHRISTCHURCH Ph: 366-0701

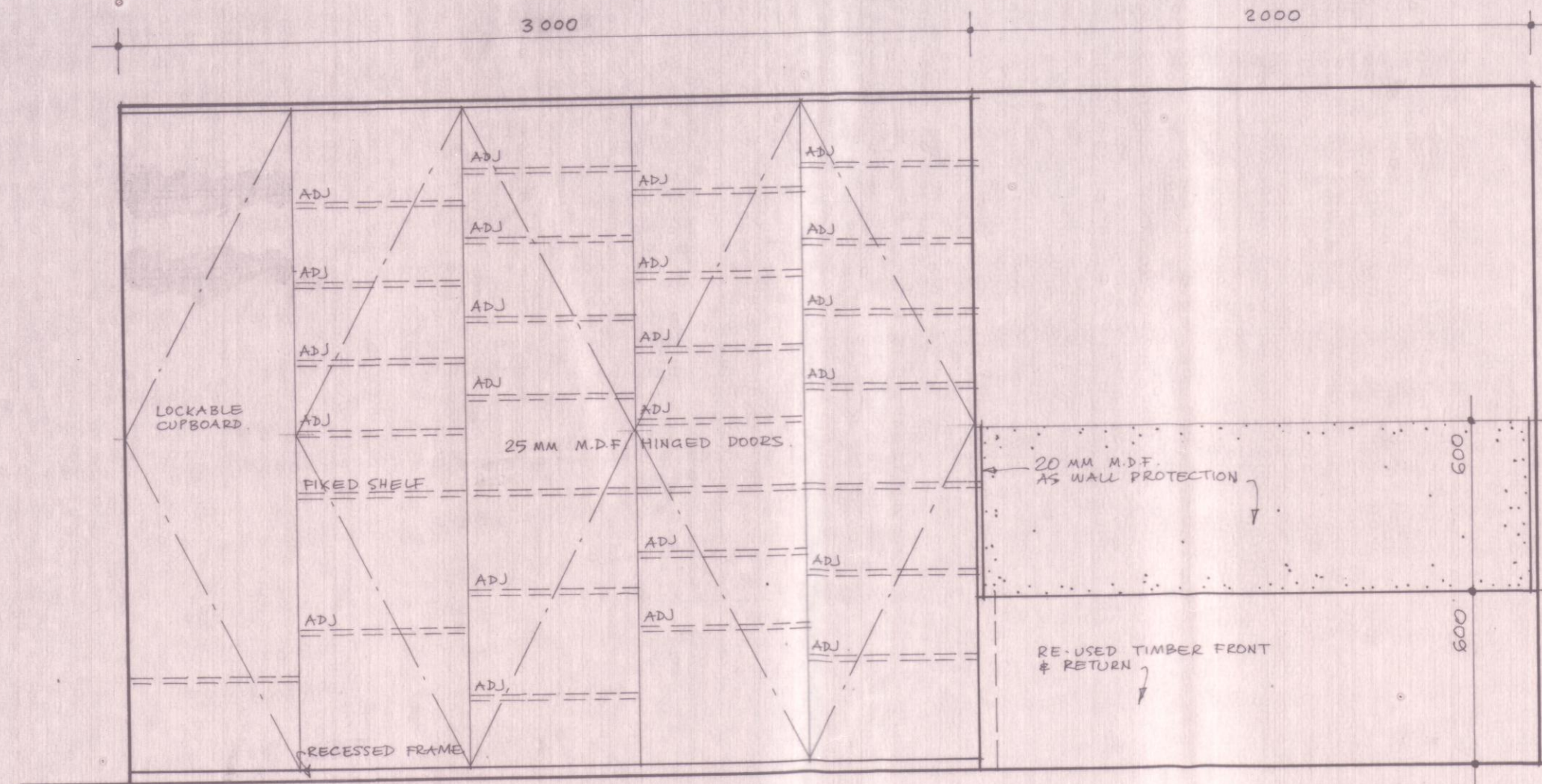
ADDITIONAL BEDROOM IN GARAGE ROOF SPACE • 15a CLYDE ROAD FOR MR AND MRS DORMER

R D SULLIVAN
 CONSULTING ENGINEER
 P.O. BOX 21-185, EDGEWARE
 CHRISTCHURCH. PH: 365-3644

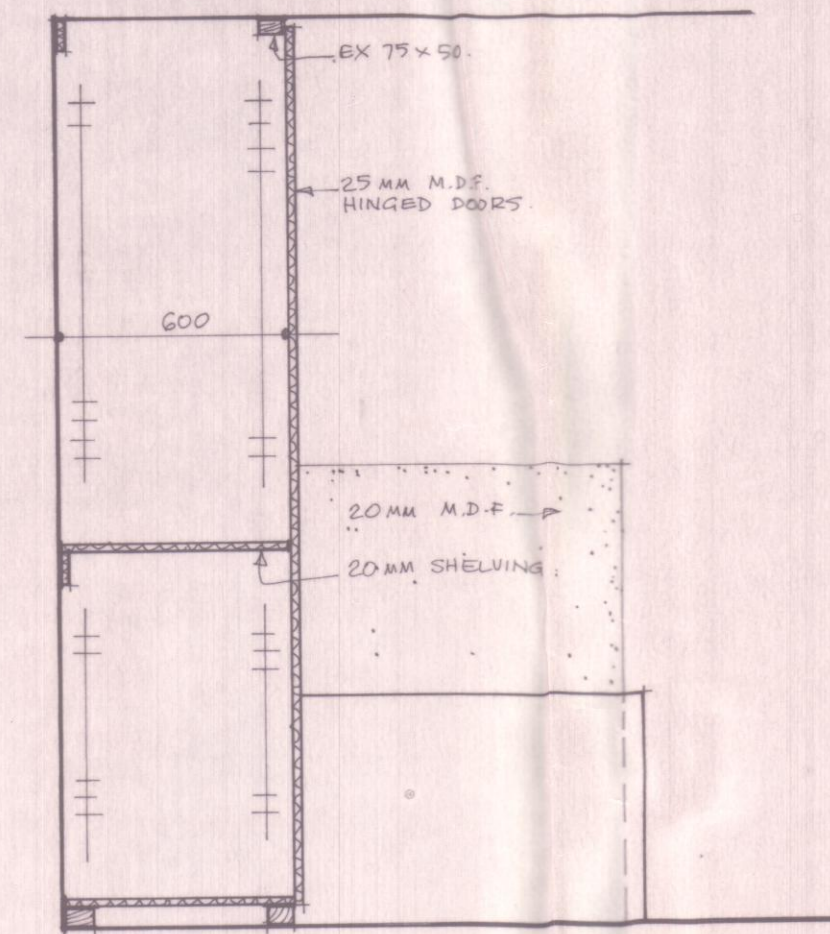
INTERNAL ELEVATIONS
 CROSS SECTION

SCALE
 1:20

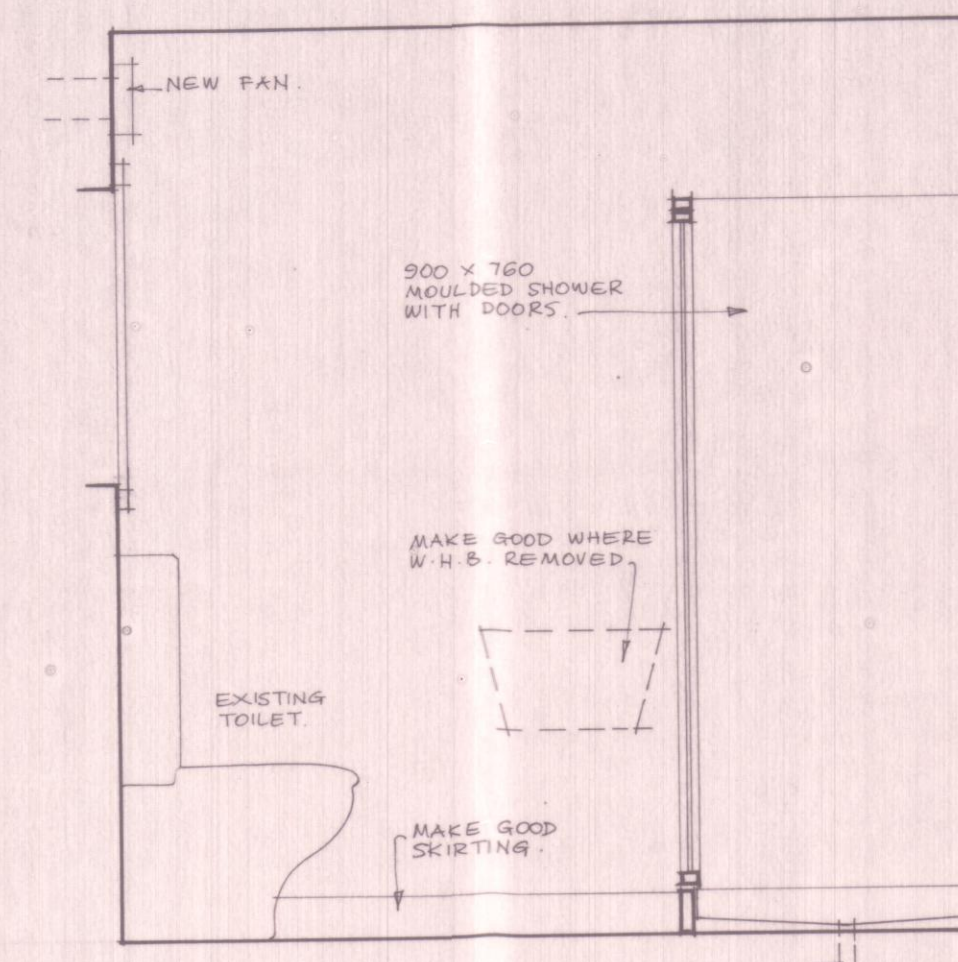
FILE NO	SHEET NO	SET NO
1685/4	A3	
15.10.98	OF THREE	



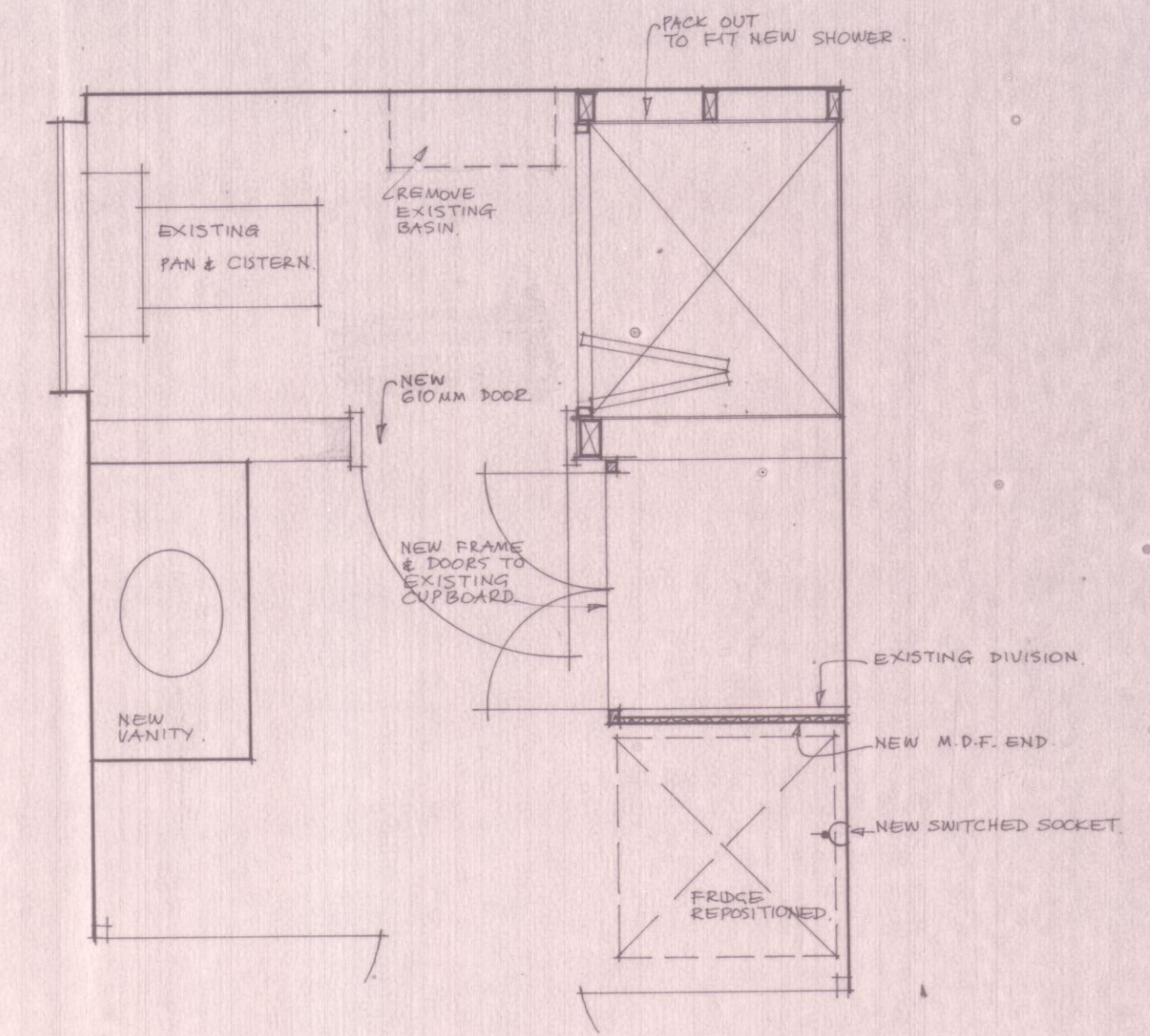
ELEVATION 1 - GARAGE CUPBOARD



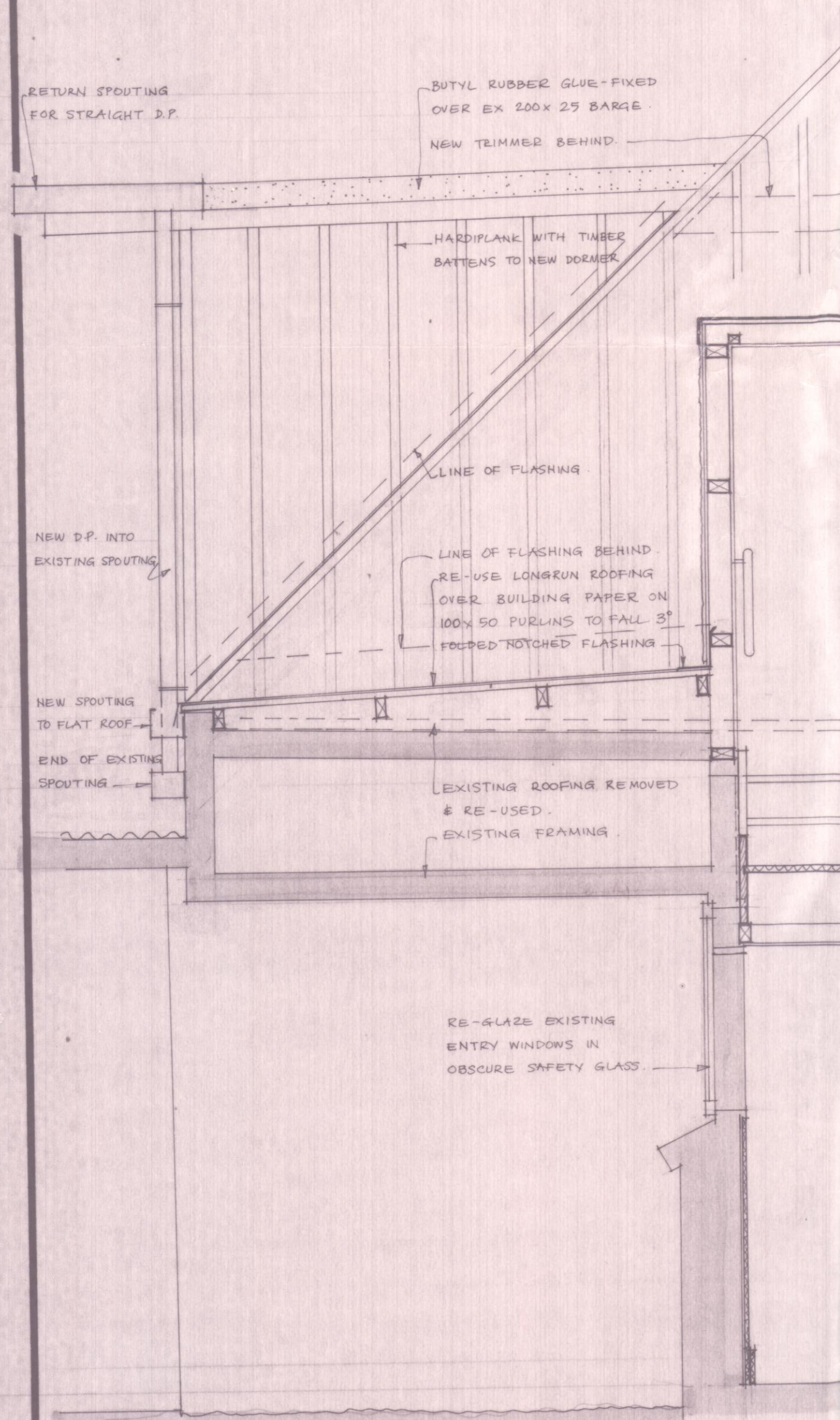
ELEVATION 2 - GARAGE CPD.



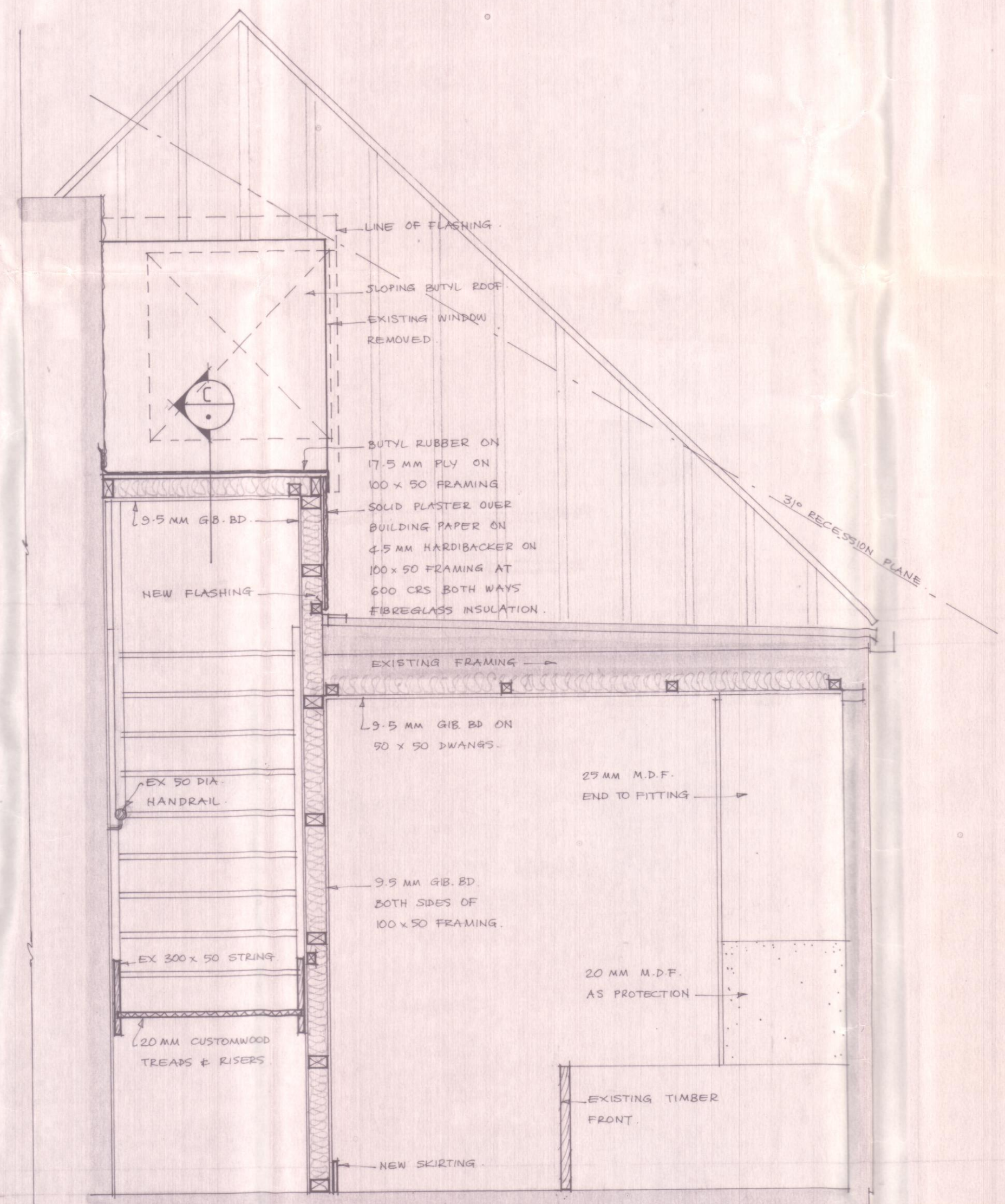
ELEVATION 3 - TOILET / SHOWER



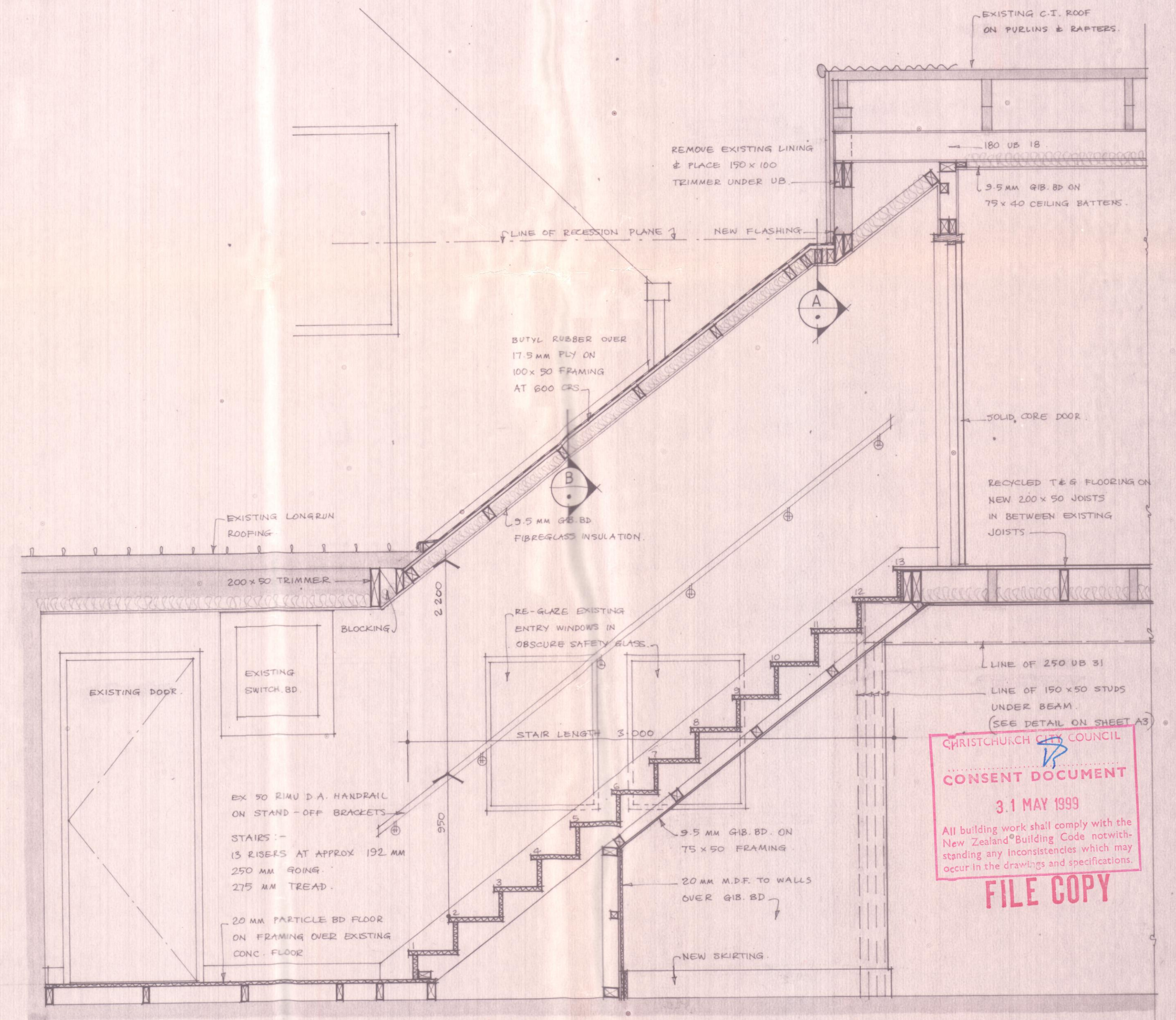
PLAN - TOILET / SHOWER & LAUNDRY



SECTION A - ENTRY ROOF & STAIRS



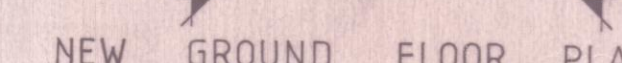
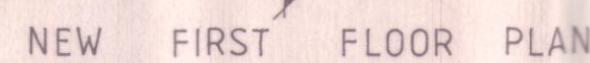
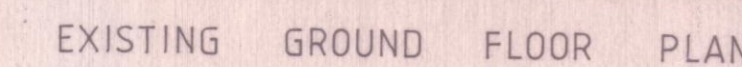
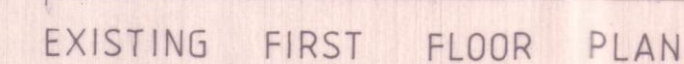
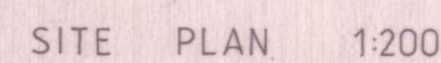
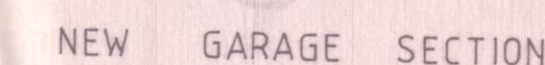
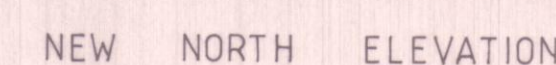
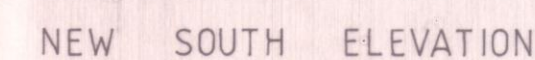
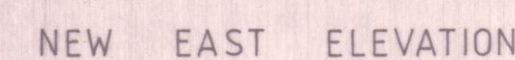
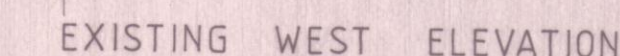
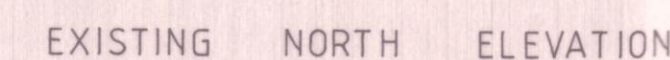
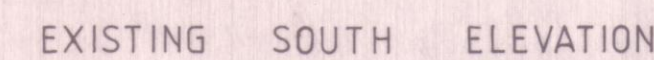
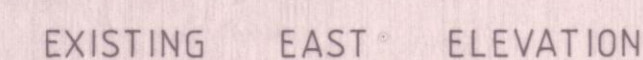
SECTION B - STAIRS



SECTION C - STAIRS

CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
 3.1 MAY 1999
 All building work shall comply with the
 New Zealand Building Code notwith-
 standing any inconsistencies which may
 occur in the drawings and specifications.
FILE COPY

ALL DIMENSIONS MUST BE VERIFIED
 BEFORE COMMENCING WORK
 IF IN DOUBT - ASK.



FILE COPY

ALL DIMENSIONS MUST BE VERIFIED
BEFORE COMMENCING WORK
IF IN DOUBT - ASK.



CHRISTCHURCH CITY COUNCIL

1 May 1999

ERIC ROBERTS LTD
29 HAWTHORNE STREET
CHRISTCHURCH

Dear Sir/Madam

PROJECT INFORMATION MEMORANDUM
PROJECT NO. 99003250

Please find enclosed your Project Information Memorandum in respect of the proposed **FIRST FLOOR BEDROOM ABOVE EXIST. GARAGE at 15A CLYDE ROAD**

Your application for a Building Consent in respect of the above proposal will now be processed unless you advise the Council to cancel or suspend the application.

Please note also that the Project Information Memorandum may reveal matters affecting compliance with the Building Act 1991, or other authorisations required.

Yours faithfully

for
AREA DEVELOPMENT OFFICER/
SENIOR BUILDING INFORMATION OFFICER

DISTRIBUTION: PROPERTY FILE (1)

CONTACT

FILE

FENDALTON SERVICE CENTRE

CNR JEFFREYS ROAD AND CLYDE ROAD

P O BOX 29-183 CHRISTCHURCH

TELEPHONE (03) 351-7109

FAX (03) 372-2747

 CHRISTCHURCH THE GARDEN CITY <i>The city that shines</i>	CHRISTCHURCH CITY COUNCIL BUILDING ACT 1991 Project Information Memorandum	FORM BA2 PROJECT NO: 99003250
--	---	--

Site Address: 15a Clyde Road

Legal Desc: Lot No: 2

DP No: 41440

Applicant: Eric Roberts Ltd
29 Hawthorne Street
Papanui

Christchurch

Owner: M E Dormer

Proposal: 1st Floor Addition over Existing
Garage

The following matters have been identified in respect of the above Building Project.

PLANNING

(Garry Smith)

- The project does not comply with the *Transitional District Plan and Proposed City Plan* on the following matters:

The minimum setback from ~~internal~~ boundaries shall be 1.8metres.

Amended plans showing compliance with both Plans must be provided or an application for a Resource Consent must be made.

*Redchecked. Accepted g.k.
RK Carr
28/5/99*

DRAINAGE

- Drainage plan provided.

Total Project Information Memorandum fees \$ 100.00

Paid \$ nil

Receipt No.:

Balance to pay \$ 100.00 *Fee is payable upon uplifting building consent*

Signed for and on behalf of the Council: _____ Date: 1-May-99

NAME: Cindy Hawthorne

POSITION: SENIOR TECHNICAL CLERK

This project may proceed subject to the issue of a Building Consent and any other necessary authorisations being obtained.

NB: This Project Information Memorandum will lapse and be of no effect if a Building Consent has not been issued within 24 calendar months from the above date of issue.

FILE COPY

EFFECT OF THE SUBMISSIONS TO THE PROPOSED CITY PLAN ON THE STATUS OF A PROJECT INFORMATION MEMORANDUM AND A BUILDING CONSENT

It is anticipated that decisions on the hearing of submissions to the Council's Proposed Plan will **be issued on 8 May 1999.**

Any amendments to the Proposed Plan will apply to all building development work from that time unless particular provisions are changed by the Environment Court.

You should be aware that the issue of a Project Information Memorandum does not give protection against any changes to the Proposed Plan. It is possible that as a consequence of the notification of changes to the Plan that some aspects of your building proposal will no longer comply.

Before the Council formally adopts any changes to the Proposed Plan you should ensure that the Building Consent has been paid for and uplifted to avoid the effect of any potential rule change. (Note that a Building Consent requires work to be started within 6 months of issue).

Alternatively a Certificate of Compliance may be obtained from the Council if the activity is permitted and complies fully with the rules of the current Transitional and Proposed Plans. This certificate is valid for 2 years and exempts a building proposal from changes to the City Plan for that period. **The same exemption applies if a Resource Consent has recently been issued for this project.**

FILE COPY

RESIDENTIAL/LIVING

PIM APPLICATION CHECK SHEET

Project Number: 99003250Location: 15A CLYDE RDProposal: ADD BEDROOM OVER EXISTING GARAGE

Checked	Comment	Officer	Date	Time
☐ Building	☐ Yes ☐ No	<i>M. Brind</i>	<i>1/5/99</i>	
☐ Planning	☐ Yes ☐ No			
☐ Traffic	☐ Yes ☐ No			
☐ Envir. Health	☐ Yes ☐ No			
Transitional District Plan			Proposed City Plan	
Zoning	<i>RES 9</i>	Zoning	<i>L1</i>	
Designations		Designations		
Road widening	<i>-</i>	Footprint/Sam	<i>-</i>	
Protected Item	<i>-</i>	Protected Item	<i>-</i>	
Airport Noise	<i>-</i>	Airport Noise	<i>-</i>	
Site area	<i>-</i>	Site area	<i>-</i>	
Shape factor		Net site area		
Res. Site Density/Plot Ratio		Res. Site Density/Plot Ratio		
Site coverage	☒	Site coverage	☒	
Height	☒	Height	☒	
Recession Planes	☒	Recession Planes	☒	
Street scene	☒	Street scene	☒	
Garage setback	☒	Garage setback	☒	
Internal boundary setback	☒	Internal boundary setback	☒	
Waterway setback	<i>-</i>	Waterway setback	<i>-</i>	
Separation distance/windows/balcony	☒	Window/balcony setback	☒	
Outdoor living/service area	☒	Outdoor living/service area	☒	
Landscaping	<i>-</i>	Landscaping	<i>-</i>	
Storage space	<i>-</i>	Storage space	<i>-</i>	
Accessory building length <i>6x15</i>	<i>-</i>	Accessory building length	<i>-</i>	
Accessory building area	<i>-</i>	Cont. building length	<i>-</i>	
Design and appearance	<i>-</i>	External appearance	<i>-</i>	
Other	<i>-</i>	Other	<i>-</i>	
Traffic				
Car parking/garageable spaces		Car parking/garageable space		
Visitor Park		Visitor Park		
Access/gradients		Access/gradients		
Manoeuvring		Manoeuvring		
Crossing separation		Crossing separation		
Crossing distance		Crossing distance		
Crossing width		Crossing width		
Other		Other		
Other			Activity	
Relocated buildings		Permitted		
Family Flat		Controlled		
Reserve Contrib/Dev Levy(Central)		Discretionary		
(Suburbs)		Non-complying		
Subdivision/Title issued				
Cross-lease Owners consent				
Resource Consents recorded				
Other				

HAZARDS None recorded ☒ Found – (See attached Hazard and Special Site Characteristics) ☐	PROJECT NO. 99003250.
Provide one liners etc. to support remarks on reverse side.	

2	(a) (i) (ii) THE MINIMUM <u>SETBACK</u> FROM INTERNAL BOUNDRIES SHALL BE 1.8 m
5	a

SECTION 6

☐ Builder's Name: ERIC ROBERTS LTD Phone: 025346388
Address: 29 HAWTHORNE ST Fax: 3529745

☐ Building Certifier's Name: R. D. Sullivan Phone: 3653644
Address: ARMAGH ST Fax: _____

☐ Plumber's Name: ? Phone: _____
Address: _____ Fax: _____

☐ Drainlayer's Name: ? Phone: _____
Address: _____ Fax: _____

☐ Engineer's Name: R. D. Sullivan Phone: _____
Address: ARMAGH ST Fax: _____

☐ Designer's Name: GERALD AUSTIN Phone: _____
Address: Box 21185 EDGEMARE Fax: _____

Have you fully completed:

	YES / NO / NA	YES / NO / NA	YES / NO / NA
Section 1	☒	Section 4	☒
Section 2	☒	Section 5	☒
Section 3	☒	Section 5A	☒

- IF THIS PROJECT CONSTITUTES A DEVELOPMENT PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991, THEN THIS APPLICATION IS ALSO DEEMED TO BE A NOTIFICATION BY THE OWNER OF A RESOURCE CONSENT APPLICATION FOR A DEVELOPMENT.
- Please note this application may not be processed further until any outstanding items have been submitted. Completion of this check sheet is not approval to start work.
- No work is to commence until the Building Consent is uplifted.
- Building Consent Fees**
The charges incurred by the Council in processing this application are payable whether or not the project proceeds. Note: Fees for some minor works (eg drainage only works, detached accessory buildings with a value of less than \$5,000) are required to be paid at the time of application.
- I DECLARE I HAVE BEEN AUTHORISED BY THE OWNER TO MAKE THIS APPLICATION**

Print Name: ERIC ROBERTS Date: 16/4/99

Signature: [Signature]

SIGNED BY or FOR AND ON BEHALF OF THE OWNER

Project Information Memorandums (PIMs) and Building Consents can be lodged and uplifted at the following centres, where there are Building Information Officers available to assist you.			
Civic Offices 163-173 Tuam Street PO Box 237 Telephone 379 1660 Fax 371 1792	Fendalton Service Centre Cnr Jeffreys & Clyde Roads PO Box 29 183 Telephone 351 7109 Fax 372 2747	Linwood Service Centre 180 Smith Street PO Box 24 214 Telephone 389 1477 Fax 372-2639	Sockburn Service Centre 149 Main South Road PO Box 11 011 Telephone 348 5119 Fax 372-2539

Project Information Memorandums (PIMs) and Building Consents can also be lodged and uplifted at these Service Centres.		
Beckenham Service Centre 66 Colombo Street PO Box 12-033 Telephone 332 3099 Fax 332-3443	Papanui Service Centre Cnr Langdons Road & Restell Street PO Box 5142 Telephone 352 8117 Fax 352 1308	Shirley Service Centre 36 Marshland Road PO Box 27 043 Telephone 385 3079 Fax 385 4224

All the relevant information on this form is required to be provided under the Building Act and Resource Management Act for the Environmental Services Unit to process your application. Under these Acts this information has to be made available to members of the public including business organisations. The information contained in this application may be made available to other units of the Council. You have the right to access the personal information held about you by the Council which can be readily retrieved. You can also request that the Council correct any personal information it holds about you.

	CHRISTCHURCH CITY COUNCIL	FORM: BA3
	APPLICATION FOR BUILDING CONSENT	PROJECT NO: <u>99003250</u>

PLEASE COMPLETE ALL SECTIONS OF THIS FORM (IF APPLICABLE TO YOUR APPLICATION)

Has a Project Information Memorandum been issued by the Council for this project? ☐ Yes ☒ No
If YES, add the Project Information Memorandum number to the box above marked PROJECT NO.

APPLICATION DETAILS	PROJECT
OWNER (as defined by the Building Act 1991) Name: <u>M. E. DORMER</u> Mailing Address: <u>NO 15A CUYDE RD</u> Street Address: <u>AS ABOVE</u> Phone: <u>3487923</u> Fax: <u>/</u>	LOCATION Street Address: <u>15A CUYDE RD</u> <u>Ch Ch</u> Lot: <u>2</u> DP: <u>41440</u> Other: _____
APPLICANT (Must be authorised by the owner to make this application) Name: <u>ERIC ROBERTS LTD</u> Company: <u>20 " " "</u> Mailing Address: <u>29 HAWTHORNE ST</u> Street Address: <u>AS ABOVE</u> Phone: <u>025346388</u> Fax: <u>033529745</u>	DESCRIPTION OF WORK: BUILD A <u>BEDROOM ABOVE GARAGE</u> <u>+ INSTALL A SHOWER TO</u> <u>THE EXISTING LAUNDRY</u>
Estimated Value of proposed work (inclusive of GST) <u>\$ 25,000</u>	INTENDED USE: _____ Will the building undergo a change of use? ☐ Yes ☒ No
Building Consent to be uplifted from: ☒ <u>FENDALTON</u> Service Centre ☐ If prepaid post to Owner / Applicant (delete one)	Intended Life if less than 50 years: _____ years Being stage <u>1</u> of an intended <u>1</u> stages
Water Supply Is a new supply required? ☐ Yes ☒ No Residential / Commercial (DELETE ONE) If commercial, has estimate been obtained from the Council? ☐ Yes ☒ No Distance from LH/RH boundary (looking from street) _____ metres Nominate street if a corner site: _____	FLOOR AREA Ground Floor: Existing _____ m ² Add _____ m ² Other Floor: Existing _____ m ² Add _____ m ² Accessory Building Area: Existing _____ m ² Add _____ m ²
Road Opening / Footpath Opening Is an opening required? ☐ Yes ☒ No Type of service: Sewer / Stormwater (DELETE AS NECESSARY)	Planning - Site Coverage Total area of all buildings over foundation at ground level. Existing _____ m ² Proposed _____ m ²
Vehicle Crossing (in connection with this Building Consent) Is a vehicle crossing required? ☐ Yes ☒ No New / Extension / Residential / Commercial (DELETE AS NECESSARY)	
FOR COUNCIL USE ONLY	
Invalid Owner Recorded: ☐ Date Received: _____ Prepaid Fee: \$ <u>100</u> Receipt No: _____ Receiving Officer's Name: <u>FRED BUSTIN</u>	DRAINAGE INFORMATION Not Required ☐ Block Plan Only ☒ Full PIM ☐ Date Requested <u>1/6/99</u> Hazard ☐ Yes ☐ No

SECTION 1

Have you provided the following information?

Please tick the appropriate box

SECTION 2	Yes	No	N/A
• Site Plan: Fully dimensioned, scaled, showing all buildings & easements (proposed/existing)	☒		
• Certificate of Title: Recent search copy of (less than 6 months old)	☒		
• Plans & specification of an acceptable standard	☒		
• Plans, elevations, cross sections of the proposal in triplicate (in duplicate if PIM issued)	☒		
• Recession planes (including to internal boundaries) indicated	☒		
• Site levels relating to top of roadside kerb, and finished floor level indicated	☒		
• Hill sites: indicate contours, drive gradients and building heights			☒
• Site boundaries nominated			
• Shared access ways/other areas		☒	
• Foulwater drains		☒	
• Stormwater drains		☒	
• Stormwater discharge for hardstanding areas detailed to an approved outfall		☒	
• Water Service Details		☒	
• Vehicle crossing position indicated on site plan		☒	
• Vehicle access manoeuvre and parking area indicated			☒
• Street trees, poles, sumps, manholes, traffic islands affecting vehicle access			☒
• Site area per unit indicated			☒
• Site coverage: % details			☒
• Living and service courts indicated			☒
• Landscaped area indicated and planting plan produced			☒
• Demolition Details			☒
• Swimming pool: design, fence and discharge			☒
• Backflow prevention			☒
• Waterway setbacks indicated			☒
• Notable and protected site trees indicated			☒
• Heritage site or building affected?			☒
• Resource Consent Application		☒	☒
• Development Application		☒	☒
• Subdivision details		☒	

SECTION 3	Yes	No	N/A
• Structural drawings	☒		
• Foundation design and report on ground conditions			
• Blockwork: design including foundations			
• Retaining walls: design heights, position, sub soil drainage and safety barriers			
• Fire partitions: dividing walls, common walls			
• Window positions & opening windows indicated	☒		
• Safety glass provisions specified			
• Thermal insulation and R value indicated	☒		
• Sound insulation indicated			
• Stairs/steps/landings/balconies: dimensions, handrail and barrier details	☒		
• Solid fuel heater: make, model and location			
• Accurate layout & details of plumbing systems			
• Alternative Solutions details			
• Access and facilities for people with disabilities			
• Access Route Details			
• Dangerous goods: storage and sign details			
• Gas bottle: storage location and capacity if over 10kg			
• Soakpit, septic tank and pumping station design details.			
• Earthworks: Identify proposed cut or fill where more than 10 m ³ of soil is being moved			
• Specifications in duplicate			
• Pegging certificate for two or more units on site			
• Bracing calculations and layout			
• Roof truss design statement and layout			
• Producer statement: Specific design details for work outside the scope of NZS 3604 & NZS 4229			
• BA20 form (Producer Statement information)			
• Fire Safety Summary or Fire Design Statement			
• Compliance Schedule details			

The information offered in this section is to assist the Council in the review process, including the assessment of the number of inspections. Statements offered by the applicant will be used as a guide rather than a commitment.

- Is the project to be erected in stages? ☐ Yes ☒ No

If yes briefly describe your proposed programme: _____

- Estimated start date: MAY (please note building work must be started within 6 months of Consent issue date)

- Estimated finish date: JUNE

- Is a registered engineer involved?

For design ☒ Yes ☐ No

For Inspection ☒ Yes ☐ No

- Is a Producer Statement to be offered?

Producer Statement: Design ☒ Yes ☐ No

Producer Statement: Inspection ☒ Yes ☐ No

- Is a registered master builder involved in the project? ☐ Yes ☒ No

Name (optional)

COMPLETE THIS SECTION FOR ALL NEW BUILDINGS AND ALTERATIONS, EXCEPT SINGLE RESIDENTIAL DWELLINGS

Please tick the relevant boxes to show which systems are included or to be included in the building project

	EXTG	NEW
(a) Automatic sprinkler systems or other systems of automatic fire protection	☐	☐
(b) Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	☐	☐
(c) Emergency warning systems for fire or other dangers	☐	☐
(d) Emergency lighting systems	☐	☐
(e) Escape route pressurisation systems	☐	☐
(f) Riser mains for fire service use	☐	☐
(g) Any automatic backflow preventer connected to a potable water supply	☐	☐
(h) Lifts, escalators, or travelators or other similar systems	☐	☐
(i) Mechanical ventilation or air conditioning system serving all or a major part of the building	☐	☐
(j) Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code	☐	☐
(k) Building maintenance units for providing access to the exterior and interior walls of buildings	☐	☐
(l) Such signs as are required by the building code in respect of the above mentioned systems	☐	☐
NONE OF THE ABOVE	☐	☐

COMPLETE THIS SECTION ONLY IF THE BUILDING CONTAINS OR WILL CONTAIN ANY OF THE SYSTEMS IN SECTION 5

	EXTG	NEW
(m) Means of escape from fire	☐	☐
(n) Safety barriers	☐	☐
(o) Means of access and facilities for use by persons with disabilities which meet the requirements of section 25 of the Disabled Persons Community Welfare Act 1975	☐	☐
(p) Handheld hoses for fire fighting	☐	☐
(q) Such signs as are required by the building code or section 25 of the Disabled Persons Community Welfare Act 1975	☐	☐

**CHRISTCHURCH CITY COUNCIL
FEE SUMMARY****PIM/BUILDING CONSENT**

PROJECT NO. 99003250
SITE ADDRESS 15A CLYDE ROAD
OWNER/APPLICANT ERIC ROBERTS LTD
DATE GRANTED 1 June 1999

This document summarises the unpaid fees as identified on the attached letter. You are requested to pay these fees before the Consent can be uplifted. Please present this document for payment to the Cashier at the FENDALTON SERVICE CENTRE.

RC023	\$150.00	Process/Grant Consent	05157/840
RC024	\$25.00	Building Research Levy	93090/851
RC025	\$236.00	Code Compliance Certificate	93085/801
RC027	\$100.00	Process/Grant Pim	05147/831
RC035	\$80.00	Accept/Issue Pim/Consent	05136/831
RC037	\$16.25	Building Industry Levy	93095/851

Total

\$607.25 (Including GST)

277/001



Automated Building Components (NZ) Limited

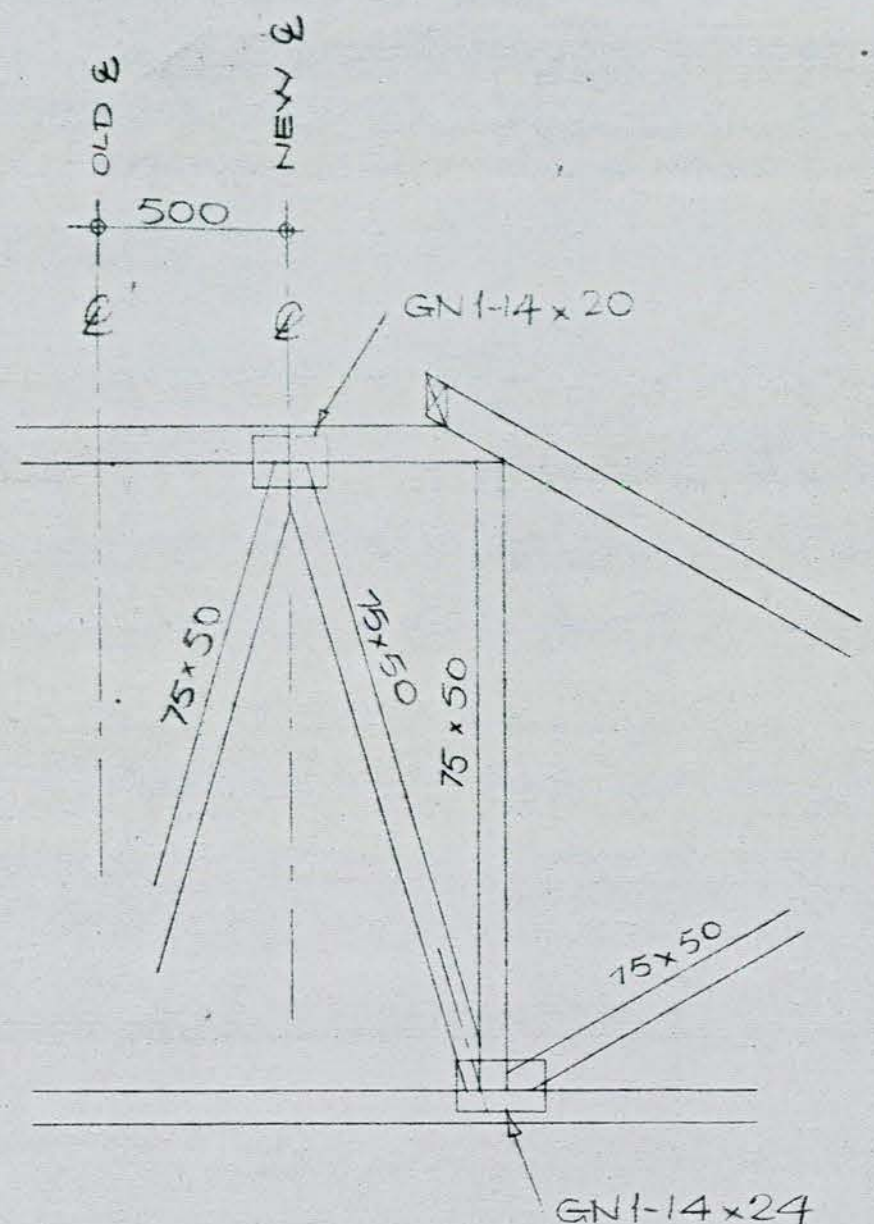
Design Certificate N^o 4880

I R. F. GALE being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practicing Certificate hereby certify that I have personally supervised the design of, and the computations for the structure shown on the accompanying plan(s) and specification(s) prepared in my office numbered 4880/1-5 for a (type of structure) RESIDENTIAL ROOF TRUSSES designed for PETER STEVENS LTD CHRISTCHURCH

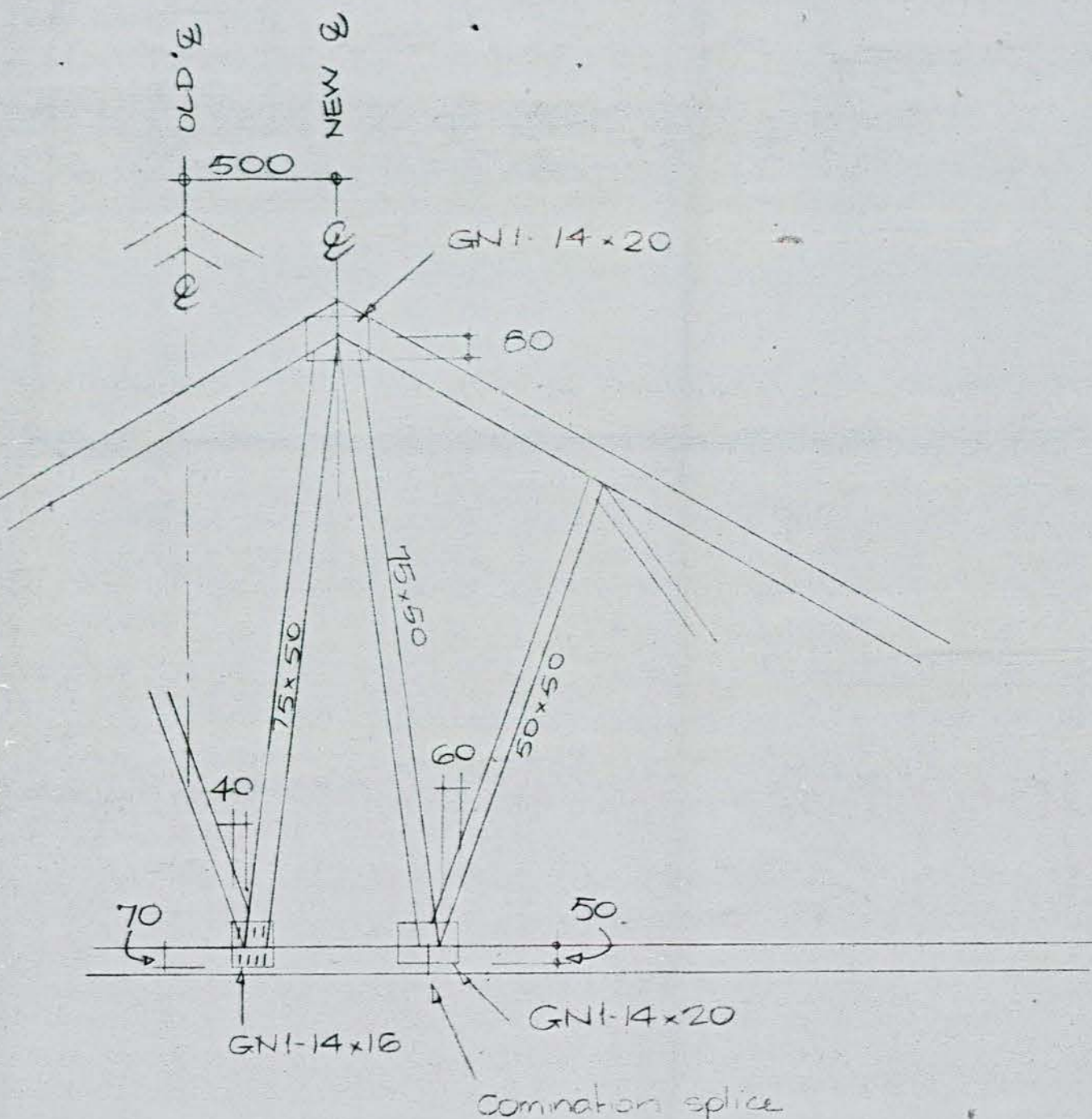
I certify that the structure has been designed in accordance with sound and widely accepted engineering principles. I also certify that the structure has been designed to meet relevant requirements of the Model Building By-Laws 1965 (being N.Z.S.S. 1900) using design methods published in the Gang-Nail Component System Manual. Further all working stresses for the various materials of construction and permissible combinations thereof do not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with these plans and specifications. Various aspects of the design are in accord with the following relevant authorities: TPI 74, USNDS, CAGS

Signature [Signature] Prof. Qualifications BA, M.N.Z.I.E. Date 2/9/76

For and on behalf of; **Automated Building Components (NZ) Limited, Auckland.**



TRUSS T2



TRUSS T1



GANG-NAIL® COMPONENT

Designed by

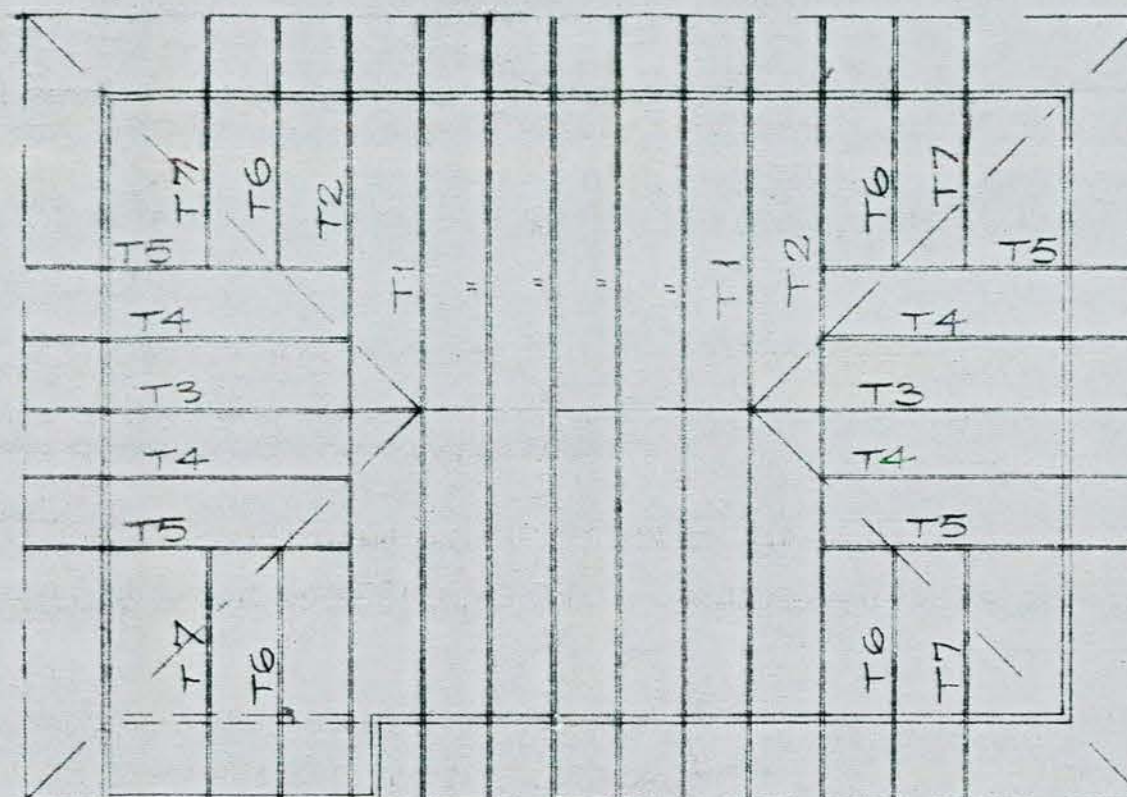
GANG-NAILS N.Z. LTD.

3 - 5 ZELANIAN DRIVE, EAST TAMAKI
P.O. BOX 58-014 AUCKLAND, PHONE POP. 47-109

L. DRAKE
MODIFICATIONS TO RES.
AT CHRISTCHURCH

TRUSSES T1 & T2

Client:	Job No.	Sht	Rev	Date
S 10	4880/6/2		A	21-9-76
Scale	1:20			
Dwn by:	KEP			



1000
7300 NTS

DATA (Fabricator to check)

Truss Nominal Span AS PLAN
Pitch 16° & 30' Rise
Top Chord 900
Lower Chord 900
Truss Centres 900
Overhang 1000
Cantilever NL
Roof Material DECORATIVE TILES
Sarking Purline 50x50 TIE BATTENS
Ceiling PINEY TILES
Stud Height 2400 Girts
Other Loads
Duty RESIDENTIAL
Location CHRISTCHURCH
Approx. Weight of Component

NOTE:

- Construct generally as shown in the Gang-Nail Users and Specifiers Manual.
- Locate the Gang-Nail plates centrally about the joints except where dimensions are shown or where the corner or edge of the Gang-Nail plate is required to be flush with the edge of the truss member, shown O. Press the Gang-Nail plates into both sides of each joint.
- Recommended camber Shown 4 in millimetres
- Maximum wind uplift at the truss supports
- Brace the lower chord at
- Proper erection bracing should be installed to hold the components true and plumb and in a safe condition until the permanent bracing is fixed. All permanent bracing, bridging and fastening should be installed before applying any loads.

TIMBER — Specially Selected

Machine Gauged.
Dry Radiata Pine or Douglas Fir.
M.C. 30% / ~~20%~~ / ~~15%~~ or less Treated.
N.Z.S.S. 1900 Standard Grade.
Basic Stress $f_b = 7.7 \text{ MPa}$.

DURATION OF LOAD FACTOR — 1st/2nd Class Structure

Live Load + Dead Load 1.25
Wind Load + Dead Load 1.50

MAX. COMBINED STRESS RATIO — Top/Lower Chord.

L.L. + D.L. / W.L. + D.L.
 $f_c/p_c + f_b/p_b / f_t/p_t + f_b/p_b$

= + =



GANG-NAIL® COMPONENT

Designed by
AUTOMATED BUILDING COMPONENTS (N.Z.) LTD.

3 - 5 ZELANIAN DRIVE, EAST TAMAKI
P.O. BOX 58-014 AUCKLAND. PHONE POP. 47-109

DESIGN LOADS (kg/m²)

Dead Load
Top Chord 26.0
Lower Chord 20.0
Live Load 30.0
Snow Load 3 metres (Fresh)
Basic Wind Load 80.0
(cpe 0.7 cpl 0.2)

DESIGN REFERENCES

Gang-Nail Users and Specifiers Manual.
N.Z.S.S. 1900 C.A. 65
T.P.I. 74
U.S.N.D.S.

LAYOUT FOR L. DRAKE RESIDENCE CHRISTCHURCH

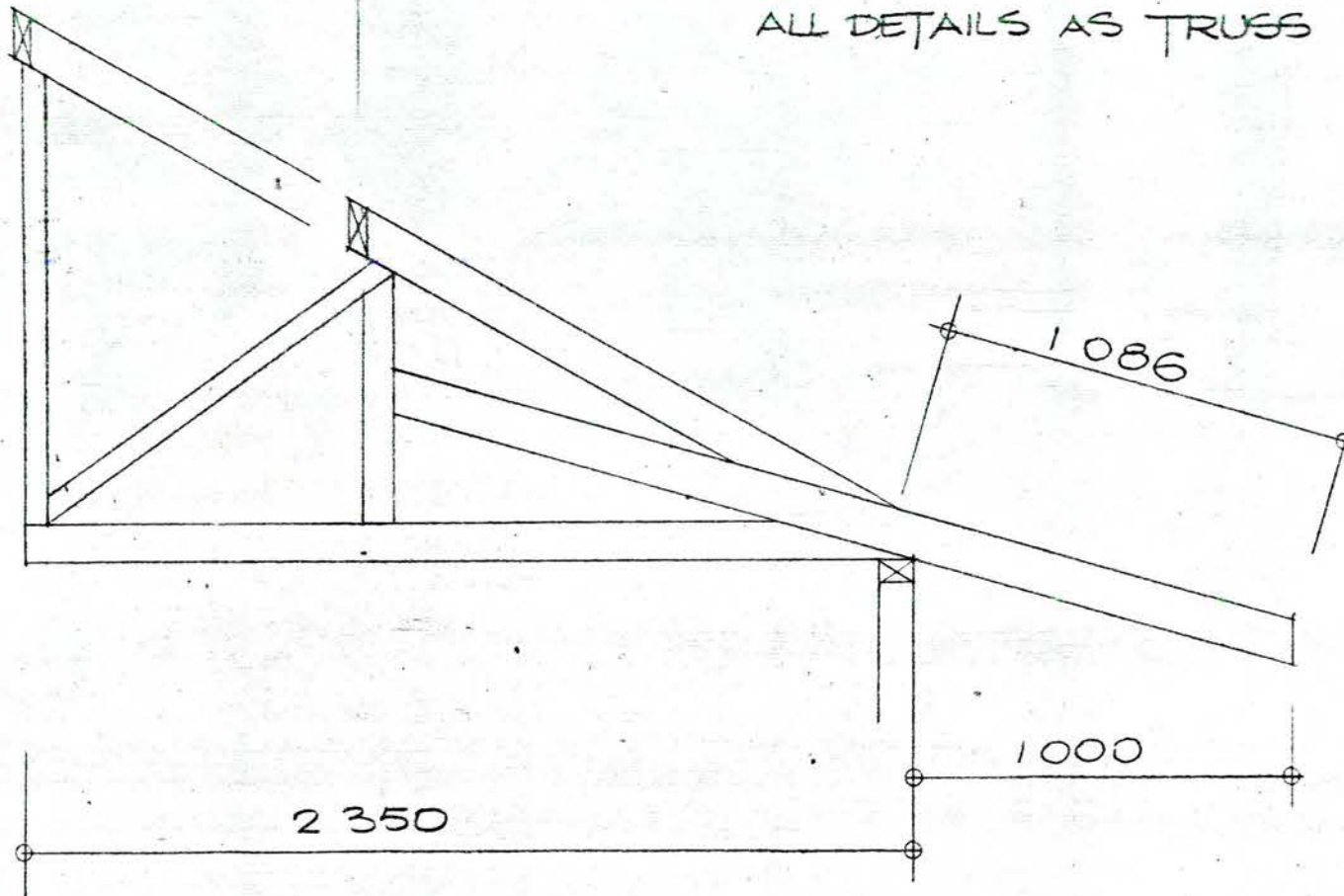
Client:	Dwg No.	Date	No. of Sheets
SIO	4880/1/2	2-9-76	6
Scale: 1:100			
Dwn by: KEP			

TRUSS T6

900

TRUSS T7

ALL DETAILS AS TRUSS T4



GANG-NAIL® COMPONENT

Designed by

GANG-NAILS N.Z. LTD.

3 - 5 ZELANIAN DRIVE, EAST TAMAKI
P.O. BOX 68-014 AUCKLAND, PHONE POP. 47-109

L. DRAKE
RESIDENCE AT
CHRISTCHURCH

TRUSS T6 & T7

Client:	Job No.	Sht	Rev	Date
S 10	4880/5	5	A	2-9-76
Scale 1 : 20				
Dwn by: KEP				

Copyright Reserved. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF GANG-NAILS N.Z. LTD.

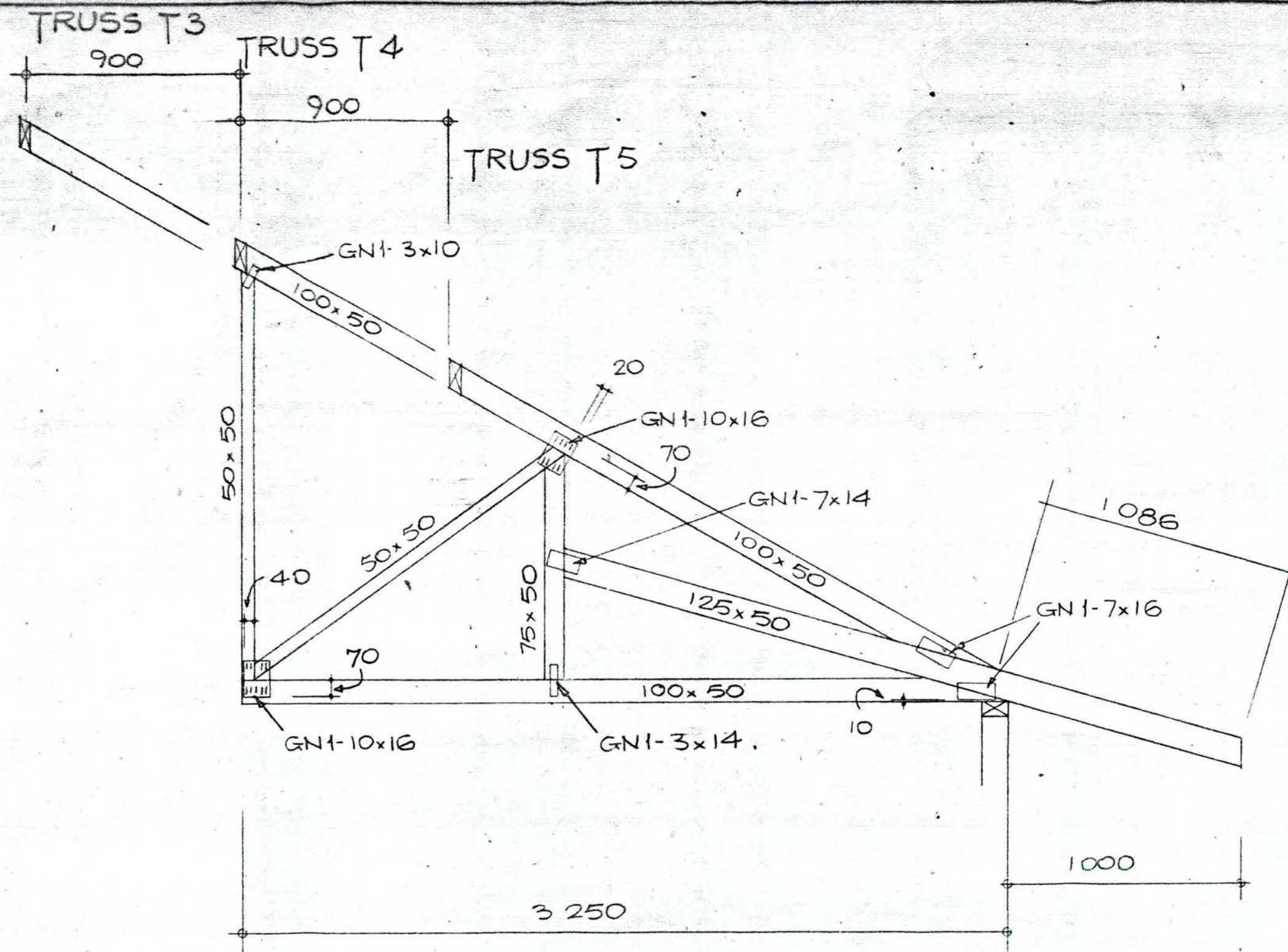
Trusses

Flats.

17^A Clyde Rd

Trusses amended from this design.
A.B.E. to supply additional certificates.
B. J. G. ABE to be in Chcl Weds pm.
+ to inspect jobs

20/2/76



GANG-NAIL® COMPONENT

Designed by

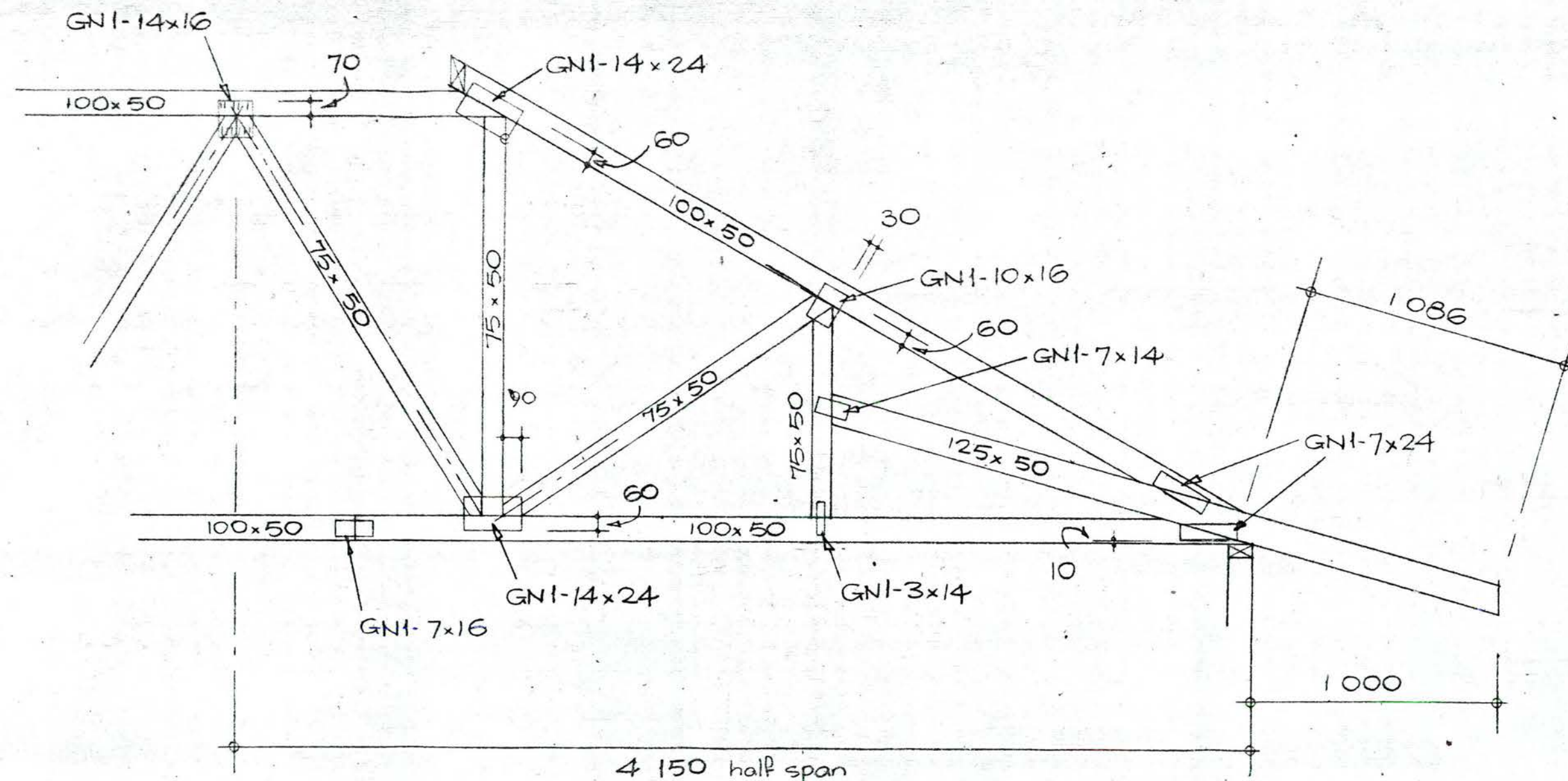
GANG-NAILS N.Z. LTD.

3 - 5 ZELANIAN DRIVE, EAST TAMAKI
P.O. BOX 88-014 AUCKLAND, PHONE POP. 47-109

L. DRAKE
RESIDENCE AT
CHRISTCHURCH

TRUSS T3, T4 & T5

Client:	Job No.	Sht	Rev	Date
SIO	4880/4	5	A	2-9-76
Scale	1:20			
Dwn by:	KEP			



GANG-NAIL® COMPONENT

Designed by

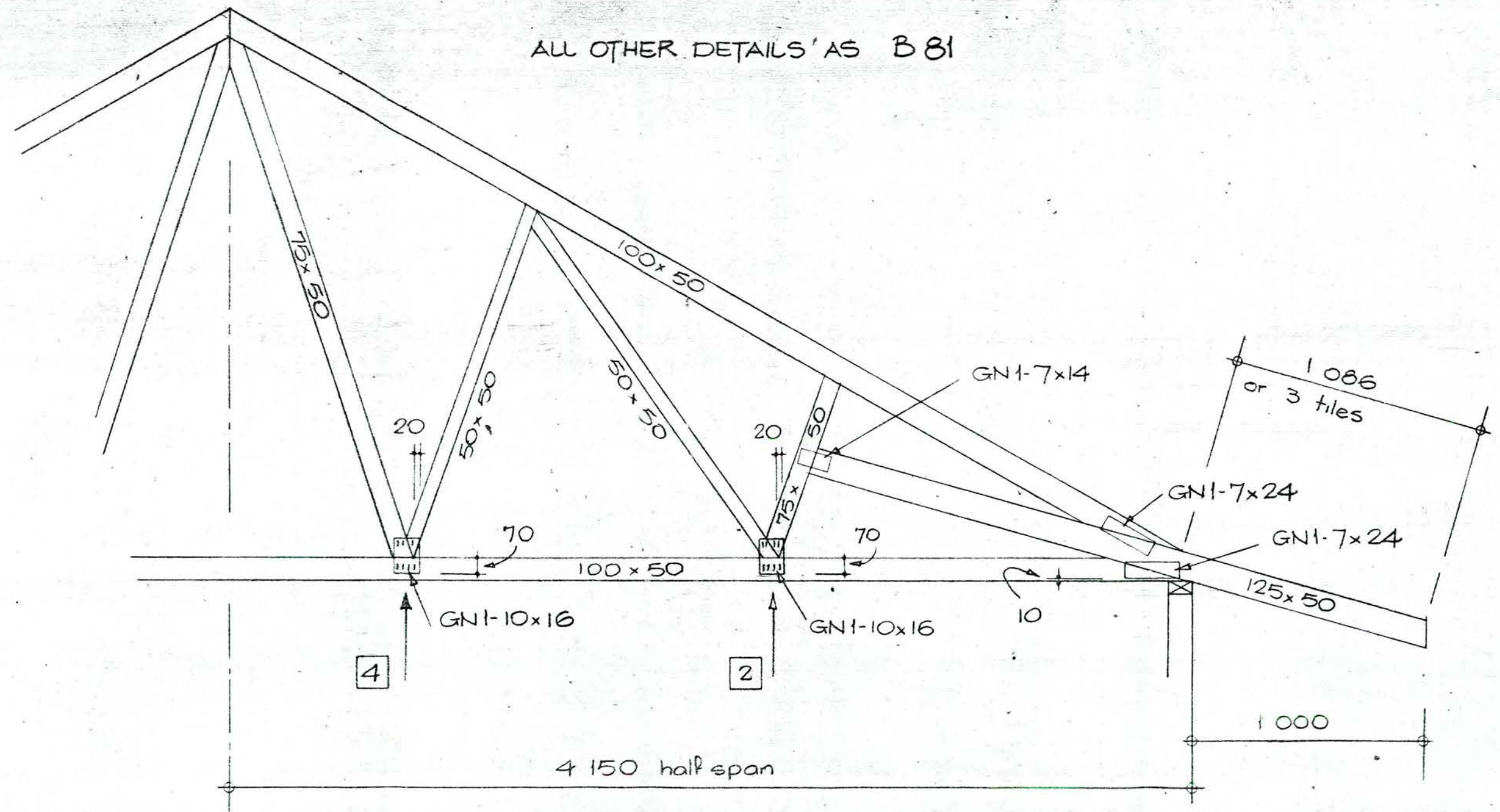
GANG-NAILS N.Z. LTD.

3 - 5 ZELANIAN DRIVE, EAST TAMAKI
P.O. BOX 68-014 AUCKLAND, PHONE POP. 47-109

L. DRAKE
RESIDENCE AT
CHRISTCHURCH

TRUSS T2

Client:	Job No.	Sht	Rev	Date
510	4880/3	5	A	2-9-76
Scale 1:20				
Drawn by: KEP				



GANG-NAIL® COMPONENT

Designed by

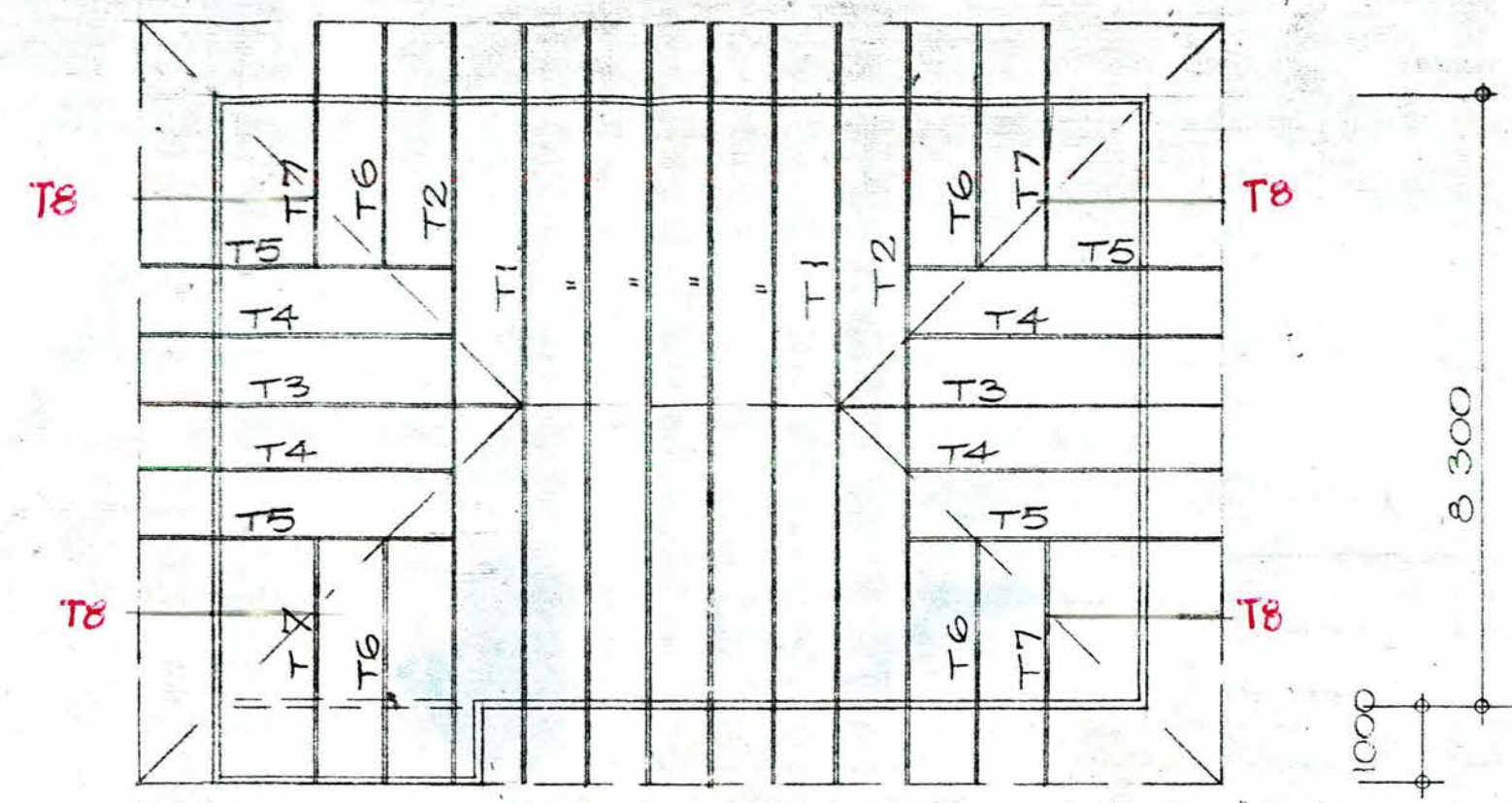
GANG-NAILS N.Z. LTD.

3 - 5 ZELANIAN DRIVE, EAST TAMAKI
P.O. BOX 68-014 AUCKLAND, PHONE POP. 47-109

L. DRAKE
RESIDENCE
CHRISTCHURCH

TRUSS T1

Client:	Job No.	Sht	Rev	Date
SIO	4880/2	5	A	2-9-76
Scale 1:20				
Dwn by: KEP				



DATA (Fabricator to check)
Truss Nominal Span AS PLAN
Pitch 16° 43' Rise
Top Chord
Lower Chord
Truss Centres 900
Overhang 1000
Cantilever NIL
Roof Material DECRAMASTIC TILES
Sarking Purins 50x50 TILE BATTENS
Ceiling PINEX TILES
Stud Height 2400 Girts
Other Loads
Duty RESIDENTIAL
Location CHRISTCHURCH
Approx. Weight of Component

NOTE:
1. Construct generally as shown in the Gang-Nail Users and Specifiers Manual.
2. Locate the Gang-Nail plates centrally about the joints except where dimensions are shown or where the corner or edge of the Gang-Nail plate is required to be flush with the edge of the truss member, shown O. Press the Gang-Nail plates into both sides of each joint.
3. Recommended camber Shown 4 in millimetres
4. Maximum wind uplift at the truss supports
5. Brace the lower chord at
6. Proper erection bracing should be installed to hold the components true and plumb and in a safe condition until the permanent bracing is fixed. All permanent bracing, bridging and fastening should be installed before applying any loads.

TIMBER – Specially Selected
Machine Gauged.
Dry Radiata Pine or Douglas Fir.
M.C. 30% / ~~20%~~ / ~~15%~~ or less, Treated.
N.Z.S.S. 1900 Standard Grade.
Basic Stress fb = 7.7 MPa.
DURATION OF LOAD FACTOR – 1st/2nd Class Structure
Live Load + Dead Load 1.25
Wind Load + Dead Load 1.50
MAX. COMBINED STRESS RATIO – Top/Lower Chord.
L.L. + D.L. / W.L. + D.L.
fc/pc + fb/pb / ft/pt + fb/pb.
= + =



GANG-NAIL® COMPONENT
Designed by
AUTOMATED BUILDING COMPONENTS (N.Z.) LTD.
3 - 5 ZELANIAN DRIVE, EAST TAMAKI
P.O. BOX 58-014 AUCKLAND, PHONE POP. 47-109

DESIGN LOADS (kg/m²)
Dead Load
Top Chord 26.0
Lower Chord 20.0
Live Load 30.0
Snow Load 3 metres (Fresh)
Basic Wind Load 80.0
(cpe 0.7 epi 0.2)

DESIGN REFERENCES
Gang-Nail Users and Specifiers Manual.
N.Z.S.S. 1900 C.A. 65
T.P.I. 74
U.S.N.D.S.

LAYOUT FOR L. DRAKE RESIDENCE CHRISTCHURCH
Client: SIO Dwg No. 4880/1 Date 2-9-76 No. of Sheets 5
Scale: 1:100
Dwn by: KEP

SPECIFICATION

of WORKS required to be done
and MATERIALS to be used
in connection with
ADDITIONAL BEDROOM IN GARAGE
ROOF SPACE & ADDITIONAL SHOWER
FACILITY TO RESIDENCE
15a CLYDE ROAD, FENDALTON
for
MR & MRS M. DORMER

99003250

The work in general consists in the demolition of a storage/play area above the Garage and the conversion of same into a Bedroom complete with internal stair access, and the addition to the existing WC area of a new Shower.

The work is timber framed, the Bedroom is within a portion of the existing roof with an additional flat roofed area to the north, additions are sheathed with either board and batten weatherboards, stucco plaster to match the existing, with Butyl roofing, and aluminium windows.

In general, the additions will match the existing in materials.

According to the Drawings and Specification prepared by and to the entire satisfaction of the Architects.

AUSTIN ARCHITECTS LIMITED
Registered Architects
Amuri Courts
293 Durham Street
P. O. Box 2529
Telephone: 366-0701
Fax: 366-0700
CHRISTCHURCH

CONSULTANTS:
R. D. SULLIVAN
Consulting & Structural Engineer
239 Armagh Street
Telephone: (03) 365-3644
Fax: (03) 365-5096
CHRISTCHURCH

Ref: 1685/4

.....
This is the Specification referred to in the Agreement made between the "Employer" and the "Contractor".

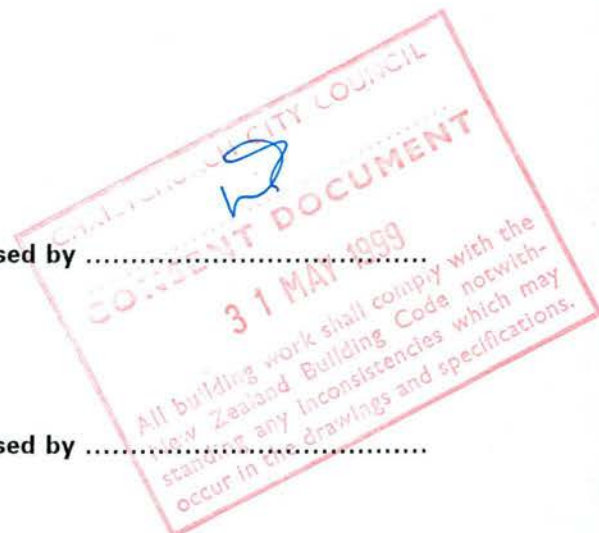
Dated1998

EMPLOYER.....

CONTRACTOR

Witnessed by

Witnessed by



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DRAWINGS:

Sheet A.1	Site Plan	1 : 200
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GENERAL CLAUSESEXAMINE SITE :-

G.1

Tenderers are advised to visit the site and satisfy themselves as to the correctness of the dimensions shown on the drawings and obtain generally their own information on all matters affecting the execution of the work, before submitting their Tender.

The submission of a Tender will be taken to mean that this has been done, and that any matter that might affect the works has been taken into consideration and that allowance has been made accordingly even should there be no specific reference to such matters.

MATERIALS AND WORKMANSHIP :-

G.2

All materials and workmanship shall comply with the New Zealand Building Code. All materials are to be installed in accordance with the manufacturer's written recommendations.

All design, materials and workmanship shall be carried out to the minimum standards of the New Zealand Building Code. This requirement applies to all work notwithstanding that it may be specified to a different standard in the Plans and Specification.

Work shall be accurately set out, structurally sound, true to line and face and neatly executed and finished. Defective work shall be made good.

DURABILITY :-

G.3

As applicable to this Contract, the following are the durability periods for various materials.

a. 5 YEAR DURABILITY

Wall and ceiling linings.
Floor coverings in wet areas.
Interior and exterior coatings used as protection against moisture.
Exposed plumbing and electrical fittings.
Signs.
Hot water cylinders.

b. 15 YEAR DURABILITY

Structural suspension systems for ceilings.
Internal wall and floor secondary elements (doors, windows, trapdoors).
Internal stairs/ramps/balustrades.
Waterproof linings in showers and around wet areas such as baths.
Impervious barriers to protect adjoining occupancies.
External walls (cladding/sheathing).
External walls - secondary elements (doors).
Roof (cladding/sheathing).
Roof - secondary elements (windows/skylights/doors).
Services: high temperature flues.

PLANT AND LABOUR :-

G.4

The Contractor shall provide all necessary plant, machinery, equipment and labour, together with proper supervision and control of labour on site, for the proper and effectual carrying out and completion of the work.

BUILDING CONSENTS AND BY-LAWS :-

G.5

The Client will arrange and pay for a Building Consent Application to the local Council. The Client is to send photo-copies of all correspondence between the Council and themselves to the Architects at the time of receipt of same, and a copy will be forwarded to the successful Contractor.

The Building Contractor is not to pay for the Building Consent.

All work is to be carried out in conformity with the Local By-Laws.

The Contractor is to have on site at all times, a set of stamped Consent Drawings for the use of the Council Inspectors who will visit the site at regular intervals. Allow in addition to provide a ring-binder for A4 documents for the sole use of the Inspectors, in which they can maintain a copy of their Instructions or Inspection Notices.

In this booklet there must be a separate section in which the Consultants can note the date of their inspections to the site, and any relevant information they may wish to record, this information is for viewing by the Council Inspectors.

A copy of the Site Instructions issued to the Contractor shall also be kept filed as part of this document.

CONSULTANTS INSPECTIONS :-

G.6

The Architects and any Consultants so named in the beginning of this Specification and on the Drawings, shall be the Principal's representative during the construction period, and will carry out inspection of the work only at such intervals as they consider necessary to become generally familiar with the progress of the works. They shall attend any site meetings with the Contractor as and when necessary in order to clarify matters arising from interpretation of the documents, and to be satisfied that the works are being carried out in general accordance with the contract documents.

They will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work, and they will not be responsible for the Contractor's failure to direct, supervise and/or carry out every detail of the construction work in accordance with the Contract Documents.

Approval by any Consultants of the work appearing to conform to the Contract Documents, including condemned work redone, shall not be construed by the Contractor as relieving the Contractor of any responsibilities for defects or deficiencies in the work he contracted to do, or of any superintendent's supervision or direction of workmen, construction techniques and processes.

FOREMAN :-

G.7

A competent general Foreman shall be constantly employed on the works and any directions or explanations given by the Architects or their Consultants to such a Foreman shall be held to have been given to the Contractor. The Foreman shall not be removed or replaced from his appointment in connection with the Contract, during the currency of same, except with the consent of the Architects.

SETTING OUT :-

G.8

The Contractor shall do the setting out of all the work and shall be responsible for its accuracy and must amend any errors. He shall verify dimensions on the site before commencing his work and report any discrepancies to the Architect for his decision.

EXTRA WORK :-

G.9

It must be distinctly understood that the whole of the Conditions of the Specification are intended to be strictly enforced, and that no extra charges in respect of extra works will be allowed unless they are clearly outside the spirit and meaning of the Specification or unless any such works shall have been ordered in writing and the cost of same agreed to in writing by the Architect. Any instruction given verbally shall be deemed as instructions for the proper execution of the works not involving extra charges.

SITE INSTRUCTIONS :-

G.10

A copy of all Site Instructions issued by any Consultant shall be kept on the job and properly filed. Two copies shall be given, one for the Foreman on site and one for the Contractor's office. Site instructions are indicated A, B, C. These instructions must be replied to in accordance with the information noted on them.

By keeping this information up to date, Deviation Authorities can be issued whilst the Contract is being run; this then makes extra or credit claims for the Contract able to be worked out during the course of the Contract.

PROTECTION OF COMPLETED WORKS :-

G.11

The Contractor shall properly protect his work from injury until the Final Completion or Sectional Completion of the building and the acceptance by the Principal.

The Contractor shall also be responsible for the protection of any work executed by the sub-Contractors or special tradesmen, any damage done by the Contractor or his sub-Contractors will be made good by the Contractor at no expense to the Principal.

SUB-CONTRACTORS :-

G.12

a) The Contractor shall supply the following information when requested:

1. Mode of payment.
2. The amount of the sub-contract price.
3. The work to be done by each sub-contractor.
4. Name of each sub-contractor.

b) Such contracts shall comply with the terms and conditions of the main contract.

c) The information in (a) above shall be supplied before the acceptance of the Tender.

d) The Owner or Consultants reserve the right to object to any name on the list.

e) The Contractor shall not change any Sub-Contractors without the prior consent.

f) Each sub-Contractor shall be responsible for ascertaining from the Contractor the extent of the plant, staging, equipment and other facilities etc which the Contractor proposes to use on the Contract and further to make his own arrangements with the Contractor for the use of same.

g) The Contractor shall be responsible for the co-ordinating of the work of all sub-Contractors.

h) The Contractor shall grant the use of the above facilities to any servant of the Owner, or to any additional sub-Contractor not mentioned herein, so that any work such special tradesmen may be engaged upon may be proceeded with during the progress of the contract.

ANALYSIS OF TENDER PRICE AND PROGRESS PAYMENTS :-

G.13

By attaching one completed Trade Summary Sheet with his Tender the Contractor shall supply the Architect with an analysis of his tender price under trade headings; the price for each trade heading to include its proportionate amount of overhead and profit.

All claims for progress payments shall clearly show the amount being claimed under each trade heading.

With all progress claims after the first, the Contractor may be requested to submit particulars of all payments made by him during the period between this claim and the previous claim. If this request is made, the Contractor shall oblige with the information.

COST INCREASES :-

G.14

Tenderers are required to include in their Tender all known award changes, which have been notified prior to the date for the closing of tenders.

This is a FIXED PRICE CONTRACT

PROVIDE AND FIX :-

G.15

The words "provide" and "fix" if used separately, shall be deemed to mean "provide and fix" unless explicitly stated otherwise.

CLEANING UP :-

G.16

The Contractor shall keep the site and premises clean during the progress of the work. regularly removing from the job all builders' waste and rubbish. On completion, as particularly applicable -

1. Remove all builders' waste and rubbish from the premises
2. Any ground occupied during the building operation, level to generally the same profile as originally, unless indicated otherwise on the site works.
3. Remove all new paint, plaster and other splashes and marks from all surfaces which have been caused by the Contractor's or sub-Contractors' work.
4. Properly clean all new windows and any repositioned windows, new mirrors and new sanitary ware.
5. Wash all new floors which have been laid with linoleum or vinyl covering.
6. Leave all services and new appliances in proper working order.
7. Generally vacuum clean all new rooms, or rooms altered, on completion.

GENERAL CONDITIONS OF CONTRACT :-

G.17

The General Conditions of Contract are those which have been agreed to between the Contractor and the owner.

INSURANCES :-

G.18

The Public Liability Insurance cover required by the Contractor for this job is \$1,000,000.00. This cover shall be arranged by the General Contractor, and shall be paid by him.

The Client (Employer) will arrange and pay for a "Contract Works Insurance" for the full value of the works, excluding the Contractor's plant and equipment.

The Client (Employer) will arrange and pay for the insuring of the building against Fire and Earthquake.

USE OF SITE :-

G.19

Materials may be off loaded and stored in a portion of the front driveway/courtyard, at all times however access to both doors of the existing garage are to be available to the owners unless there is some construction work being undertaken in the garage itself.

At all times the building materials must be kept neat and tidy and in a confined space.

TEMPORARY POWER SUPPLY :-

G.20

The Contractor shall arrange with the Principal to take a temporary supply from the inside of the house.

The power so used by the Contractor during the period of the Contract will not be charged to the Contractor, but will be paid direct by the Client.

WATER SUPPLY :-

G.21

The Contractor shall arrange and pay for a suitable capacity temporary water supply complete from the existing house, and shall utilise this supply wherever necessary. There will be no charge for this supply.

TELEPHONE :-

G.22

Architects feel there is no need contractually for the Building Contractor to pay for an additional telephone connection to the building site. However, if the Contractor wishes to do so, this will be at his own discretion.

It cannot be assumed that the Building Contractor may use the existing telephone connection serving the house. Some of the calls on this line are of a confidential nature, and for this reason permission may be refused for the use of the existing line.

WORKMEN'S TOILETS :-

G.23

There will be a toilet available for the General Contractor and his Sub-Contractors, this toilet must be kept in a clean and tidy condition throughout the whole of the work.

WORKMEN'S SHEDS :-

G.24

The General Contractor and/or sub-Contractors are to arrange and pay for workmen's sheds for storage purposes as and when they feel these should be required.

EXISTING SERVICES :-

G.25

Refer to the various other trade sections of this Specification.

TIME FOR COMPLETION :-

G.26

The work is to be carried out on a continual basis rather than the more spasmodic approach. It would be the intention of the owners to have the work carried out as quickly as possible.

CONTINGENCY SUM :-

G.27

The Contractor shall allow the sum of \$2,500.00 (Two thousand five hundred dollars only) exclusive of GST, for contingencies.

This sum will be expended only as the Architects may direct, and will be deducted in whole or part from the amount due to the Contractor on completion of the works.

DEMOLITION

See also other Trades
and General Clauses

PROTECTION OF EXISTING WORK :-

D.M.1

The Contractor shall provide all necessary plant and materials for the protection and safety of the existing building and furniture, and also any other necessary protection for the proper carrying out of the work. He shall at all times ensure that the building is secure from burglary or vandalism.

The Contractor shall alter, adapt and maintain all such temporary work as may be necessary from time to time and finally clear away and make good all work disturbed. Provide all necessary tarpaulins and other means of covering for the protection not only of the work, but also for the existing plant, including furnishings, against inclement weather, and make good any damage done.

The Client will remove any loose items of furniture and will store these in a room not required by the demolition or General Contractor, until such time that the General Contractor wishes to refurbish these areas in the latter stages of the contract. If necessary a programme of works will be discussed with the Architect and the Principal together with the Demolition Contractor, to ensure expediency.

If any of the above work cannot be avoided, through some difficulty or other which had not been foreseen earlier, then the Client is to receive as much notification as possible that this type of work is to be carried out.

MATERIALS AND DEMOLITION :-

D.M.2

All existing fitments and other items which are specified below, are to be completely removed from the site, unless they have at the end of that particular clause an (E) - this means that the Demolition Contractor is to remove these particular items, and the Client (Employer) will uplift same within a very short period of time.

Any item marked (R) is to be kept on site and may be reused by the Contractor.

All other items shall be removed entirely from the site by the Demolition Sub-Contractor.

SERVICES DEMOLITION :-

D.M.3

Alterations and removal of any existing Plumbing, electrical fitments, floor coverings, have been specified under these particular trades.

DEMOLITION :-

D.M.4

Refer also to the existing Ground and First Floor Plans on Sheet A.1.

Carefully remove and demolish the following in addition:

- existing door and frame between Laundry and Toilet/Shower,
- stairs to Garage,
- woodbox to Workshop (material to be reused),
- ceiling lining to the existing Garage and Workshop,
- north wall lining to Workshop and portion of west wall return,
- cupboard to Toilet,
- portion of cupboard to Laundry,
- both north and south walls of existing storage area including linings,
- ceiling lining to storage area,
- door to storage area,
- west window and portions of the west wall to storage area as necessary,
- portions of north face of existing roof to the storage area and above north portion of Garage,
- portions of existing roofing and roof framing above Workshop to enable stairwell to be erected,
- portions of the south exterior wall lining to the First Floor where new stairwell wall and roof framing abuts.

Remove linings to the east and west wall, gable ends, of the Storage area immediately under the new steel beam position to allow 150 x 100 trimmers to be securely fastened.

The above is a general indication of the work required, allow to remove any other miscellaneous item, fittings, walls etc as necessary, which may or may not be specifically itemised above, but which are clearly in the intent of the Drawing and are required to be removed to achieve the desired completed Contract generally indicated within the Drawings and Specification.

CARPENTERSee also other Trades
and General ClausesTIMBER :-

C.1

- a) Generally
All timber shall be of the kind, quality and grade specified; be in the longest possible lengths and shall hold to the full dimensions shown on the drawings or specified.
- b) Sizes, etc., of timber not specified
Should the sizes and/or kinds or quality or grade of timber be neither figured on the drawings nor mentioned in this Specification, the instructions of the Architect will be taken. In no case will the kind, quality or grade be less than Rimu B.A. or Rimu D.A. as applicable.
- c) Pinus Radiata
All timber specified as Pinus Radiata shall be No. 1 framing grade or dressing grade as applicable and shall be treated to N.Z.T.P.A. Commodity H1.
- d) Treated Rimu
Where Rimu is specified to be treated it shall be as specified for Pinus Radiata.
- e) Moisture Content
All timber shall be seasoned and at time of building in framing timber shall have an E.M.C. of 20% or less and joinery and finishing timber an E.M.C. of 12% or less.
- f) Thicknessing
All framing timber shall be thickened in one dimension.
- g) Sanding
All dressed finishing timber, whether varnished or painted, shall be machine-sanded to a fine finish on all faces.

OTHER MATERIALS :-

C.2

All nails, bolts, screws, hardware, etc., shall be the best quality of their respective kinds.

WORKMANSHIP :-

C.3

The whole of the work shall be carried out by skilled tradesmen, using adequate and proper equipment and methods in accordance with good trade practice, and shall be of a good description.

PROTECTION OF FINISHED WORK :-

C.4

The Contractor shall properly and adequately protect all finished work from marking, bruising, scratching or staining until completion of the work.

ATTENDANCE :-

C.5

The Carpenter shall co-operate with other Trades for the correct positioning of all bolts, wire ties, grounds, plugs and dwangs, etc.

Provide and fix all dwangs and trim all openings required by all other Trades.

Provide and position all plugs for the Concretor.

PRIMING :-

C.6

Properly prime with exterior grade primer all exterior timber joinery, faces etc, including joints, (all to match existing) before fixing.

Immediately after fixing, seal all internal faces of exterior wall joinery, work to be varnished with one coat Dulux Timbaglow, and that to be painted with one coat oil-based primer. This work is in addition to any priming specified under "Painter". Refer to the Painter's Schedule and the Architects/Owners prior to sealing.

In general, Rimu reveals shall be varnished.

SCHEDULE OF TIMBERS (Generally)

C.7

Bedroom floor joists	190 x 50 at 800 centres (between existing joists)
Floor joist solid blocking	190 x 50
Bottom plates	100 x 50
Top plates	100 x 50, 150 x 50 on steel beams
Flat roof rafters	150 x 50 at 600 centres
Studs	100 x 50 at 600 centres
Structural studs (under steel beams)	1 - 150 x 50 and 2 off 150 x 50 spiked together (2 off sets total)
Opening studs	100 x 75
North Window trimmer	2 - 300 x 50 well spiked together
Roofing joists to stairwell	100 x 50 at 600 centres
Ceiling battens	75 x 50 at 600 centres under stair 75 x 40 at 600 centres to Bedroom ceilings
Dwangs	100 x 50, 50 x 50, 75 x 50 as indicated
Metal roofing joists	100 x 50 at 700 centres

FRAMING :-

C.8

- a) The whole of the framing shall be framed, bolted and nailed together as shown on the drawings and shall conform to the requirements of NZS 1900 Chapter 6.1 where applicable and NZS 3604:1990 Light Timber Framed Buildings, and shall be to the entire satisfaction of the Architects.
- b) A copy of NZS 3604:1990 shall be provided by the Contractor and this copy shall be on site during the whole Contract period.
- c) The Contractor may use either Pinus No.1 Framing Grade or treated Rimu BA Grade for framing unless otherwise noted.
As an alternative, all framing above the floor may be in first quality building grade NZ Oregon, untreated.
- d) Timber treatment shall be NZTPO Hazard Class H1, identification brand H1.
- e) Provide malthoid damp course on top of all concrete under timber.

- f) All bolts or screws to be used externally or into concrete shall be galvanised.
- g) All nails to be used externally without sheathing over shall be galvanized, the General Contractor must allow to properly punch all nails into timber unless specified otherwise under "Exterior Linings", and shall ensure that the Painter allows to stop these fixings flush.
- h) Securely bolt fix the steel roof beam to the trimmers running north-south under with 2 off M10 coach screws, each minimum 75 long.

To the Garage, at both the east and west walls immediately under the steel floor beam, securely spike a 150 x 50 member to the existing framing, and then against this and directly under the beam securely spike an additional 2 off 150 x 50 stud supports, refer to the elevational detail. Bolt fix through the mild steel flat brackets and the 3 off structural members at each position with 2 off M12 bolts.

Lay new floor joists over top plates, securely spike down well, solid block, ensuring that the top surface is level and true. Dwang for the new Garage ceiling lining.

Studs generally shall be spaced at centres indicated above, but at a maximum of 600, and also to suit wall linings. Properly check in trimmers, and securely fix, dwang as shown and as necessary for fittings, linings, electrical work, hardware, but at 600 centres maximum.

Lay the new flat roofed ceiling rafters (joists) at 600 centres to the north portion of the Bedroom, and also to form the roof of the stairwell.

Dwang similarly as for walls to the stairwell.

Fix 50 member directly behind the fascia to the new flat roofed portion, and securely fix the south end of these joists as required by the Engineer.

Securely nail the north end of the cut rafters above the Bedroom to the new flat roofed joists.

Fix additional miscellaneous framing above the Butyl to the flat roofed portion of the Bedroom under the existing corrugated iron, refer Sheet A.3.

Fix shaped packer/infill piece at the bottom of the sloping roof above the stairwell where same meets the existing tray roofing.

WALL BRACING :-

C.9

Wall bracing has been designed in conformity with NZS 3604.

To the inside face of the north wall of the Bedroom, allow to provide and fix 7.5mm ply bracing, all in accordance with the Code.

EAVES :-

C.10

Form eaves above the north wall of the Bedroom, fix EX200 x 25 either White Pine or treated RDA fascia, neatly mitre at corners, and rebate to take soffit lining.

Fix Malthoid packing strips between the framing and the back of the fascias.

To this soffit, provide and fix 6mm Hardiflex lining with galvanized clouts, all jointing to be with PVC jointers, sheets to be maximum length easily able to be handled.

SARKING :-

C.11

Provide and fix 17.5mm C plugged D grade ply sarking to the flat ceiling joists above the Bedroom and also to the roof framing above the stairwell. Sheets shall have a 3mm gap between to allow for expansion and contraction. Fix with self-drilling counter sunk, corrosion resistant screws spaced at 150mm on edges and 200mm on intermediate bearers, screws shall be minimum 55 x 10SWG.

Fix sarking also immediately above the south end of the sarking over the Bedroom under the shortened lengths of corrugated roofing.

BUILDING PAPER :-

C.12

Allow to provide and fix to the whole of any new exterior timber wall framing, first quality AHI Flamestop fire retardant building paper. Lay horizontally and lap 150 at joins, staple to studs, etc., at 150 centres, and make good any tears.

The Roofer will provide building paper under the corrugated and tray roofing, and the Plasterer over the Hardibacker.

ROOFING :-

C.13

Refer to the "Roofer" section of this Specification.

FLASHINGS :-

C.14

Fix flashings as specified under the "Plumber" and/or "Aluminium Window" section of this Specification.

EXTERIOR WALL LININGS :-

C.15

To the new exterior walls of the stairwell, provide and fix first quality 4.5 Hardibacker sheets, all in accordance with the manufacturer's instructions.

Co-operate with the Solid Plasterer.

Note, that the Solid Plasterer will fix the building paper over the Hardibacker.

Allow to either remove the existing board and batten lining above Garage doors, or alternatively to provide and fix a new folded zinc "Z" flashing, flashing to be hidden behind the existing spouting. Plumber will remove the existing spouting and refix as necessary.

To the new east, west and north faces of the Bedroom extension, provide and fix grained Hardiplank and timber battens, all to match existing. This includes raking battens at the new fascias and also battens at the head and sill of the new aluminium window and at jambs.

Note the head and sill flashings to the aluminium windows.

Prime battens on all faces prior to fixing, double groove the back of the battens in accordance with the BRANZ recommendations.

INSULATION :-

C.16

Provide and fix R2.2 fibreglass insulation to all new exterior walls, R1.8 to the ceiling above the stairs, and R3.2 to the flooring between the Garage and the Bedroom.

Continue the R2.2 fibreglass insulation to the internal walls also of the Bedroom, ensuring a complete seal right round that area.

FLOORING :-

C.17

The Client will provide to the site, recycled 100 x 25 T & G flooring, allow to take delivery and lay to the new Bedroom floor, extending through to the head of the stairs. Ensure that the joints in the boards are staggered, cramp tightly and double nail at each and every passing.

Provide and lay 20 mm high density particle board flooring to the new joists at the bottom of the stairs, top of floor will match that of the Laundry.

At the edge of the step below door D.1, fit neat Heart Rimu edging bead and facing below.

FLOOR FINISHING :-

C.18

This work shall be carried out by the "Floor Coverings" Sub-Contractor.

JOINERY :-

C.19

The Carpenter shall fix all timber joinery as detailed and specified.

INTERIOR LININGS :-

C.20

Gibraltar board linings have been specified under the "Gibraltar Board" section of this Specification.

Provide and fix 20 MDF Particle Board Flooring Grade sheets to the south and west walls above the woodbox, and also to the north and west walls under the stair overhang in the Garage, refer Sheet A.2.

MAKING GOOD :-

C.21

The "Making Good" has not generally been covered under the "Gibraltar Board" sub-section. The Carpenter should therefore allow to consult with his various other sub-Contractors and allow for making good the existing wall linings as and where necessary, and which have been occasioned by the removal of wall and ceiling framing, any electrical work in the form of holes left where wiring has been deleted, or where hand holes have been required for the Electrician in sorting out his running of wiring in existing work.

INTERIOR DOORS :-

C.22

In generally these doors, complete with their frames, have been specified under the "Joiner" section of the Specification.

FINISHING TIMBERS :-

C.23

Apart from specific timber or compressed sheet specified hereafter, all exposed timber shall be figured RDA, with the balance RDA.

ARCHITRAVES :-

C.24

The Drawings indicate that the new door and window frames are rebated to take the wall board as applicable. Carpenter may, if he so wishes, provide and fix architraves in lieu of, architraves in that case to match existing in both size and timber.

SKIRTINGS :-

C.25

Provide and fix skirtings to match existing, to the Toilet/Shower where applicable, Laundry, stairs, and Workshop and Garage area.

LAUNDRY :-

C.26

Allow to neatly cut back the existing north wall cupboard, fit new 18 MDF end and new frame to the south face, to which provide and fix new 18 MDF doors, each on 3 off Blum or similar type three point adjustable flush hinges.

Discuss with Client whether the MDF should be veneered or otherwise.

SHOWER :-

C.27

After removing the existing cupboard fitments, provide and fix new studding to the west wall. Pack out as required and provide and fit a selected colour, moulded, fibreglass or polyurethane three walled shower compartment complete with moulded recess for soap and shampoo. As an integral portion of the fitting, provide and fix also a studded shower base for anti-slip, and selected colour sliding folding powder coated aluminium shower screen, complete with pull and obscure safety glass.

Allow to thoroughly seal any joints between the units to ensure there can be no ingress of moisture into the framing behind.

Showermaster or similar unit would be applicable, size 900 x 760.

WORKSHOP :-

C.28

Allow to re-use the existing 50 timber and form a new north and east wall to the reduced size woodbox.

STAIRS :-

C.29

Provide and fix neat 12mm bead to the top of the stringers and scribe neatly to the wall linings. Provide and fix to the north wall only, an EX50 diameter mop stick Rimu handrail, neatly screw fix to substantial bronze handrail brackets at centres indicated

HARDWARE :-

C.30

Allow the net sum of \$1,000.00 only, (One thousand dollars only) excluding GST, for the supply of any new hardware which may be required.

Door hinges and any hardware associated with joinery items, are not included in this sum and should be allowed for by these particular trades.

Any sum not expended shall be deducted from the Contract on completion.

JOINERSee also other Trades
and General ClausesWORKMANSHIP :-

J.1

The whole of the work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with good trade practice, and shall be of a good description.

JOINERY :-

J.2

The Joiner shall do the necessary mortising, tenoning, grooving, tonguing, housing, rebating and all work necessary for correct jointing. All glued joints shall be cross tongued or otherwise reinforced and finished in the best trade manner.

Cupboard doors and other prepared joinery are to stand when finished the full size specified or shown on the details.

All dressed work throughout shall be machine sanded or hand finished to a fine finish.

All joinery to be painted shall be knotted and primed before being fixed in position.

Should the Joiner be of the opinion that the timber specified for any joinery or the construction of same will not give a satisfactory and sound finish the Joiner shall notify the Architect or General Contractor of same before the particular work is started.

All timber shall conform to quality and grades as defined in N.Z.S. 3631 and amendments; timber shall be air seasoned or kiln dried to a moisture content not exceeding 12%.

TIMBER :-

J.3

Refer "Carpenter" Clause C.1 and C.23. which refers to the finishing timbers, throughout the whole of the work. These timbers apply also to the Joinery, however any non-exposed members may be RDA.

DOORS :-

J.4

The alteration to the cupboard, including doors, in the Laundry has been specified under the "Carpenter" section of this Specification.

In respect of flush ply doors, also under the "Carpenter", it has been indicated that the frames to these may be rebated to take the wall lining, or alternatively the Carpenter may use architraves, Carpenter to discuss with the Joiner the required finish of these frames.

Generally frames shall be either EX37 rebated for wall linings complete with minimum 12 planted stop glued and pressed on, or EX50 and rebated for the door. Timber shall be figured RDA. Allow to hang each of the doors complete with 3 off 100 x 75 approx. AC on steel slip pin butts.

Doors shall be hollow core, of approved manufacture, sheathed both sides with select quality minimum 5mm slice cut Rimu plywood.

Doors shall be fine sanded to a mirror finish, with matching coloured clashing strips to both stiles.

Doors showing any distortion or rails apparent from the outside shall be replaced at no cost to the Principal.

The door manufacturer shall guarantee these doors for a minimum period of twelve months from the date of dispatch from the factory, the guarantee to indicate that the manufacturer will replace doors to the site at no cost to the Contractor on those doors which have distorted or show any signs of manufacturing defects within that period of time.

continued...

Door D.1	1980 x 810
Door D.2	1980 x 760
Door D.3	1980 x 760 (note raking top)
Door D.4	1980 x 760 (note bulkhead behind)
Door D.5	1980 x 610

LAUNDRY VANITY :-

J.5

The Clients will provide complete, the new Vanity Unit to the Laundry, and the Carpenter will help fit. Refer to "Plumber", Clause PL.12.

STAIRS :-

J.6

Provide Carpenter with the stairs to the new First Floor Bedroom, strings shall be EX300 x 50 figured RDA.

Treads shall be neatly rounded from 25 MDF, risers 18 MDF.

Rebate the underside of the treads and face of risers and rebate strings.

Continuously glue fix members together and screw fix. Glue fix fillet blocks between the underside of the treads and risers.

WORKSHOP CUPBOARDS :-

J.7

Provide Carpenter with the cupboards to the south wall, refer to Sheet A.2.

Provide EX 75 x 50 base members consisting of front and back rails with intermediate cleats above each of the divisions.

Frame to head and jambs shall be EX75 x 50, rebate the end to accommodate the 25 MDF return end.

Carcass, divisions, return ends and doors shall all be 25 MDF, shelves shall be 20mm Flooring Grade.

Doors shall each be hinged on 4 off Blum or similar three point adjustment concealed overlay hinges, shelves shall be supported on nickel plated shelf studs at 50 centres vertically. Neatly sandpaper arris all edges of the shelves.

BEDROOM FITTINGS :-

J.8

Provide Carpenter with the shelves to cupboards behind Doors D.3 and D.4, and the eastern end wardrobe, desk, and wall shelf unit, refer Sheet A.3.

Inside cupboard shelves shall all be from 25MDF, shelves shall be adjustable at 50 centres vertically. All shall be 400 deep with the exception of the south end behind D.3, that side shall extend between the front and back walls.

Wardrobe frame shall be EX100 x 50, rebate for the return end.

Internally the division and shelf shall be 25MDF.

Doors shall be 19 slice cut Rimu veneered MDF complete with 10mm clashing strips to each stile, hang on Henderson Double Top gear complete, noting that there is no bottom rail.

Securely screw fix with bronze raised head screws the EX25mm figured RDA pelmet, neatly mitre at end and return into the sloping ceiling.

Under desk cupboards and drawers shall be from 19 slice cut Rimu veneered MDF, with self-coloured tape to all exposed edges, shelves behind shall be 18MDF and shall be adjustable as previously specified.

Drawers shall be on proprietary type drawer sliders.

Drawers and doors shall be the overlay type, doors shall be on Blum or similar concealed, adjustable hinges.

Desk top shall have a 75 x 18 front and back rail, with intermediate rail and cleats at 400 centres and 25MDF top glued and pressed on.

To the edge fix EX50 x 10 finished figured RDA timber facing, neatly mitred at corners, and projecting approx. 2mm above the top to cover the edge of the vinyl/lino which will be supplied and fixed by the Floor Covering Sub-Contractor. Allow to co-operate.

Provide and fix a substantial powder coated to selected colour, round steel tube leg, complete with 2 off mild steel cleats at the top, each drilled for 3 off substantial counter sunk screws to stabilize and support that end.

Wall shelf shall have 25 slice cut Rimu veneered bottom and ends, ends to be mitred. Back shall also be of similar material, rebated, glued and brad fixed. The back will be fixed to the wall and is to support the shelf.

All exposed edges are to be taped.

ALUMINIUM WINDOWS AND DOORS

See also other Trades
and General Clauses

SCOPE :-

A.W.1

This section of the Contract comprises of the complete supply, fixing and includes the provision of the reveals and glazing of the new exterior window to the north wall of the First Floor Bedroom.

GENERAL :-

A.W.2

The window shall be minimum 38mm section, and all shall be in accordance with N.Z.S. 4211.

GUARANTEE :-

A.W.3

The successful nominated sub-Contractor through the General Contractor shall prepare and submit a written guarantee to the Client. This guarantee shall be for 24 months from the completion of the whole project, covering workmanship, weather-tightness and colour.

ALUMINIUM :-

A.W.4

All members of windows and doors shall be of alloy KE 45 and be produced within the guaranteed limit on mechanical properties, finish and tolerances of dimensions as laid down by N.Z.S. 4211.

FINISH :-

A.W.5

The windows are to be anodized in accordance with AA20NZS3503/NZS3504, colour to match existing.

PRIMING :-

A.W.6

All surfaces to be bedded in, or which are in an inaccessible position after final fixing, are to be given one good priming coat of Uraflex Primer

ERECTION :-

A.W.7

The Window Supplier shall arrange and pay for the complete drilling, tapping, plugging and other fixing as necessary for all window and door frames. All fixing shall be with non-magnetic stainless steel screws, or bolts of the sizes and gauges necessary to ensure a complete and structurally sound job.

CAULKING COMPOUND :-

A.W.8

This shall be Uraflex One. All frames shall be sealed both internally and externally with this product, gunned in and neatly finished off, ensuring no gap or void in its entire length.

GLAZING PUTTIES :-

A.W.9

Glass shall be dry-glazed, with EPDM gaskets, and wedges. Gaskets shall be fitted so that they maintain a weathertight seal between the glass and the surrounding frame.

FLASHINGS :-

A.W.10

Allow to provide and fix 150 girth anodized aluminium flashings, colour to match the windows, folded as necessary, and continuously attached and sealed to the aluminium at the heads and sill of the windows, thus ensuring there is no ingress of moisture.

REVEALS :-

A.W.11

Provide and fix 19 RDA reveals right round, securely fixed into the aluminium frames. Rebate to take wall linings.

Seal on all faces prior to fixing.

HARDWARE :-

A.W.12

The opening sashes are sliding/folding, and shall be supported and hinged in the appropriate proprietary type manner with specialized rollers/runners etc, provide suitable type hand pulls and where the flying stiles meet, 4 off suitable lockable fasteners.

GLAZING:-

A.W.13

Glazing of all the aluminium windows with minimum 6mm laminated safety glass (grey tint externally), but also in accordance with NZS 4223:Pt.3:1993 "Human Impact Safety Requirements". All new glass shall be free from waves, steaks, leaching or other imperfections.

GLAZING EXISTING WINDOWS :-

A.W.14

Allow to remove the existing glass to the 2 off windows to the south wall of the entry, and to reglaze these windows in selected profile obscure safety glass.

COMPLETION AND GENERAL :-

A.W.15

On completion of the installation, allow to check thoroughly all workmanship and leave the window and screens in a first class working order.

ROOFERSee also other Trades
and General ClausesSCOPE :-

R.C.1

This works consists in the removal of the existing corrugated roofing to the north face of the Garage and to that portion of the Ground Floor flat roofing where the stairwell is to be erected, and also the providing and laying of new roofs to the Bedroom, stairs, and a portion above the existing entry, and making good, leaving the whole of the alterations in a thoroughly weatherproof and watertight condition.

Allow to co-operate fully with the Carpenter and Demolition sub-trades.

WORKMANSHIP :-

R.C.2

All of the work shall be carried out by skilled tradesmen using adequate and proper equipment and methods in accordance with good trade practice. Only firms specialising in these particular types of roofing materials and who are clearly nominated by the Manufacturers of the roofing material, will be accepted as sub-Contractors.

Special care shall be taken to leave the job thoroughly watertight.

GUARANTEE :-

R.C.3

The Roofing Contractor shall on completion provide a guarantee of weathertightness against defective workmanship and material to the Client.

The guarantee period shall be as follows:

- a period of 15 (FIFTEEN) years for the Corrugated roofing,
- a period of 20 (TWENTY) years for the Butyl.

This guarantee shall commence from the date of issue of a Completion Certificate for that particular portion of the work, and shall include an allowance for making good any damage of ceilings, etc, due to rain penetration.

BUTYL ROOFING :-

R.C.4

To the plywood sarking to the north side of the new First Floor Bedroom, and also to the roof above the stairs, provide and lay selected colour (to match existing roofing as closely as possible) minimum 1.5mm Butyl sheeting, all in accordance with the manufacturer's recommendation, using proprietary type self-adhesive lap-tape, priming the clean dry surface on which the sheeting is to be laid, relaxing the sheeting for 20 minutes minimum and applying the manufacturer's recommended adhesive, providing a full and continuous bond throughout.

At the spouting, allow edge of Butyl to run down well into same, and at the verges, fold down and continuously glue fix the bottom portion of same. Bottom edge of Butyl shall be horizontal.

Extend Butyl up behind the existing corrugated roofing above the Bedroom, up behind the weatherboards at the head of the stairwell, and down well into the tray roofing at the bottom of the stairwell roofing. Tuck up the north edge of the stairwell roof under the existing exterior cladding and/or new flashing.

CORRUGATED ROOFING :-

R.C.5

Allow to check the building paper under the remaining corrugated iron above the Butyl roofing to the north face of the Bedroom, if necessary allow to provide and fix first quality 368 Firmacraft Flameproof self-supporting building paper under same. Allow to securely fasten the ends of the existing corrugated roofing above the Butyl to the Bedroom extension, all to match existing.

TRAY ROOFING :-

R.C.6

Prior to fixing, provide and lay first quality 368 Firmacraft Flameproof Self-supporting building paper, laid with minimum 150 laps. Carry up at ends and sides and down into the spouting. Make good any tears prior to laying the roofing material.

Allow to form neat stop-ends to the existing tray roofing about the south and west walls of the stairwell projection, similarly form stop-ends at the reused tray roofing to the north side of the stairwell at the south end where this is fixed above a portion of the entry.

Reuse the existing tray roofing, cut back length as necessary, and re-fall to the north face above the entry, north of the new stairs. Refer to the First Floor plan, Sheet A.1. Fix in accordance with the manufacturer's instructions.

Allow to prime any portions of bare metal, and also prime well where the existing roofing has been formed as stop-ends or turned up at the walls.

FLASHINGS :-

R.C.7

Allow to flash in 0.55 G2 Colorsteel galvanized steel (colour to match existing roofing), folded as necessary, approximate minimum girth given as below.

250 girth to east and west sides of reused roofing over entry

250 girth, turned up at wall, and notched down over ribs above the stop-ends of the existing and reused tray roofing at north, south and west walls of the stairwell.

300 girth to new east and west walls of the northern extension to the Bedroom, under the board and batten and over the edges of the corrugated roofing.

200 girth above the new Butyl roofing to the stairs, into the existing external wall framing of the First Floor Games Room.

PLUMBERSee also other Trades
and General ClausesSCOPE :-

PL.1

This section of the Contract in general comprises the complete plumbing work for the building as shown on the drawings and as specified herein. The work includes the provision of all sanitary and toilet fixtures and fittings, water taps, cocks, valves, as specified hereafter, and also the repositioning of the existing woodburner.

WORKMANSHIP :-

PL.2

The work shall be carried out in accordance with the best trade practice by a sub-Contractor of sound repute having competent and experienced craftsmen using equipment, materials and processes that are best suited for the purpose and shall be of the very highest standard. All dimensions shall be checked on the job.

REGULATIONS :-

PL.3

All sanitary plumbing work shall be strictly in accordance with the current Plumbing and Drainage Regulations and to the approval of the local Drainage Board or Drainage Authority or Inspector.

MATERIALS :-

PL.4

All materials shall be the best of their respective kinds, qualities or grades. All fittings and fixtures of every description shall be of first grade of the best quality.

Any scratched, marked, chipped or otherwise damaged sanitary or toilet fixtures or fittings or taps and the like or chromium plated taps or waste pipes or other articles not in perfect condition will be rejected and shall be replaced at no cost to the Employer.

DEMOLITION WORKS :-

PL.5

Check with the Carpenter as to whether he requires the existing spouting to the north face of the Garage to be removed and comply with his request.

Remove the existing basin, complete with all fittings, tails, taps and trap, all fittings not to be reused to be given to the owner.

Plug off all pipework which cannot be reused.

PRIMING :-

PL.6

Allow to prime all exposed pipework or metalwork as follows:

Steel and galvanized iron
Copper

All Metal Primer
Zinc Chromate Aluminium Etch Primer

FLASHINGS :-

PL.7

Allow to co-operate with the Carpenter and provide 0.6 Zincalume, primed on both faces, folded as necessary, with the following approximate girths.

250 girth at internal corners (3 off) of stair wall framing and west wall of Bedroom and existing east wall of First Floor Games Room. This flashing is to be fixed behind the building paper.

SPOUTING :-

PL.8

To the north eave of the new First Floor Bedroom with a short return around the west end also, provide and fix first quality 0.55 spouting, all to match existing, extend the east end 150 beyond the exterior wall and return the front face at the end and back. Mount on primed proprietary type brackets and form stub outlet for new western end downpipe.

As above provide and fix new spouting also to the north face above entry where the reused tray roofing has been refixed. Form stop ends at both ends and stub downpipe starter.

DOWNPIPE :-

PL.9

Provide and fix new downpipe to match existing to the west wall of the First Floor Bedroom, downpipe shall be without off set, and shall discharge directly into the spouting below. Fix with neat two piece brass pipe clips.

Provide stub downpipe from the new spouting on north face of the entry to discharge on to the entry roof.

VENTS :-

PL.10

To any new sanitary fittings where required under the Drainage Regulations, provide and fix new back vents.

Vents shall be PVC, concealed wherever possible in the stud work, keeping the layout of any pipework in a neat and unobtrusive manner.

Air admittance vent valves may be used to achieve this.

GROUND FLOOR SHOWER CUBICLE :-

PL.11

The Carpenter will provide and fix a selected 900 x 760 cubicle type moulded shower surround, complete with dimpled tray, and sliding, folding, powder coated aluminium door, glazed with safety glass, all in accordance with the New Zealand Building Code.

Allow to neatly cut the existing concrete floor in either the Ground Floor Laundry or Toilet/Shower area or both if absolutely necessary, and fix a regulation copper waste to discharge over the exterior gully trap outside the Laundry door. Wrap the pipe in Densotape. At the shower base, provide and fix a proprietary type Easiclean trap.

On completion of the laying of the waste, allow to re-concrete the floor and plaster, or with proprietary floor levelling compound, ensure that the top surface is perfectly smooth and level with the existing concrete.

To the Shower Cubicle the Clients will provide a mixing valve and sliding shower-type rose, allow to take delivery of same, fix complete, seal around any holes drilled in the Polycarbonate wall lining, and again test.

From the existing hot water cylinder outside the First Floor Office, allow to provide a 20 diameter copper hot supply to the Shower, and in a similar sized pipe provide cold supply to the Shower also, preferably at the same pressure.

Note that the west wall of the Shower has been packed out, which may allow for easier pipe reticulation.

VANITY UNIT :-

PL.12

The Clients will provide to the site a selected Vanity Unit for the south wall of the Ground Floor Laundry. In all probability this will be a selected colour style, either Acronite Euro or Villa, length 900.

Allow to take delivery, connect up complete including extending the existing hot and cold water supplies from the original basin, with waste discharging over the adjacent gully trap.

Client will pay for and provide the taps also.

GIBRALTAR BOARDSee also other Trades
and General ClausesWORKMANSHIP :-

GB.1

All work shall be carried out by skilled tradesmen using proper and adequate methods and equipment in accordance with the best trade practice and to the entire satisfaction of the Architects.

FIXING GIBRALTAR BOARD :-

GB.2

All Gibraltar Board as indicated below shall be fixed in accordance with Messrs Winstone Gibraltar Board Fixing Instructions, and Gibraltar Board Jointing System indicated in their Model Gib Specification dated October 1994.

Joins shall be stopped flush with stopping plaster by a firm specialising in this work, leaving all surfaces smooth, even and true and free from any blemishes ready for an enamel finish.

At all external corners of Gibraltar Board, allow to provide and fix the gib slim line angle with clouts; these protection angles must be fixed plumb and straight.

The finish to all new works shall be Level 5 unless noted in GB.5 (b).

MAKING GOOD :-

GB.3

In some cases, there will be making good of existing surfaces, and there may be stopping of new work against that of old. In all these cases, allow to take back the existing surface, to ensure that the stopping is feathered off in a neat and workmanlike manner, to give no indication that there has been a junction of existing and new material.

Allow to discuss with the Carpenter, Electrician and Plumber in respect to any "hand holes" which may be required by these trades, and indeed by any other trades, for fixing new services. Allow to patch these holes neatly and smooth off junction between new Gibraltar Board and existing plaster to Level 5 finish.

PROTECTION OF OTHER WORKS :-

GB.4

The stopper shall properly protect all fittings, dressed timber, furniture and glass from damage before commencement of and during any of the work.

GIBRALTAR BOARD :-

GB.5

As specified above, provide and fix first quality Gibraltar Board sheets, neatly trimmed at all pipes, ducts, existing and new light outlets where these have been replaced or re-positioned, electrical switching boxes, wastes etc, to ensure a first class and neat finish to the following:

- a) 12.5 Aqualine
To all walls as necessary to the Toilet/Shower on the Ground Floor at the end of the new west wall studding and also about the old wash basin position and where any new pipework has been run within the walls.
To the south wall of the Laundry if necessary at any new holes or pipework necessitated by the new Vanity Unit or services to same.
- b) 9.5 Gibraltar Board
All new walls and ceilings, including inside cupboards, to the First Floor Bedroom and the new stairwell.
The existing ceilings to the Garage and Workshop (Level 4 finish only).
New walls about stairs to Workshop and Garage (Level 4 finish only).
New timber posts (2) to Garage (Level 4 finish only).
Existing north wall to Garage about window area only (Level 4 finish only).

SOLID PLASTERERSee also other Trades
and General ClausesWORKMANSHIP :-

PLa.1

All work shall be carried out by skilled tradesmen, using proper and adequate methods and equipment, in accordance with the best trade practice and to the entire satisfaction of the Architects.

PREPARATIONS OF SURFACES :-

PLa.2

It shall be the responsibility of the Plasterer to ensure that a proper key is provided for all plastering, either by hacking or other means.

ADDITIVE :-

PLa.3

All gauging water shall have "Cemstick" or similar additive added strictly in accordance with the maker's instructions.

MATERIALS :-

PLa.4

All materials shall be the best of their respective kinds.

Hydrated Lime shall comply with NZS 781

Sand shall comply with NZS 2129

Portland Cement shall comply with NZS 1844

EXISTING EXTERIOR PLASTERED WALLS :-

PLa.5

Allow to co-operate with the Demolition and Carpenter Sub-Contractors in respect of the existing pebble finished plaster to the walls of the existing First Floor Games Room.

Allow to cut neatly with Carborundum saw blade, to form flashing recesses above the new reused tray roofing over the entry between the Bedroom and the Games Room, and also above the sloping roofing of the stairwell where it abuts the south wall of the Games Room.

On completion of the flashing (by others) of the new roofs, allow to replaster the existing walls, finishing in line with the existing pebble finish and with a similar appearance.

NEW EXTERIOR PLASTER :-

PLa.6

Over the Hardibacker exterior wall lining to the north and south walls of the stairwell, allow to provide and fix first quality AHI Flamestop Fireretardent building paper, lay horizontally and lap 150 at joins. Staple at the studs etc at 150 centres and make good any tears. Reinforce on corners etc as necessary.

Over the building paper to the north and south walls of the stairwell, allow to provide and fix galvanized netting on spaces, all in accordance with the BRANZ stucco recommendations. Coat up in the usual three coat manner with sand/cement plaster to a thickness of approximately 20mm, butt to match the existing, the mix, design and application of the plaster being in accordance with NZSS 4251, the first coat to have a 3mm deep scratching to give a good mechanical key for the next coat. Grooving is not acceptable.

The finishing texture shall match that of the existing First Floor, the surfaces shall ensure that it is difficult to find the line between the existing and new work.

Provide and fix approved crack control joints in accordance with the NZSS and the manufacturer's recommendations.

ELECTRICIANSee also other Trades
and General ClausesCONDITIONS :-

EL.1

All work and materials shall comply with the current Electrical Wiring Regulations and to the entire satisfaction of the Supply Authority, N.Z. Fire Service, Inspector of Dangerous Goods, Fire Underwriters' Associations and Employer.

PERMITS :-

EL.2

The Electrician shall obtain all permits for the above work before any wiring is commenced and secure Supply Authority approval of the work before completion.

WORKMANSHIP :-

EL.3

The whole of the work shall be carried out by Registered Electricians using adequate equipment in accordance with good trade practice and the recommendations of the Handbook to the Electrical Wiring Regulations.

SETTING OUT :-

EL.4

The general positions of the outlets are shown on the drawings. These shall not be varied without the approval of the Architect. Where not specifically shown on the drawings or specified, the exact location of the sockets and other outlets will be decided on the job by the Architect. A foreman shall be in attendance on site as requested to confer with the Architect.

DWANGING :-

EL.5

The Electrician shall provide all dwanging and other fixings required for fixing lights, switches, sockets and other outlets.

SUPPORT :-

EL.6

All electrical switchboards, wiring and equipment shall safely withstand a seismic load of at least 0.4 applied in any horizontal direction

WIRING :-

EL.7

All wiring shall normally be run concealed. Surface runs shall be installed only when particularly specified or shown on the drawings and then in plastic capping and casing coloured to match surface overrun. Through joints shall not be made unless specified except with the consent of the Engineer and then only in approved accessible joint boxes. Protect flexible cable connections to fixed apparatus by flexible conduit terminated securely in clamps. Secure flexible cord connections to fixed apparatus neatly by insulated hooks. Provide dwangs for hooks. Provide protection against heat, oil vapours, light, etc., as necessary for the safe operation of the cables. Protect cables penetrating concrete or masonry work by PVC sleeves or conduit. Make good all penetrated barriers. Where cables are installed underground provide trench and radiused entry ducts. Install in accordance with Amendment 1983/1 to the Handbook of the Electrical Wiring Regulations. Note full compliance is required. All cable trenching, back filling, consolidating and making good of all surfaces will be the Electrician's responsibility.

DEMOLITION :-

EL.8

Refer also to Sheet A.1. The existing Floor Plans indicate the positions of lights and socket outlets as at the present time.

Remove all electrical wiring and fitments to the Storage area and to the Workshop.

MAINS :-

EL.9

For the purpose of this project, it is to be assumed that the mains supply to the residence are sufficient for any additional loading.

SWITCH BOARD :-

EL.10

Check the existing switch board on the north wall of the Workshop, allow to adapt, extend as necessary, and label or re-label any circuits, fuses etc, which have either to be rearranged, changed or added.

LIGHT OUTLETS :-

EL.11

Wire the new circuits as indicated on the new Ground and First Floor plans, refer Sheet A.1.

All light switches are to be Polycarbonate, in general switches shall be mounted approximately 1.200 above the floor or level with the existing switches depending upon which room these are to be installed in. The exact positions will be indicated on site after discussion between the Electrician/Architects/Clients prior to mounting of any boxes, as shall be the colour and design of the plates.

SWITCHED SOCKET OUTLETS :-

EL.12

Refer to the Electrical Layout of Sheet A.1.

In general the plug sockets shall be 10 amp and shall be Polycarbonate plates, generally mounted approximately 300 above the floor or as applicable for the various appliances, note the shaver plug above the new Vanity in the Laundry.

Exact positions will be indicated as for the light outlets previously specified.

LIGHT FITTINGS :-

EL.13

The light fittings are indicated in the Legend on Sheet A.1.

These shall be selected and paid for by the Clients, including the associated lamps.

Allow to take possession of same, and install all in accordance with the manufacturer's instructions.

TELEPHONE :-

EL.14

Allow to extend the existing telephone system to the First Floor Bedroom, and mount on the wall above the desk, this connection is to allow a phone/fax operation.

COMPLETION :-

EL.15

The installation shall be completed in accordance with the detail and general intent of the specification and drawings. All necessary connections shall be provided, and made to the whole of the installation to be left in full working order.

All light fittings shall be provided with lamps, tubes, etc., as indicated, and fuses shall be provided with fuse wire of a specified rating as required.

Before the installation is accepted as complete, the Electrician will be required to submit a letter or certificate from the local Supply Authority certifying that the installation meets all the requirements of the Electrical Wiring Regulations.

STRUCTURAL STEELWORKER

See also other trades
and General Clauses

SCOPE :-

SST.1

This section of the Contract consists of the supply, fabrication and erection of all structural steelwork and metalwork as detailed and as is necessary for the completion of the work.

MATERIALS :-

SST.2

All structural steelwork except as noted below shall comply in all respects with NZS 3404:1997.

Steel to an equivalent standard may be used subject to the approval of the Engineer. If required, a test certificate for the steel shall be provided for the Engineer.

WELDING :-

SST.3

All welding shall be by the Electric Arc process in accordance with AS/NZS 1554.1.1995.

STRAIGHTENING :-

SST.4

Straightening or flattening of rolled materials shall be done by methods which will not injure the material. Sharp kinks or bends shall be cause for rejection.

HOLES :-

SST.5

All holes shall be punched or drilled to the sizes shown on the drawings. Holes shall not be gas cut without the Engineer's approval.

PRIMING :-

SST.6

All steelwork shall be primed. Clean down and give two coats of primer. Cleaning shall remove all loose scale, rust and grease and shall be done by power wire brushing, scraping, flame cleaning or superior means. Priming shall be Zinc Chromate. Priming shall be brush applied; the spray application of primer is NOT permitted.

Paint all steelwork evenly without spills and runs.

WELDING INSPECTION :-

SST.7

All welding will be subject to inspection by the Engineers or their nominated representative. This inspection may include radiographic or other non-destructive testing. The steelworker is to inform the Engineer before beginning work, and is to give an indication of this proposed welding programme.

FLOOR BEAM :-

SST.8

Provide Carpenter with a 250 UB 31 member to support the existing First Floor joists above the Garage and also the new joists. To each end weld on a 125 x 5 mild steel flat and drill each for 2 off M12 bolts, refer detail Sheet A.3. Prime.

ROOF BEAM :-

SST.9

Running full length of the Bedroom to the existing east and west walls, provide a 180 UB 18 steel beam, at each end weld on an EX80 x 50 x 200 long mild steel flat and drill each for 2 off M10 coach screws. Prime.

Refer also to detail Sheet A.3.

FLOOR COVERINGS

• See also other Trades
and General Clauses

• CARPET & VINYL :-

FC.1

The Clients will arrange and pay for this work to be carried out. This does not form part of the Contract.

PAINTER

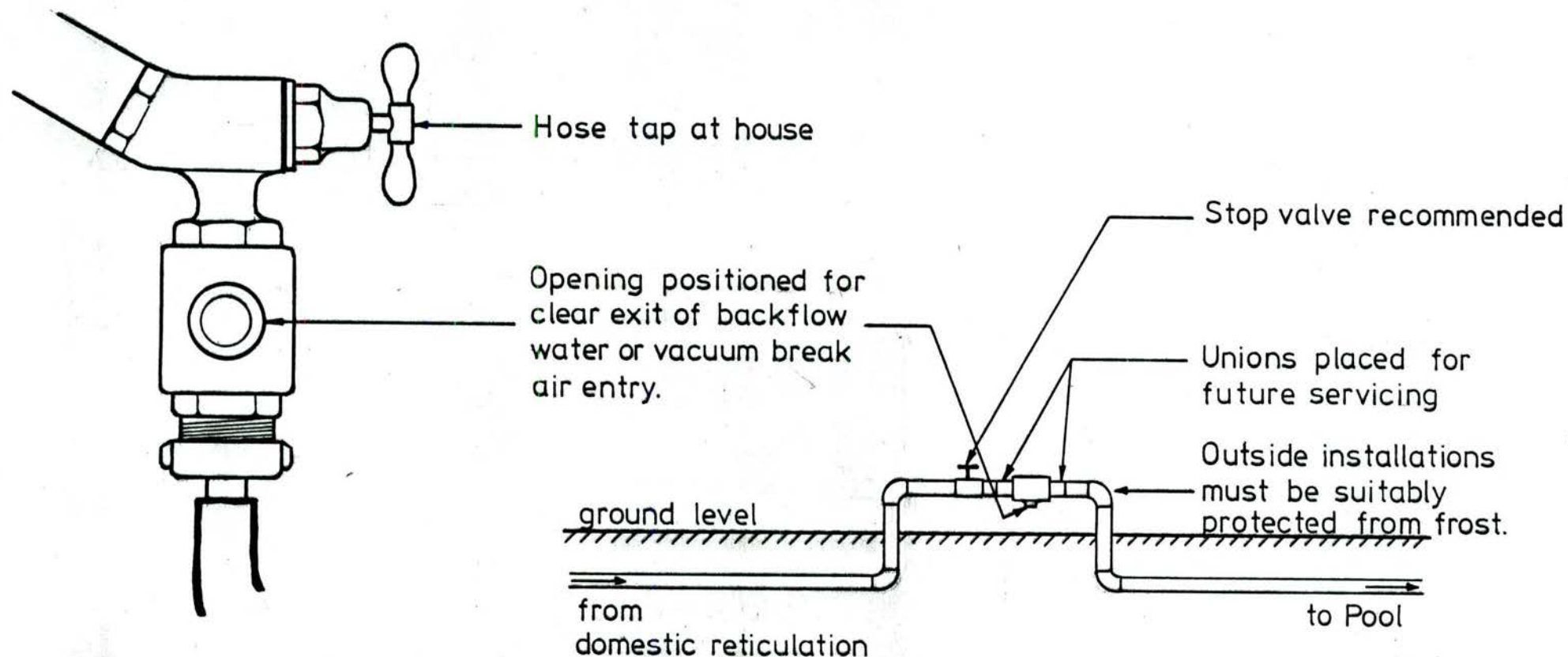
• See also other Trades
and General Clauses

• PAINTING INTERNALLY & EXTERNALLY :-

PA.1

• The Clients will arrange and pay for this work to be carried out. This does not form part of the Contract.

WAIMAIRI COUNTY COUNCIL



SUITABLE POSITIONS FOR APPROVED BACK FLOW PREVENTORS FOR DOMESTIC SWIMMING POOLS

October 1977 1626

WAIMAIRI COUNTY COUNCIL

SCALE

SHEET SIZE A4

PLAN NO.

SHEET OF SHEETS



BUILDING PERMIT APPLICATION

District Engineer's Office
Cnr Jeffreys & Clyde Roads
Fendalton, Christchurch 5
Telephone 517 109
Private Bag, Fendalton

Permit No. 39092
(FOR OFFICE USE ONLY)

Application No. 1271
Riding Fendalton
Assessment No. 1901-168-9
File No. 2370 / 15A

TO THE DISTRICT ENGINEER,

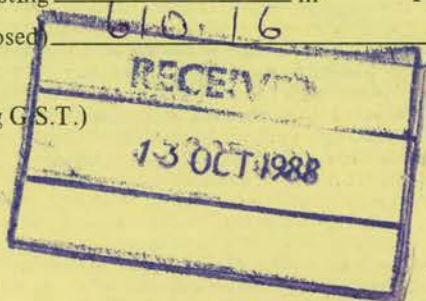
Date 13.10 19 88

Sir,
I hereby apply for permission to erect/alter/install a Conservatory + Indoor Swimming Pool
(Dwelling, Garage, Shed, etc.) + Ablution Block
at No. 15A Clyde Rd CHCH Street, in accordance with the SITE PLANS and detailed PLANS,
ELEVATIONS AND SPECIFICATIONS submitted herewith in duplicate. (see over)

PARTICULARS OF LAND: Lot No. 2 D.P. 38716 Area not given m²
Distance from Nearest Building: On Site _____ m On Adjoining Site _____ m
MAIN BUILDING AREAS (see over) Ground Floor Existing 234.34 m² Proposed _____ m²
1st Floor Existing 234.34 m² Proposed _____ m²
Other Floors Existing _____ m² Proposed _____ m²
ACCESSORY BUILDING AREA Existing _____ m² Proposed 141.48 m²
TOTAL AREA OF ALL BUILDINGS (Existing and Proposed) 610.16 m² (Over Foundations)

ESTIMATED VALUE OF PROPOSED WORK (Excluding G.S.T.)

Main Buildings \$ 40,000
Outbuildings \$ _____
Plumbing & Drainage (Non-Sewered Area) \$ 20,000
TOTAL \$ 60,000



Estimated Completion Date 25.12.88

Owner ME + DW Dorner Address 15A Clyde Rd CHCH
Builder March Construction Address Main Road Belfast
Plumber Haphy Address _____
Proposed use of the building (see over) Leisure activities

Telephone No. Pte: 487-923 Bys: 791-197 Yours faithfully, DW Dorner
Phoned 14.11.88

FEES PAYABLE (incl G.S.T.)

(FOR OFFICE USE ONLY)

REMARKS

Building Permit \$ 330-00
Inspection Fees \$ _____
Plumbing & Drainage Permit \$ _____
F/P Opening/Crossing Deposit \$ _____
F/P Opening/Crossing Permit \$ _____
Vehicular Entrance (Deposit). \$ _____
Water Connection \$ _____
Builders Water Supply \$ _____
Building Research Levy \$ _____
TOTAL FEES PAYABLE \$ 396-00

Return to 15A

9/12/10

APPROVED [Signature] (District Engineer)

21.10.88

APPLYING FOR A BUILDING PERMIT

COMPLETION OF THIS FORM

All details on the form must be completed, in cases where the answer is nil enter 'nil'.

FLOOR AREAS

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

PROPOSED USE

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

STORMWATER DISPOSAL

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

NOTE: All stormwater must go to side channel except where otherwise specifically approved.

DETAILS TO BE SUBMITTED WITH EVERY APPLICATION

The following extract from the Building By-Laws sets out briefly the details required with every application. Full details can be gained in N.Z.S. 1900, Chapter 2, Clauses 2.4 and 2.5.

2.5 PLANS AND SPECIFICATIONS

2.5.1. Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of this by-law and any other relevant by-law for the time being in force:—

(v) Detailed drawings shall be in such form and on such scale as the Engineer may consider necessary to ensure certainty of interpretation.

(vi) All drawings other than detailed drawings shall be accurately, clearly, and indelibly executed to scale, and shall be drawn in ink upon drawing paper or tracing cloth or printed upon cloth or approved paper. Except in the case of detailed drawings all drawings shall be to a scale of 1:100 or 1:50.

2.5.2. The drawings shall be accompanied by a locality plan. This locality plan shall be drawn to scale and shall show the site of the building, together with the land, streets, private streets, public places, private ways, public reserves, and buildings immediately surrounding the site and shall be sufficient to enable the Engineer to locate the precise situation of the site not only relative to the boundaries of its own land, but also relative to any buildings erected upon immediately adjoining lands.

2.5.3. On all drawings deposited under this chapter of this by-law the following methods shall be used to assist in making clear the various parts of the work:—

(i) The site of the proposed building shall be coloured or edged red.

(ii) Existing buildings immediately adjoining shall be coloured grey.

(iii) Sewers and sewer connections shall be shown by red lines.

(iv) Stormwater drains and drain connections shall be shown by green or black lines.

(v) The construction drawings shall be so prepared as to distinguish the various materials employed in the construction of the building, also existing work from new work.

2.5.5. In addition to the structural details etc., required, the plans and sections shall show as regards every floor of the proposed building the dimensions of the rooms the situation of the flues, fireplaces, stoves, and chimneys, and the position of all the several parts of the building, and every water closet, fuel store, wash-house, and all other appurtenances. The plan and section shall further show the proposed means of water supply, and the level of the lowest floor of the intended building and of the yard and ground belonging thereto, and also the means whereby it is proposed to deal with all stormwater and drainage.

2.5.6. When lodged, the application and drawings and other documents accompanying the application shall become the absolute property of the Council.

CHRISTCHURCH

DRAINAGE

BOARD

BOX 13006

DISTRICT No.	BOOK No.
9	123

0035

Foul Water Drainage	✓	Block Plan	RN 77
Stormwater Drainage	✓	J.H.S.	
Sanitary Plumbing	✓	Letter Ref.	

INSPECTOR C. TAYLOR

DATE 19-10-88

WDC 1271

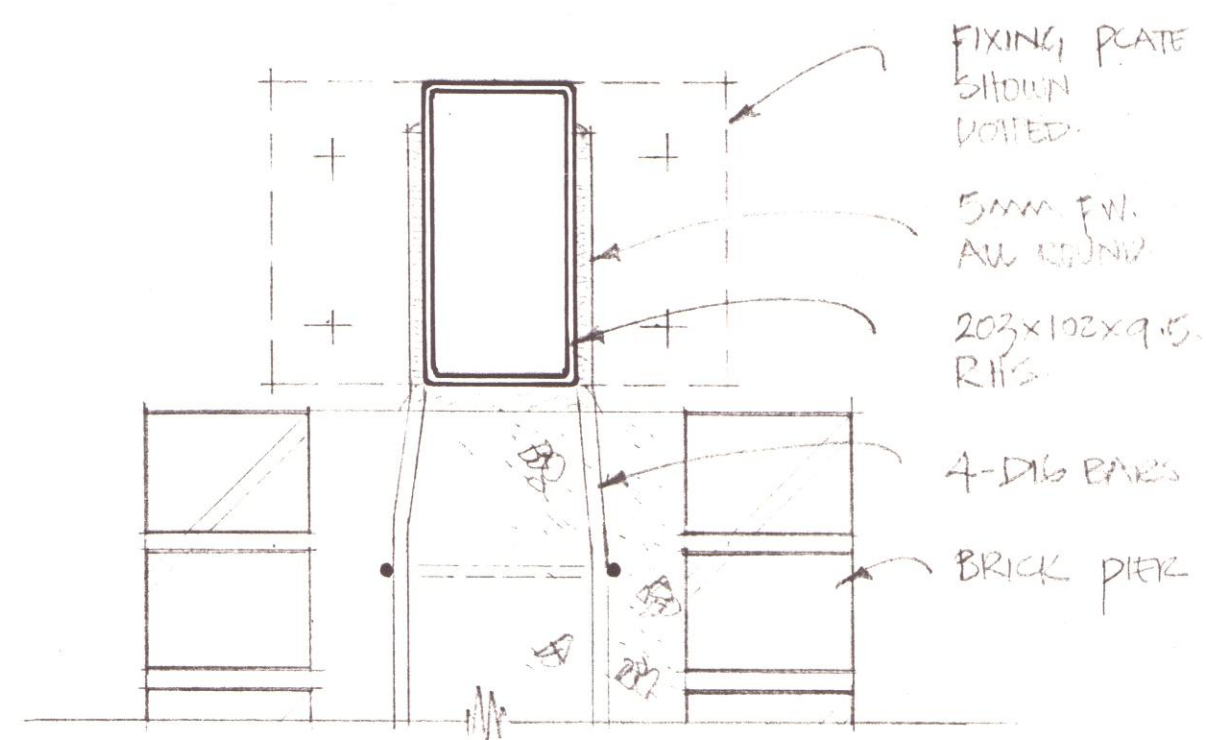
ME & DW DORMER.

1517 CLYDE RD.

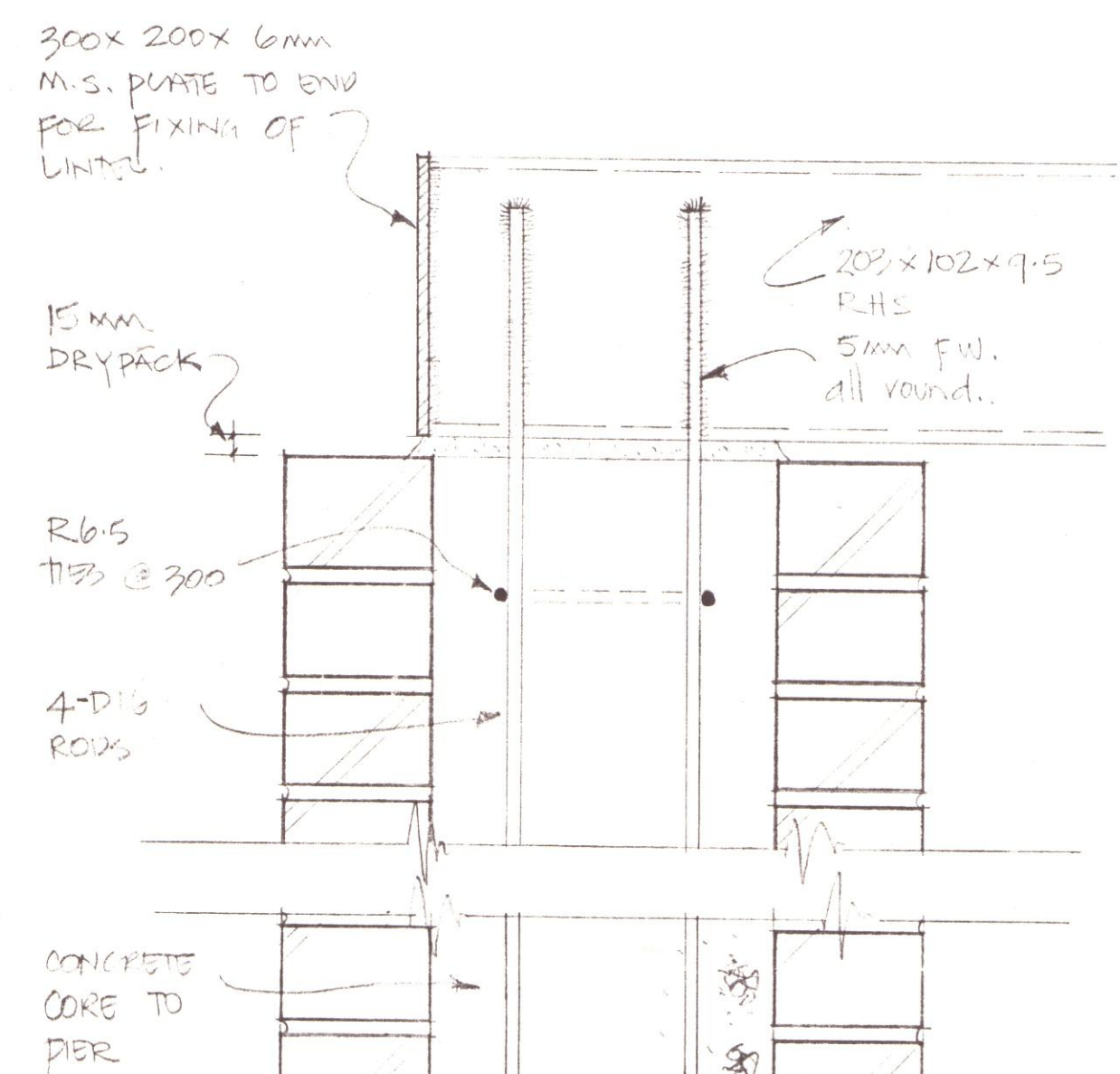
ERECT A CONSERVATORY AND
INDOOR POOL.PERMISSION REQUIRED FROM ADJOINING
LAND OWNERS TO CONNECT TO SEWER.
LINE.WRITTEN APPLICATION REQUIRED
TO CHIEF INSPECTOR TO INSTALL
WALL HUNG URINAL.

②

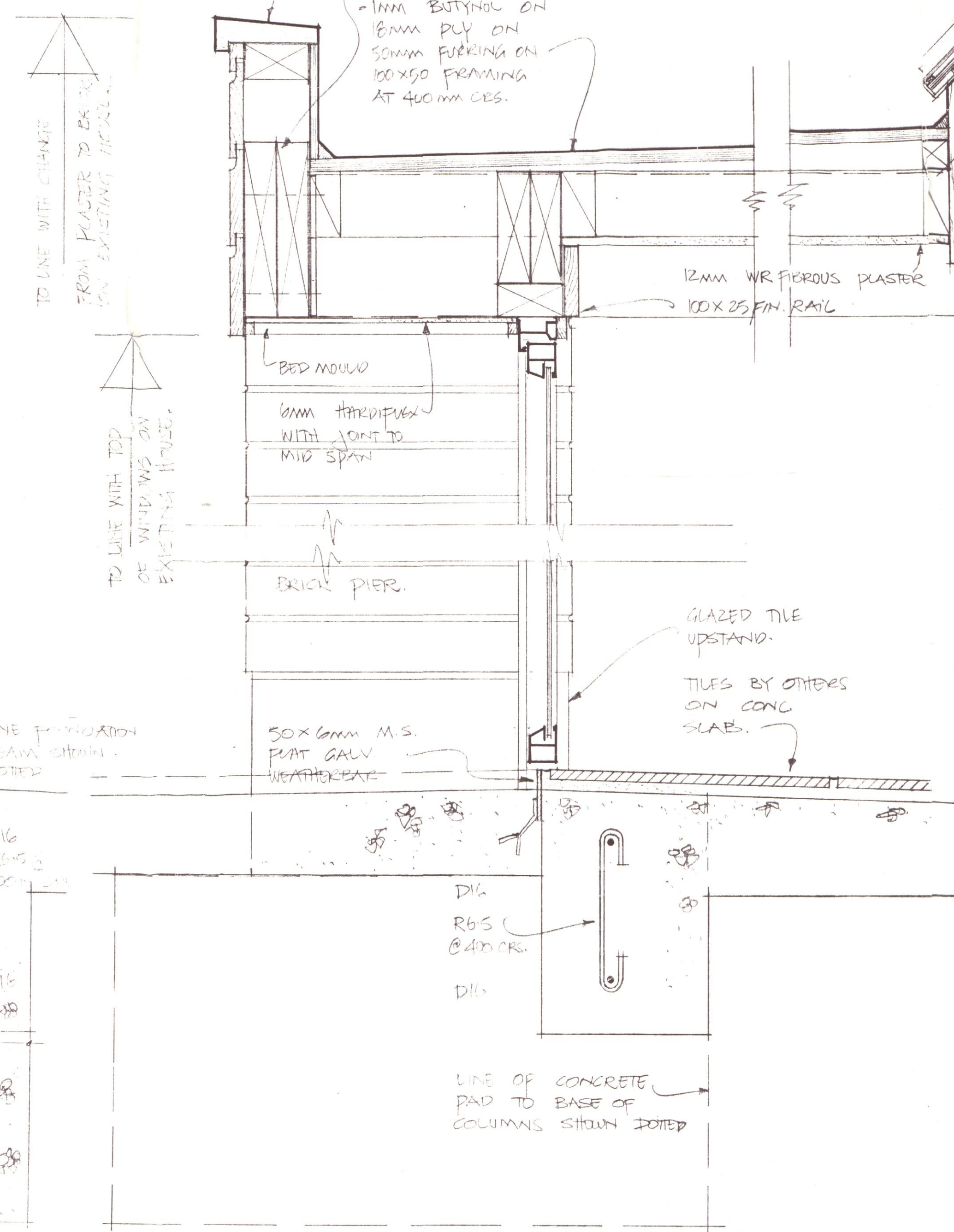
ALL WORK TO COMPLY WITH
PLUMBING & DRAINAGE REGULATIONS
1978 & CDB BYLAWS.



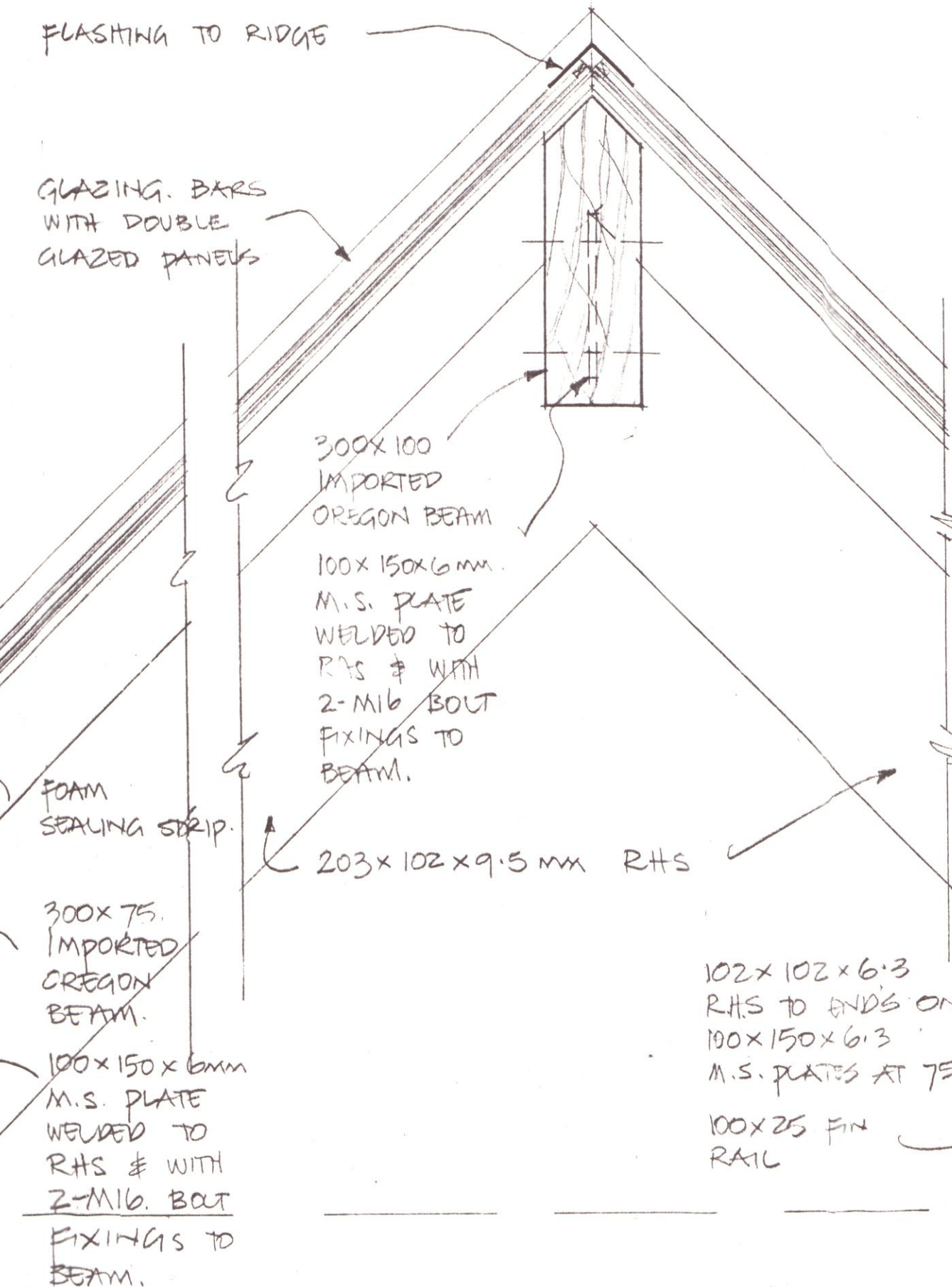
SECTION THRU TOP OF BRICK PIERS.



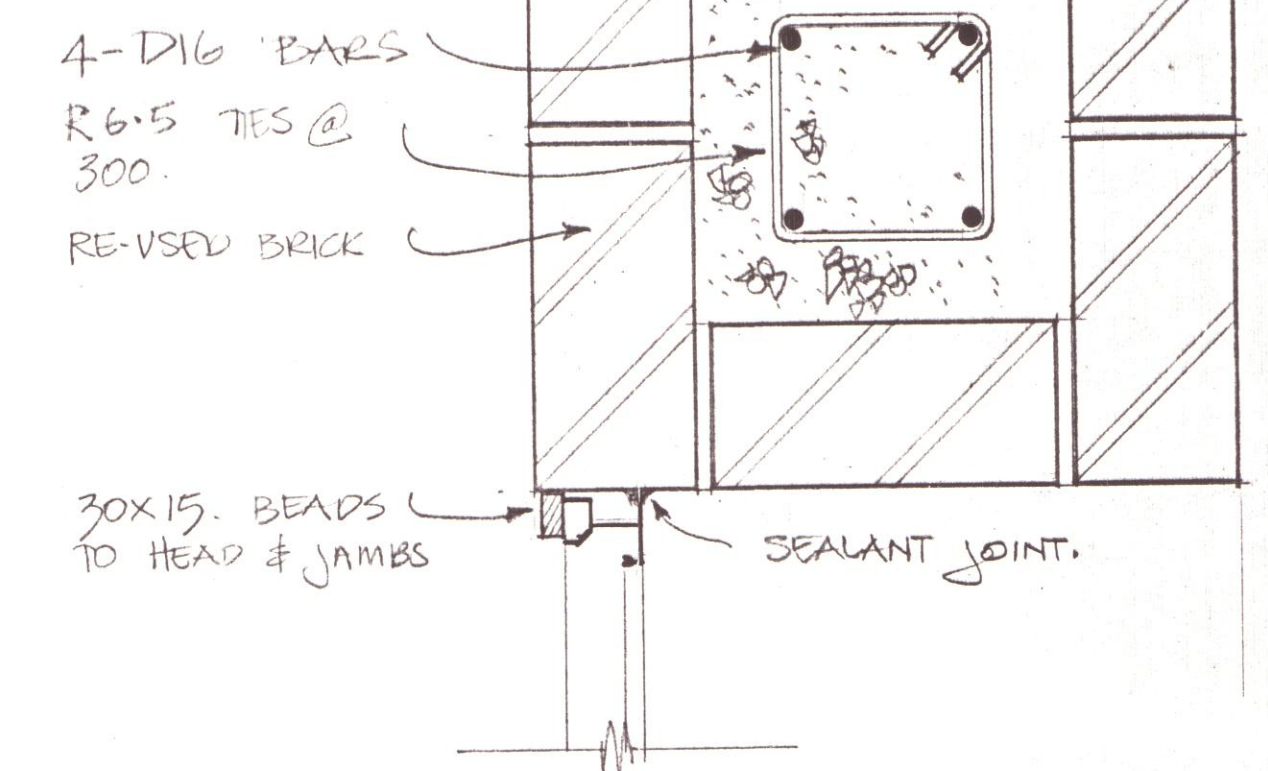
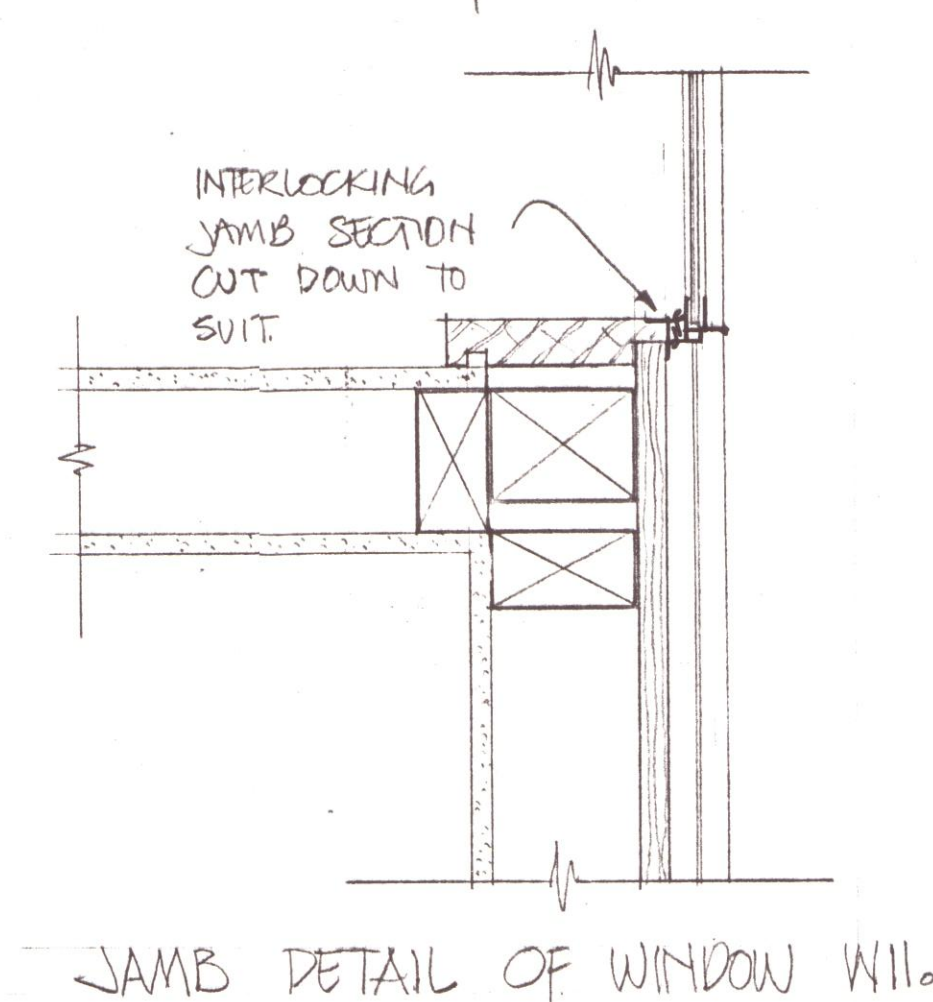
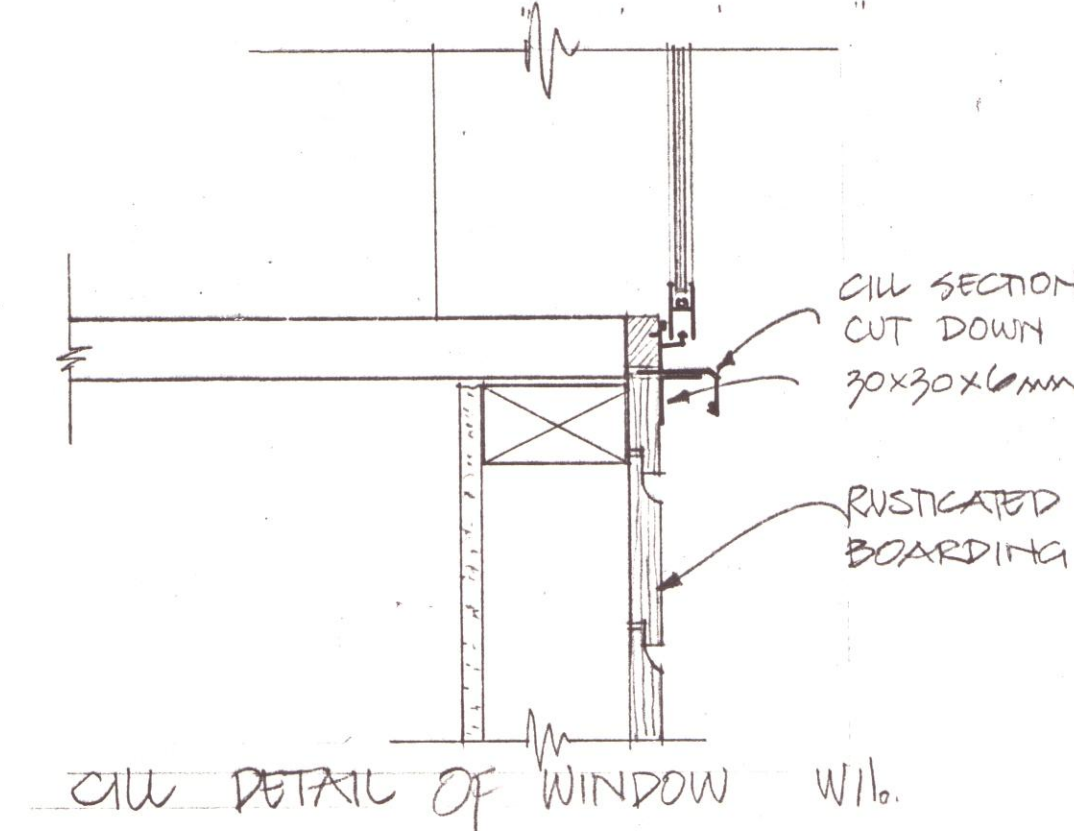
SECTION THRU BRICK PIERS



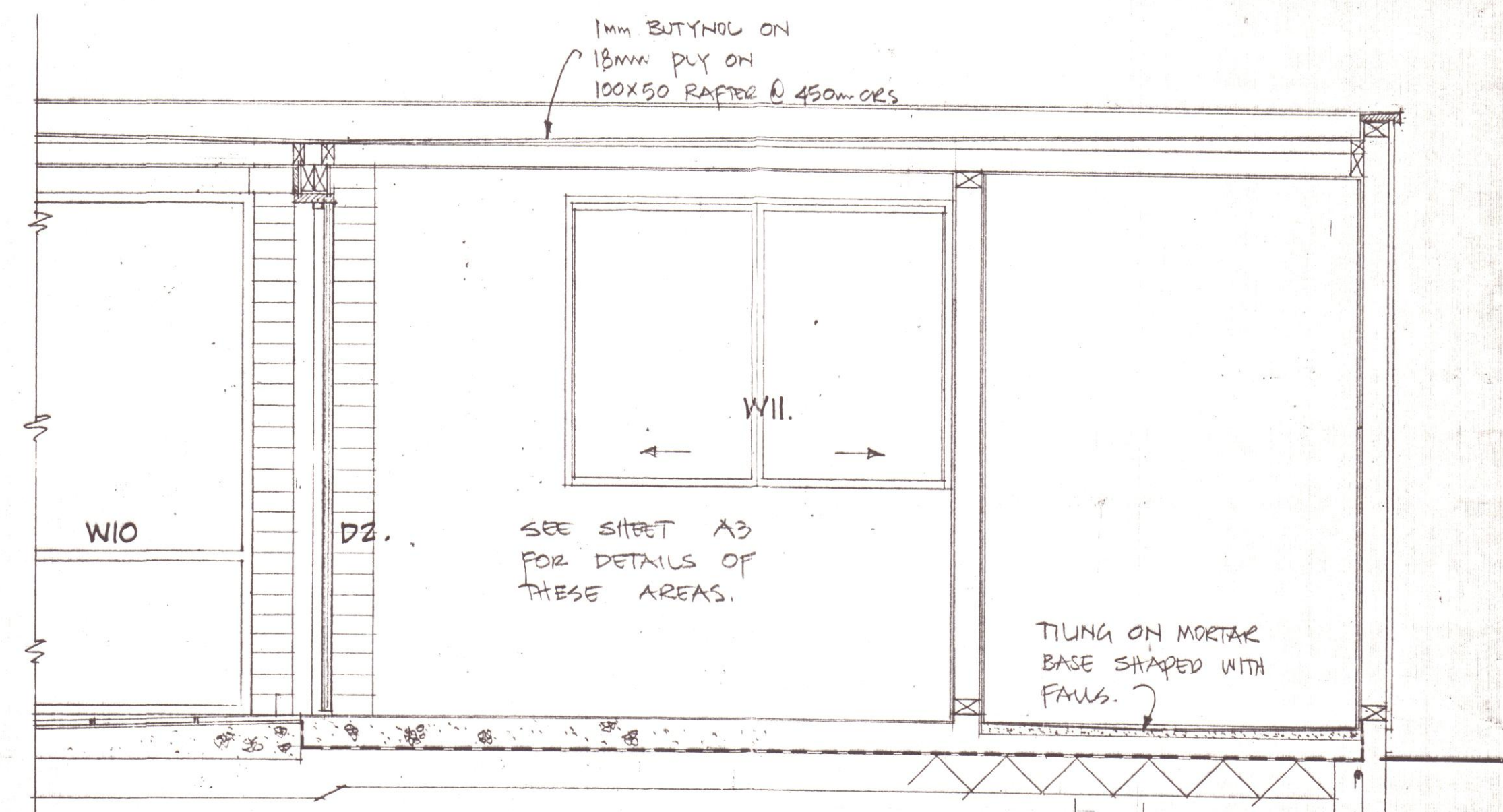
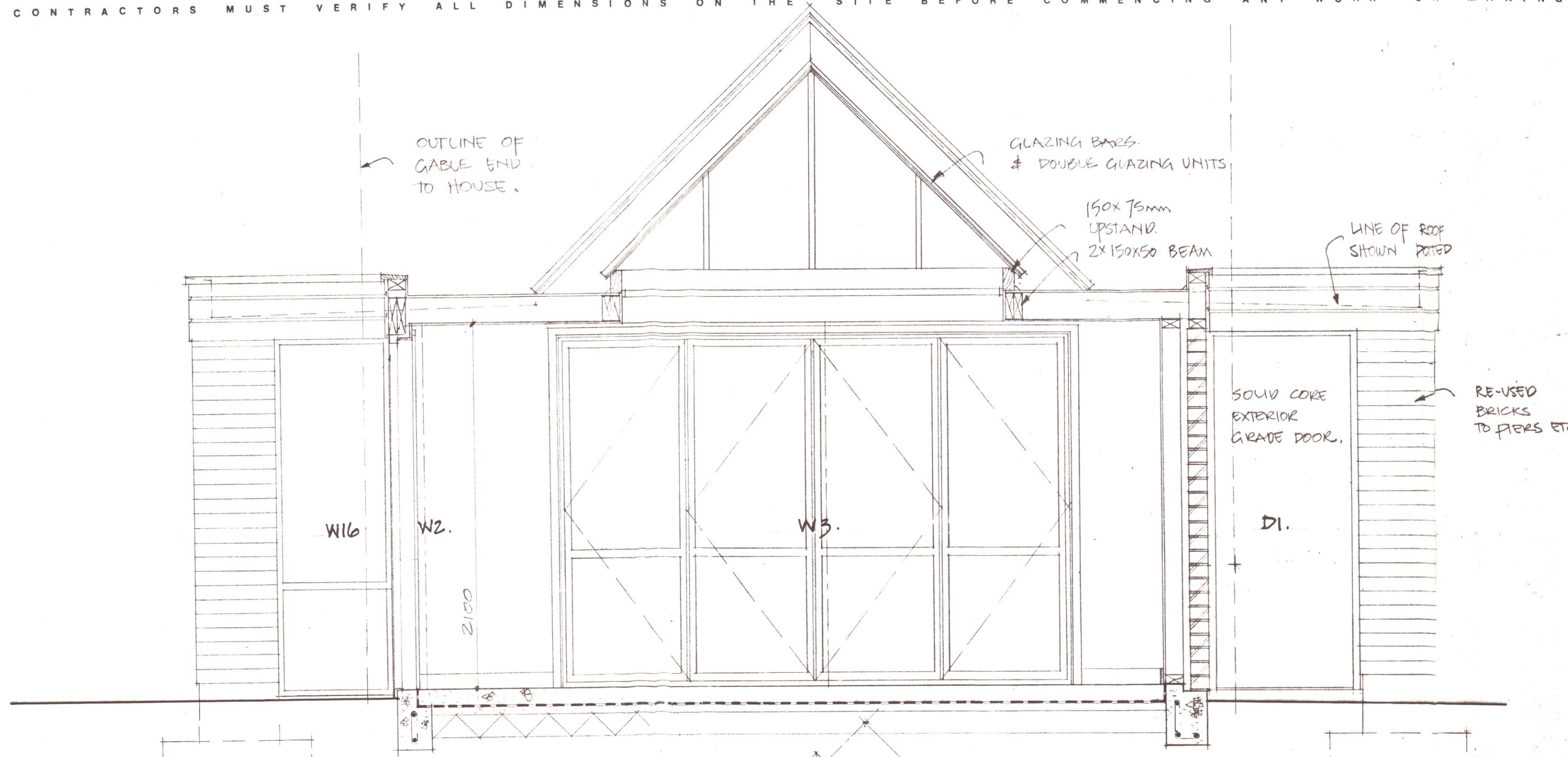
SECTION THRU WINDOWS W4, W5 & W6



SECTION THRU END CABLE WINDOWS W6 & W4.

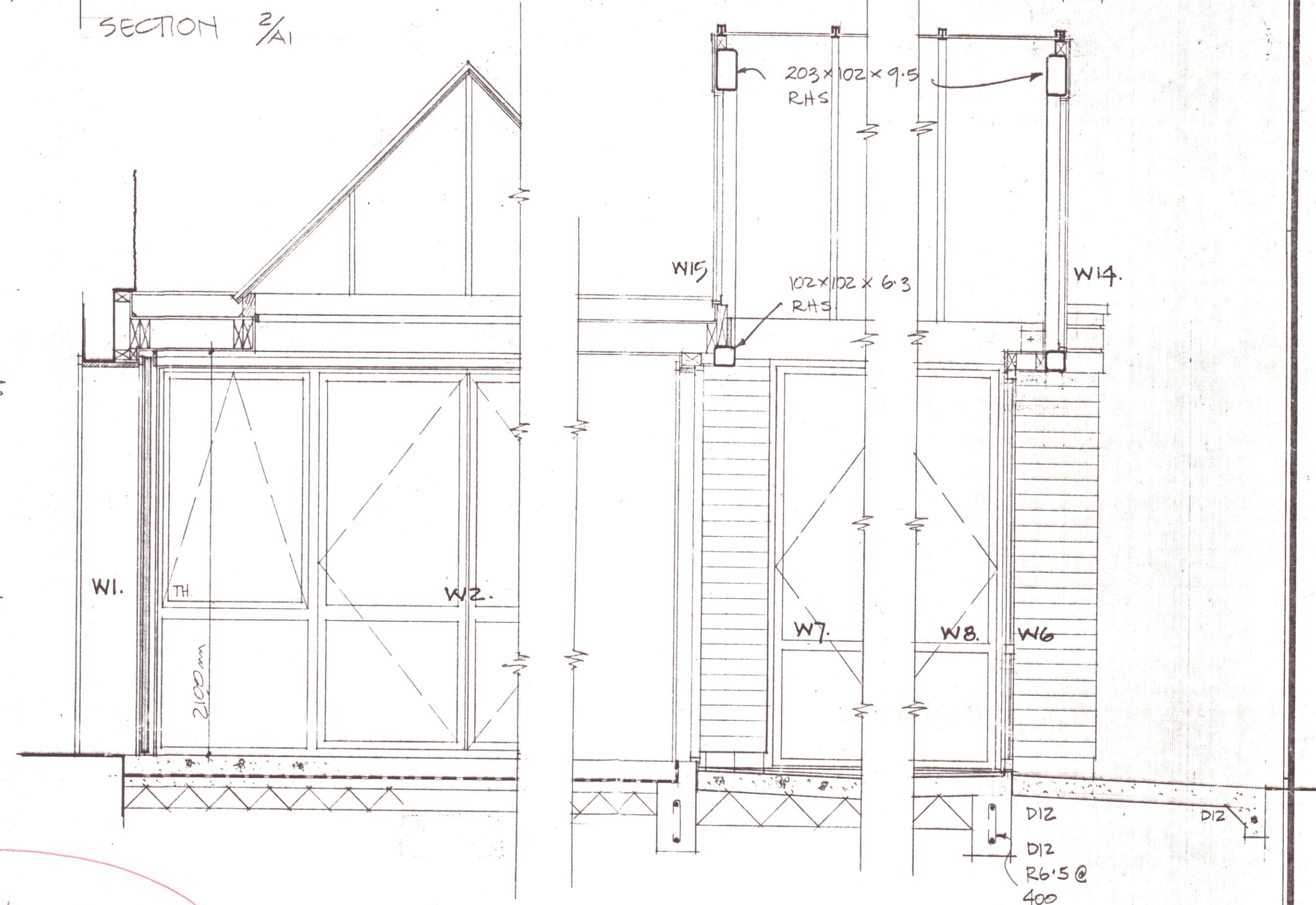
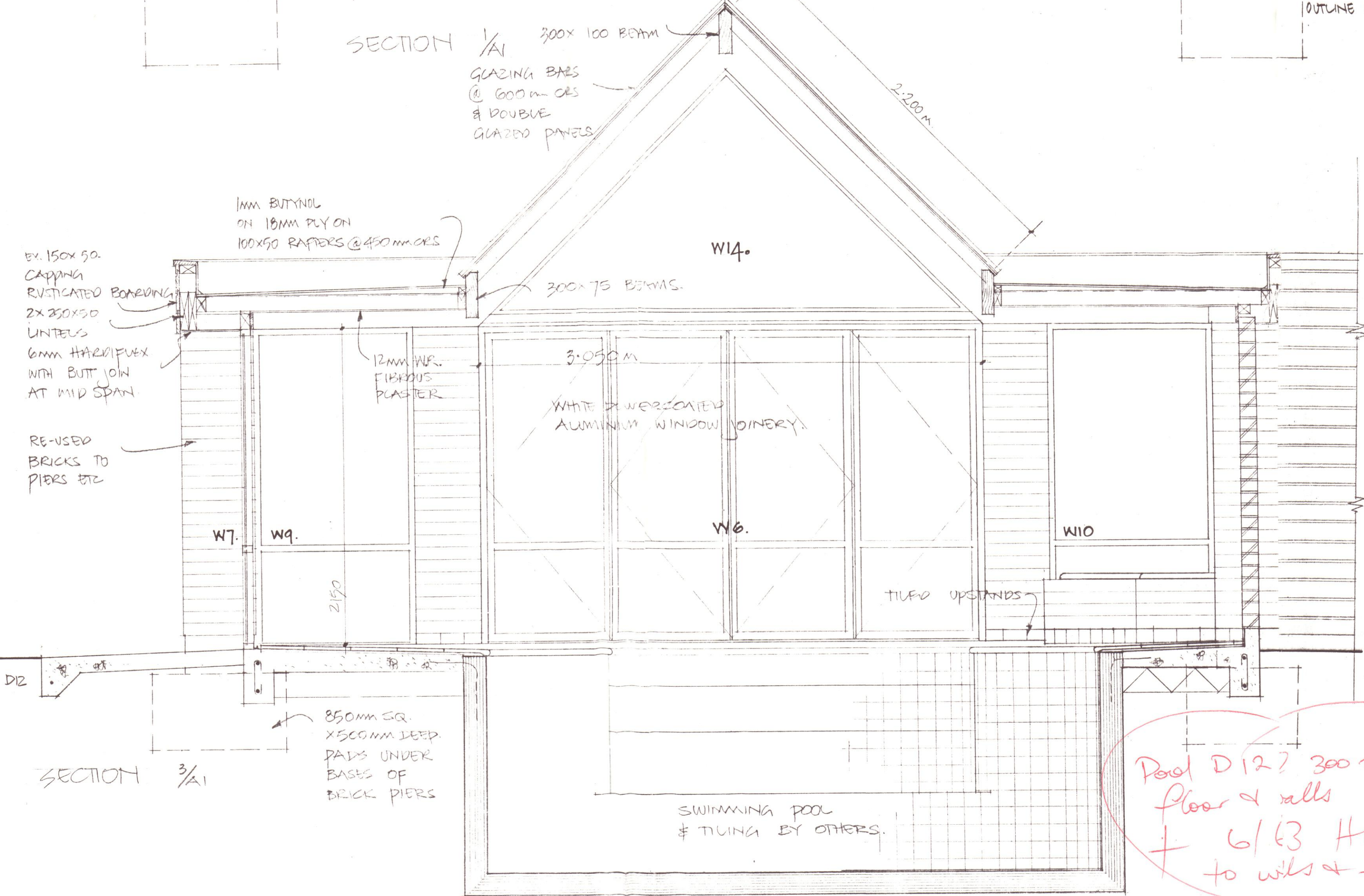


PLAN OF TYPICAL BRICK PIERS.

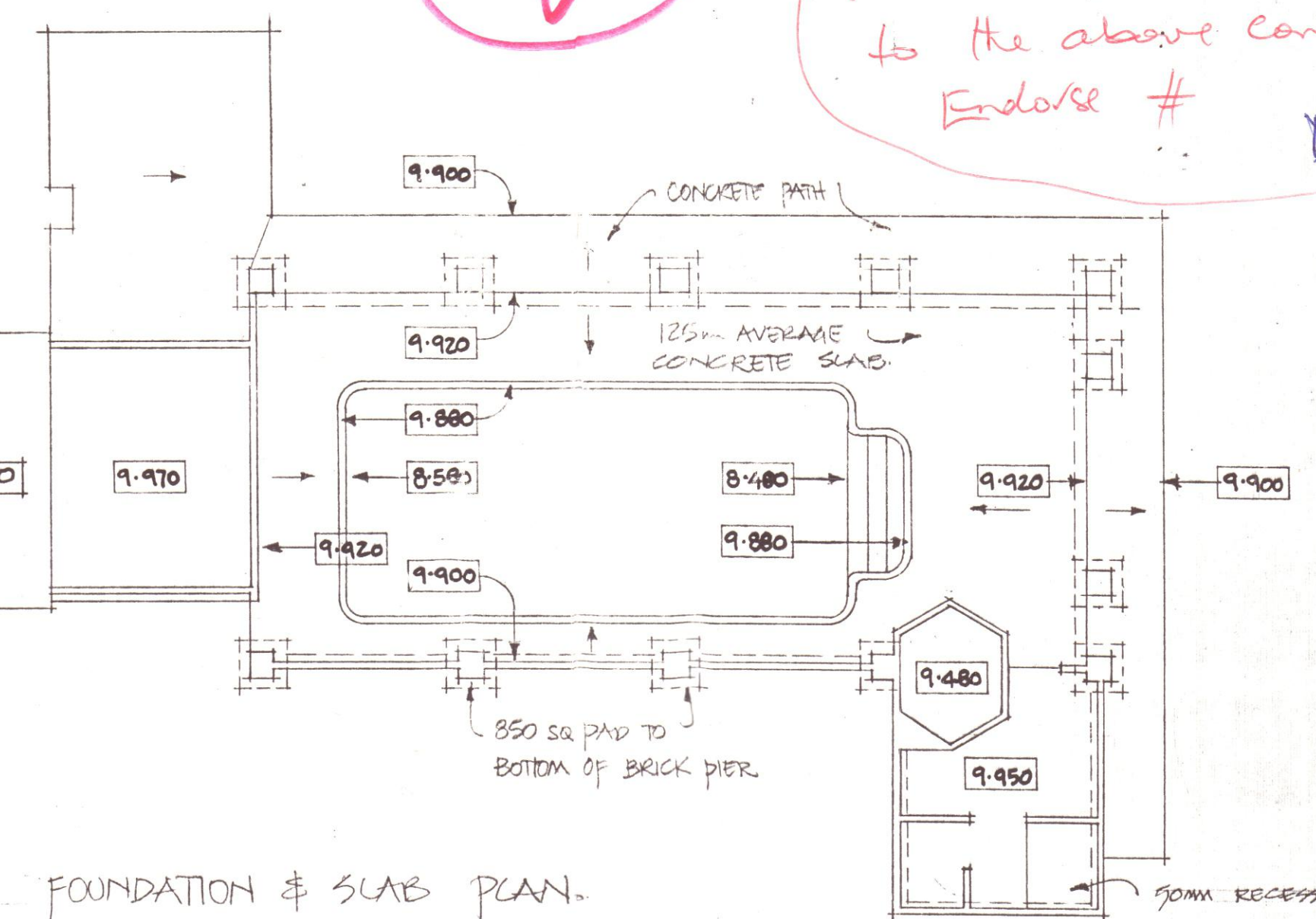
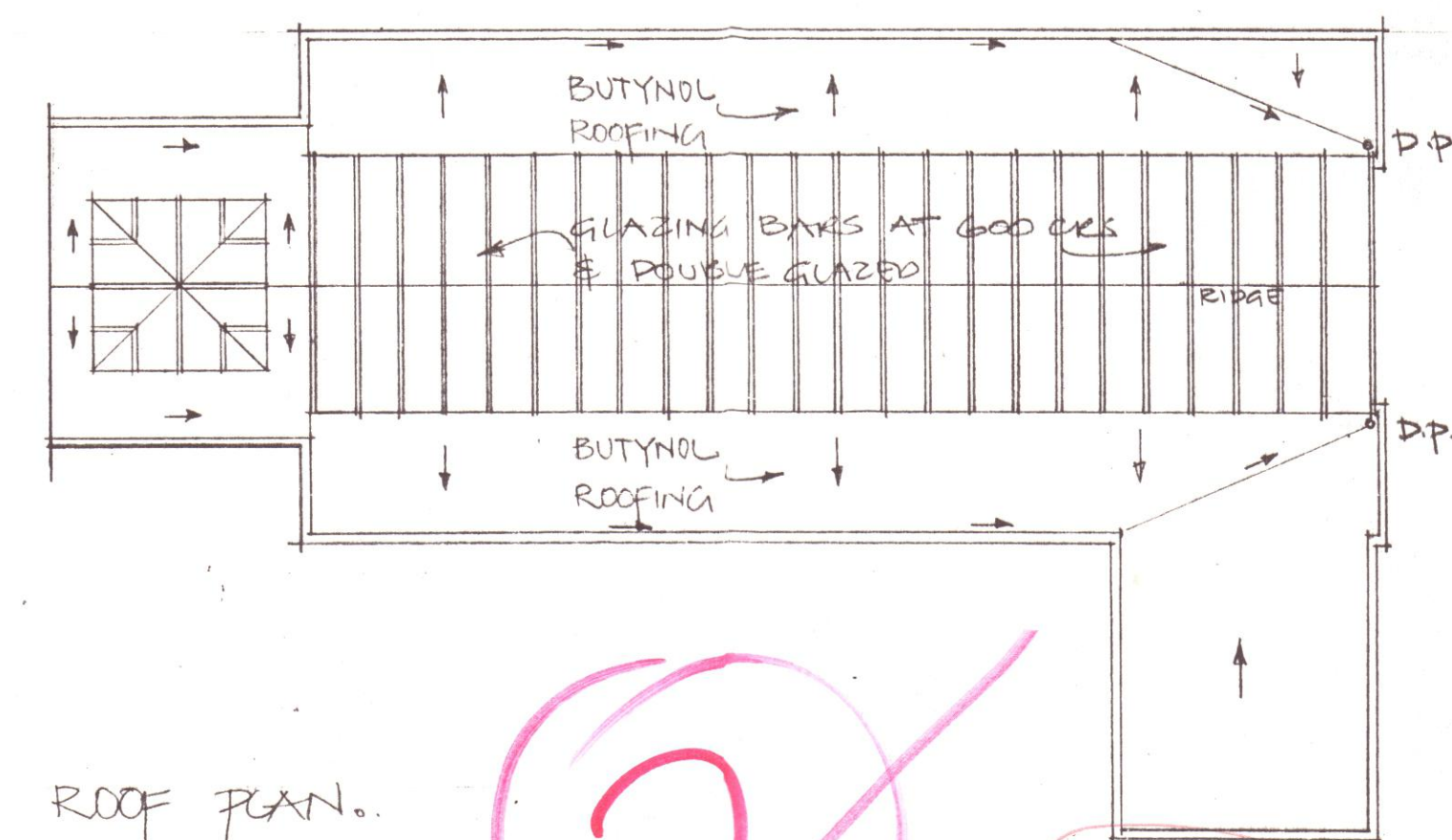
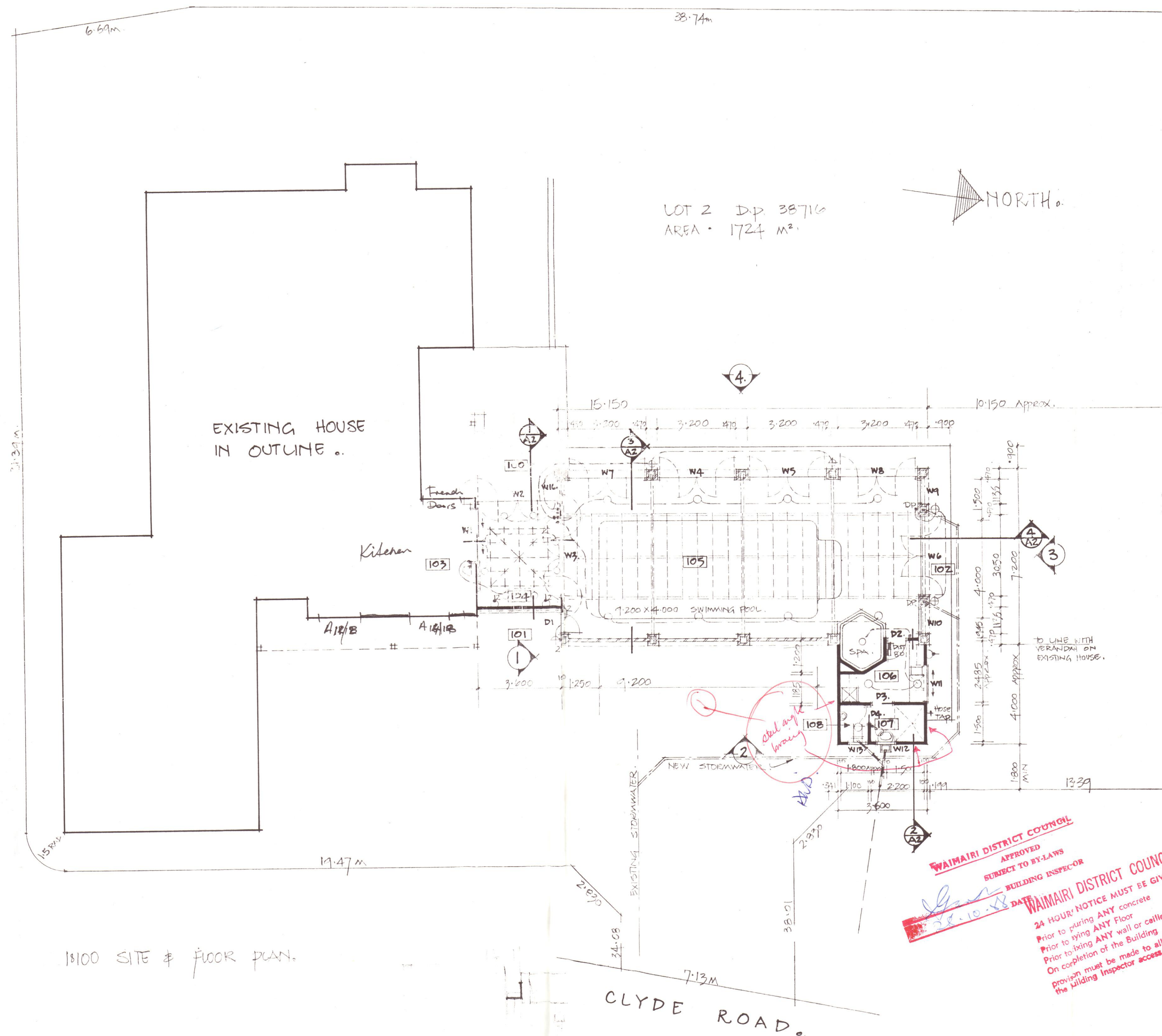
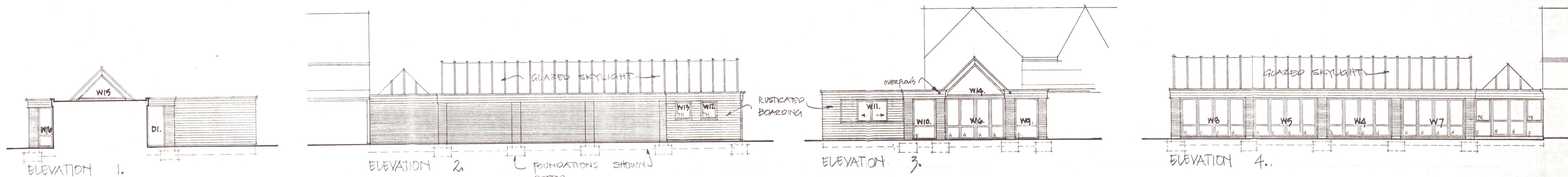


SECTION 1/A

SECTION 2/A



Pool D12? 300 both ways floor & walls + 6/63 HRC mesh to walls & floor



Permit issued Subject to the above conditions
Endorse # *W.D.*

Permit issued Subject to Soil test after excavation for pool and before boxing placed to pool

WAIMAIRI DISTRICT COUNCIL
APPROVED
SUBJECT TO BY-LAWS
BUILDING INSPECTOR
DATE 18.10.88
24 HOUR NOTICE MUST BE GIVEN
Prior to tying ANY concrete
Prior to tying ANY wall or ceiling lining
On completion of the Building
provision must be made to allow
the Building Inspector access.

NEW INDOOR SWIMMING POOL • 15A CLYDE ROAD
FOR MR & MRS M.E. DORMER.

CONSULTANTS

ARCHITECTS
TRENROVE & BLUNT
80 OXFORD TERRACE
CHRISTCHURCH N.Z.

1:100 PLANS & ELEVATIONS
SCALE 1:100

DRAWING SHEET
A1.

4:10:88

Please provide me with one title search of the following title.
This coupon will be returned with the copy of the title search requested and must be produced for any claim or query.

NAME: Arson Architects

Copy Requested

22 F 458

\$7



REGISTER

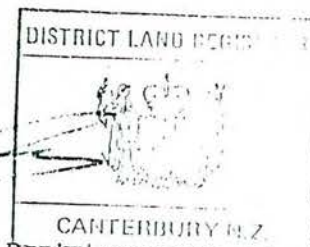
OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 22nd day of May one thousand nine hundred and eighty-one under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that MICHAEL EDMUND DORMER of Christchurch, Manager and DIANE WINSOME DORMER his wife as joint tenants under the Joint Family Homes Act 1964 are —

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1724 square metres or thereabouts situated in Block X of the Christchurch Survey District being Lot 2 on Deposited Plan 41440 —

for Assistant Land Registrar



Subject to:

i. No. 154602/3 Settled under the Joint Family Homes Act 1964 - 4.11.1977

ii. Mortgage 248026/3 to (NZ Pensions (New Zealand) Limited - 16.10.1982 at 9 a.m.

Appurtenant hereto:

i. A well easement over part Lot 6 DP 3766 (483/36) granted by Transfer 277978

ii. Rights to drain sewage and water to convey electric power, water, telephonic communications and gas over part Lot 4 DP 38716 (18F/1359, 1360) and a right to drain sewage over part Lot 1 DP 38716 (17B/155, 156) specified in Easement Certificate 115976/3 (Subject to (excluding Lot 1) Section 309 (1)(a) Local Government Act 1974)

for A.L.R.

Mortgage 586858/1 to Saunders & Co. Solicitors Nominees Company Limited - 4.2.1986 at 11.14 a.m.

845077/1

for A.L.R.

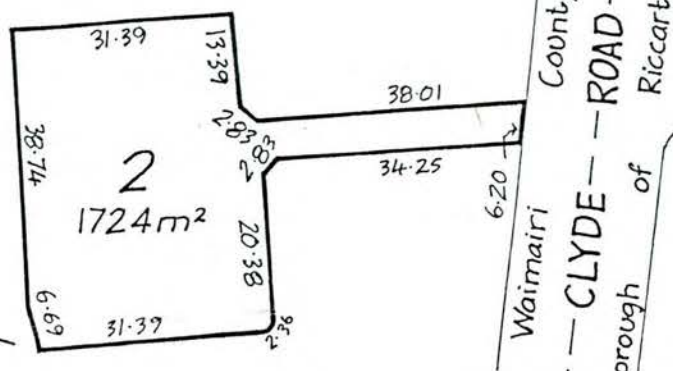
Mortgage 586858/2 to ANZ Banking Group (New Zealand) Limited - 4.2.1986 at 11.14 a.m.

for A.L.R.

Variation of Mortgage 586858/1 - 23.3.1987 at 11.48am

for A.L.R.

Transfer 758076/1 to Diane Winsome Dormer of Christchurch, Married Woman - 10.8.1988 at 11.29am



Measurements are Metric

10. 22F / 458

22F / 458

Association
Consulting
Engineers of
New Zealand

New Zealand
Institute of
Architects

Institution
Professional
Engineers of
New Zealand

P I M
Building Regulation Clauses B 1

PRODUCER STATEMENT - DESIGN

ISSUED BY R D Sullivan
TO Mr and Mrs Dormer
IN RESPECT OF Steel beams
AT 15a Clyde Road
Fendalton
CHRISTCHURCH

R D Sullivan has been engaged by Mr and Mrs Dormer to provide structural design services in respect of the requirements of clause B1 of the Building Regulations 1992 for the design of steel beams

The design has been prepared in accordance with B1 / VM 1 (respectively) of the approved documents issued by the Building Industry Authority and the work is described on

Austin Architects drawings

Titled Additional Bedroom in garage roof space 15a Clyde Rd for Mr and Mrs Dormer File No 1685/4 Sheet A1, 2,3

and the specifications 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:

- (1) the verification of the following design assumptions: Average ground conditions
- and (2) 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.

Signed 

Date 15 October 1998

B E (Civil) MIPENZ (Member)

ERB Reg. No 4324

239 Armagh Street P O Box 21-185

FILE COPY



DISTRICT ENGINEER'S OFFICE
A.J.W. LAMB, B.E., F.N.Z.I.E., A.F.N.Z.I.M., DISTRICT ENGINEER
JEFFREYS & CLYDE ROADS, FENDALTON, CHRISTCHURCH 5 TELEPHONE 517 109 PRIVATE BAG, FENDALTON

B.P. Application No. _____

File No. _____

To: The District Engineer,
Waimairi District Council,

I, the undersigned, hereby apply for permission to have the work described herein carried out in the premises situated in

Staine Waimairi Drive

Full name and address of person for whom work is to be carried out:

M. E + DW. DORMER

15A Clyde Rd CH CH 4.

Name of Plumber carrying out this work:

March Construction.

Type of backflow preventor to be installed: Propriety product Methuen B.

Location on supply line of proposed backflow preventor:

Adjacent to pool. Hose tap.

Permit Fee: \$1.00

Reason for installation:

1. Sewage treatment plant or sewage pumping station.
2. Toxic substance or material dangerous to health.
3. Auxiliary water supply.
4. Objectionable substance or process water.
5. Swimming or paddling pool.
6. Ships water supply.

7. Water supply:

Own Well:

District H.P.:

8. Back wash filter installed.

Yes.

No.

9. Drainage from Pool:

To side channel:

Open Drain:

10. Other water course:

S.W.

Signature: [Signature]

Dated this

12

day of

October

19 88



**Consulting Engineers,
Structural, Civil, Acoustic
Electrical, Mechanical,
Heating and Ventilating.**
Unit 3, Bealey Park.
Cnr Bealey Avenue and Churchill Street
PO. Box 25-108
Telephone (03) 61-777
Christchurch,
New Zealand

TEST BORES AT Mr & Mrs M. E. Dorman
15A Clyde Road
FOR Trengrove & Blunt
Architects
Christchurch.

DATE 10-02-1988
JOB NO 87-497-01
WEATHER Overcast
OPERATOR PA Hill
MACHINE 50# Auger

BORE NO		POSITION	
1		At Test 2	
DEPTH	STRATA	DESCRIPTION	W.T.
		Top Soil.	
		SP fine silty sand	
1.0		sc clayey sand	
		SP sand (Rusty colour)	
		sc sand/clay mixture	
2.0			
		SP fine sand	
3.0			
		SP grey sand.	
4.0			
		could not clear.	

BORE NO		POSITION	
2		At Test 3	
DEPTH	STRATA	DESCRIPTION	W.T.
R.L. =			
		stones/fill (Drive)	
1.0		silty clay	
2.0		SP sand	
		sc clayey sand	
3.0		Grey sand with organic traces	
		could not clear.	
4.0			

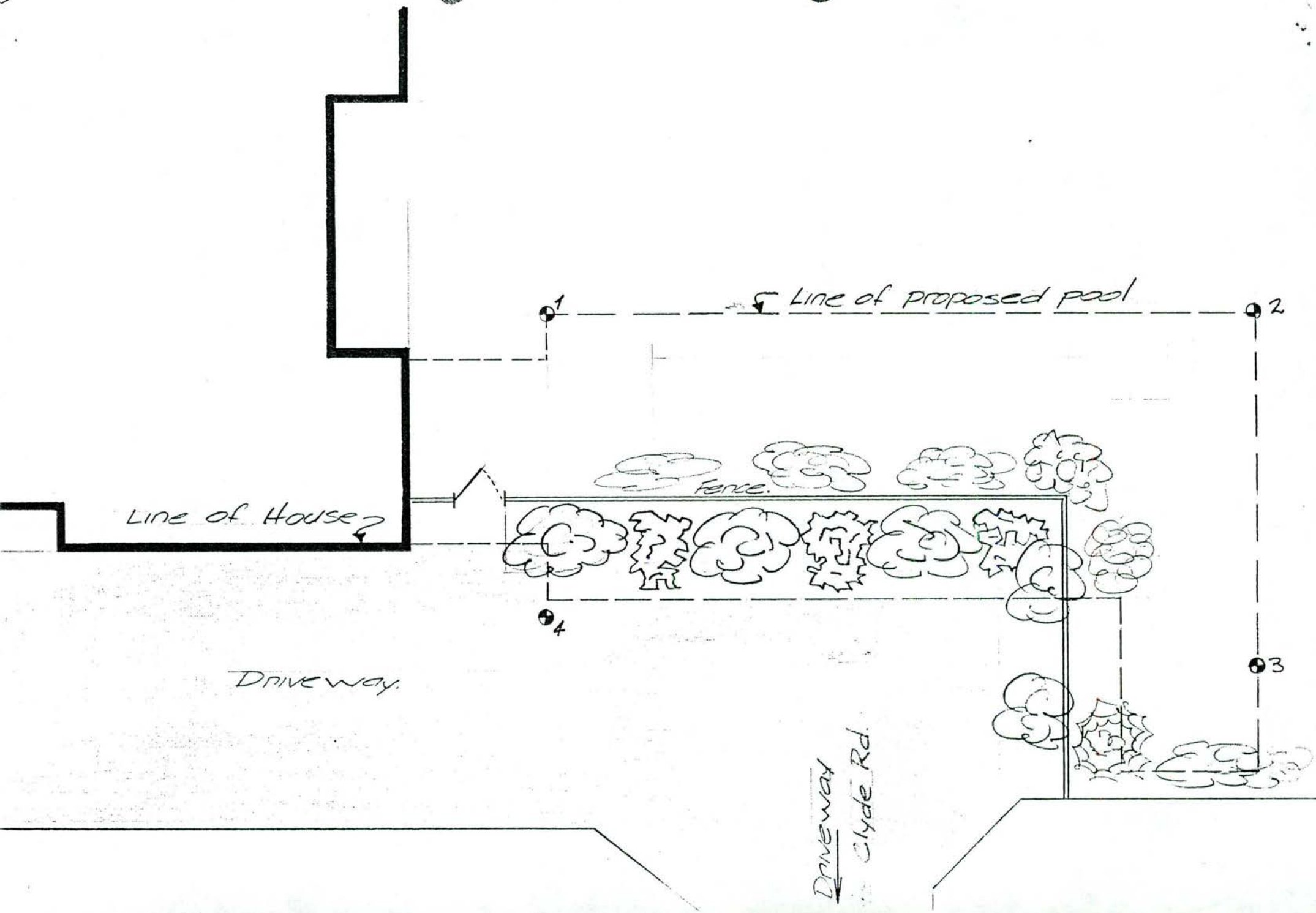
Christchurch
I.L. Ford, B.E., M.I.P.E.N.Z.
R.B. Ramsay, M.Sc. (London), D.I.C.
B.E. (Hons), M.I.P.E.N.Z.

K.J. Simcock, B.E. (Hons), M.E., M.I.PEN.Z.,
G.J. Uprichard, B.E., C. Eng., M.I. Mech. E.,
M.I.PEN.Z.

Invercargill
A.S. Major, B.Sc., M.I.P.E.N.Z.

OFFICES:
Christchurch
Invercargill
Queenstown

George Marsh
Waimairi C.C.
Application No.
1271



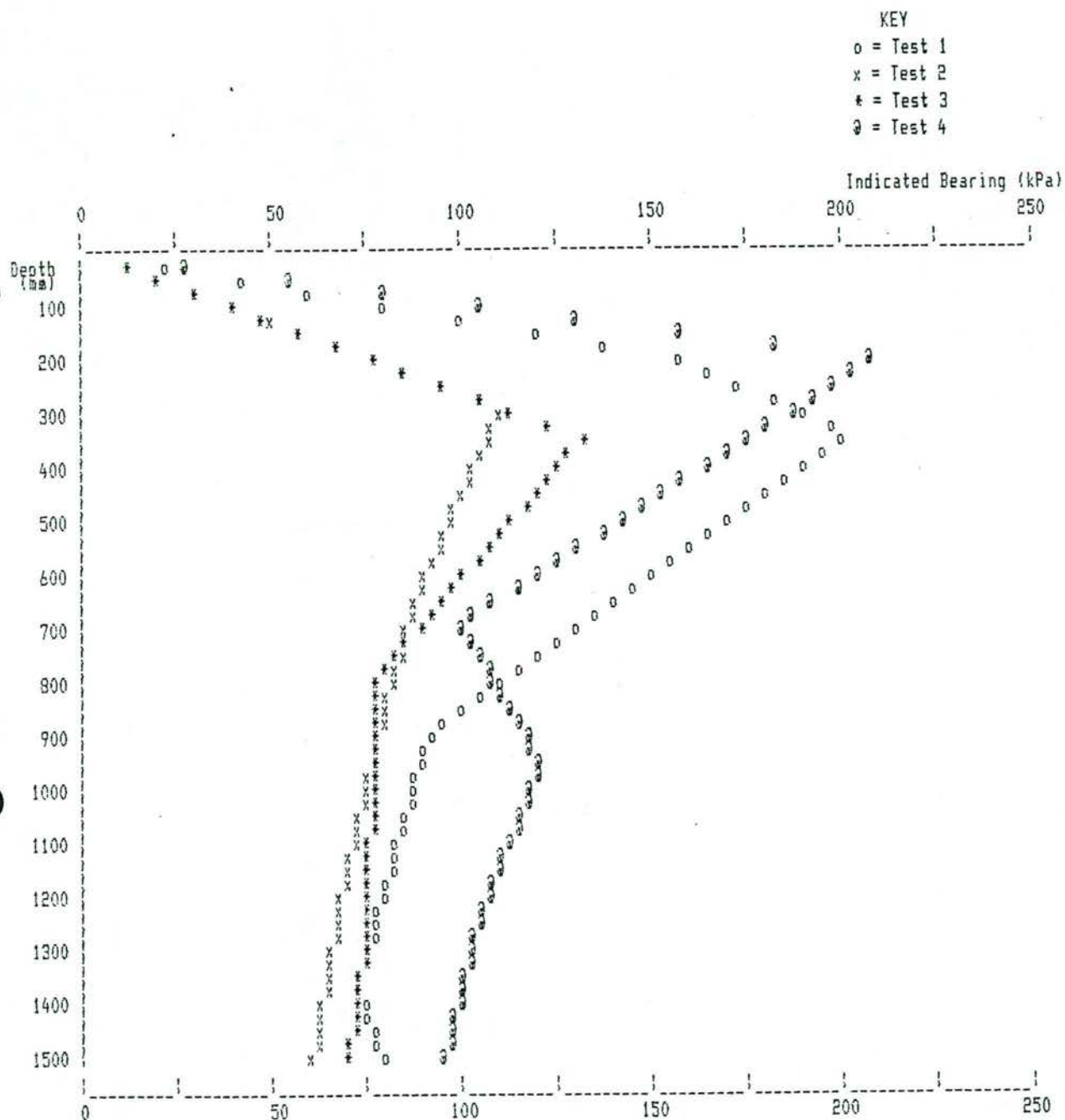
POWELL FENWICK CONSULTANTS LIMITED

SCALA PENETROMETER TEST RESULTS

JOB NAME : DORMER SWIM.POOL

JOB NO : 87-497-01

DATE : 10-02-1988



Powell Fenwick Consultants Limited
 Consulting Engineers
 Unit 3, Bealey Park
 Cnr. Bealey Ave & Churchill Sts
 P.O. Box 25108
 CHRISTCHURCH

POWELL FENWICK CONSULTANTS LTD

Consulting Engineers,
Structural, Civil, Acoustic
Electrical, Mechanical,
Heating and Ventilating.
Unit 3, Bealey Park.
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108
Telephone (03) 61-777
Christchurch,
New Zealand

TEST BORES AT

Mr & Mrs M. E. Dorman...
15A Clyde Road...

DATE

10-02-1988

JOB NO

87-497-01

WEATHER

Overcast

OPERATOR

P.A. Hill

MACHINE

50# Auger

FOR

Trengrove & Blunt
Architects
Christchurch

BORE NO		POSITION	
1		At Test 2	
DEPTH	STRATA	DESCRIPTION	W.T.
R.L. =			
		Top Soil.	
		SP fine silty sand	
1.0		sc clayey sand	
		SP sand (Rusty colour)	
		sc sand / clay mixture	
2.0			
		SP fine sand	
3.0			
		SP grey sand.	
4.0		could not clear.	

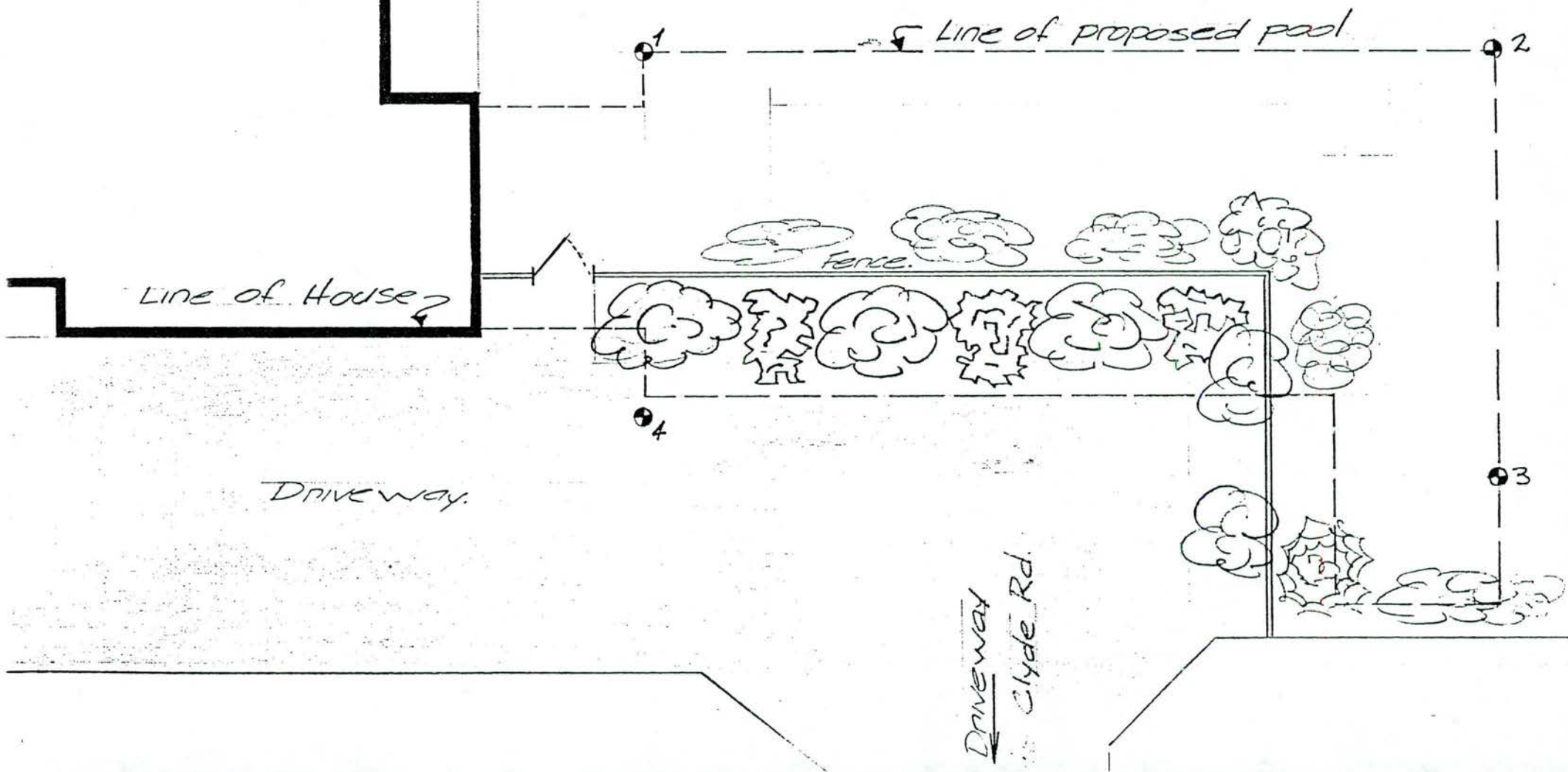
BORE No		POSITION	
2		At Test 3	
DEPTH	STRATA	DESCRIPTION	W.T.
R.L.=			
		stones/fill (Drive)	
1.0		silty clay	
2.0		SP sand	
		sc clayey sand	
3.0		Grey sand with organic traces	
		could not clear.	
4.0			

Christchurch
I.L. Ford, B.E., M.I.P.E.N.Z.
R.B. Ramsay, M.Sc. (London), D.I.C.

K.J. Simcock, B.E. (Hons), M.E., M.I.P.E.N.Z.
G.J. Uprichard, B.E., C.Eng., M.I. Mech. E.

Invercargill
A.S. Major, B.Sc., M.I.P.E.N.Z.

OFFICES:
Christchurch
Invercargill
Queenstown



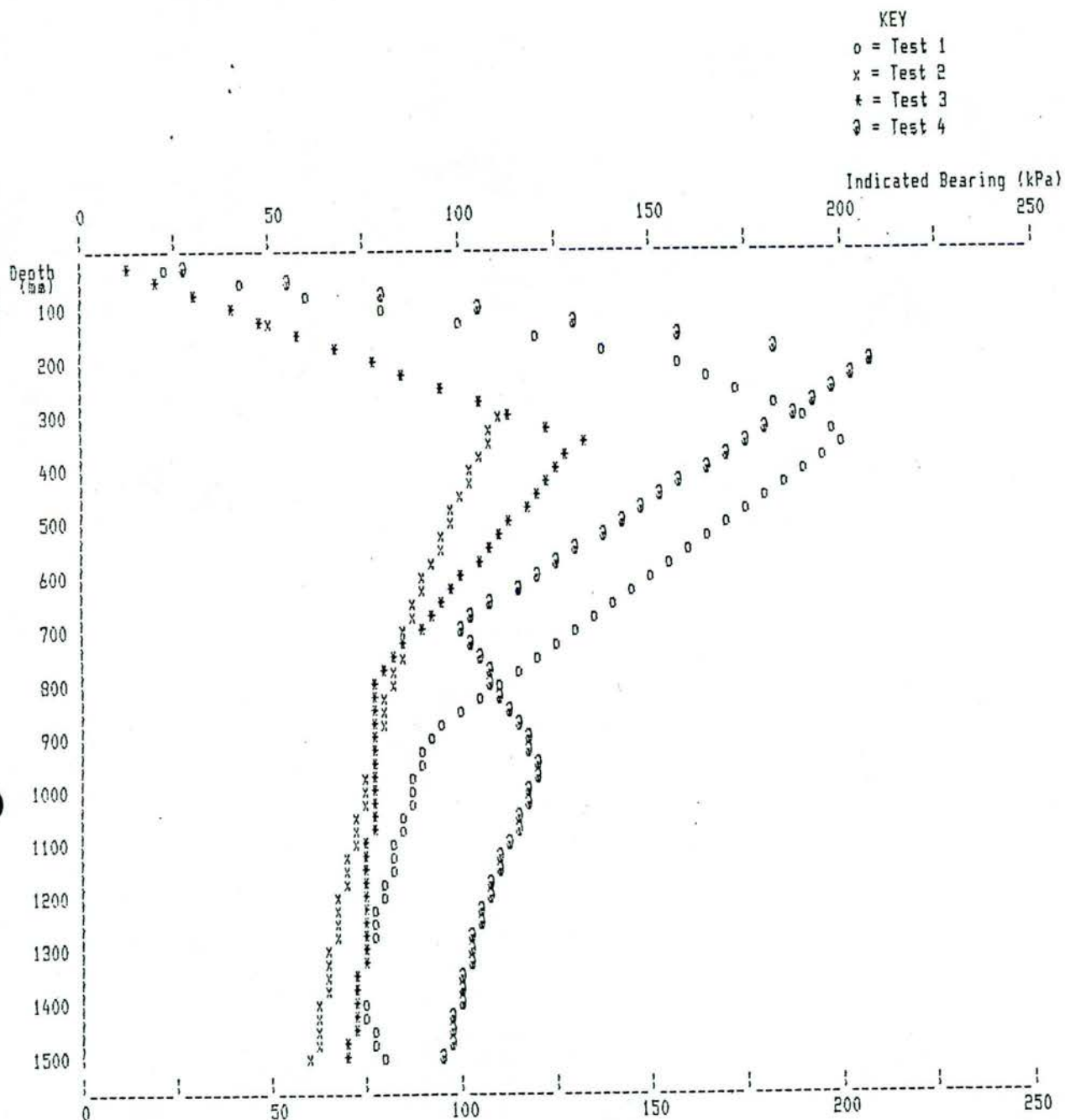
POWELL FENWICK CONSULTANTS LIMITED

SCALA PENETROMETER TEST RESULTS

JOB NAME : DORMER SWIM.POOL

JOB NO : 87-497-01

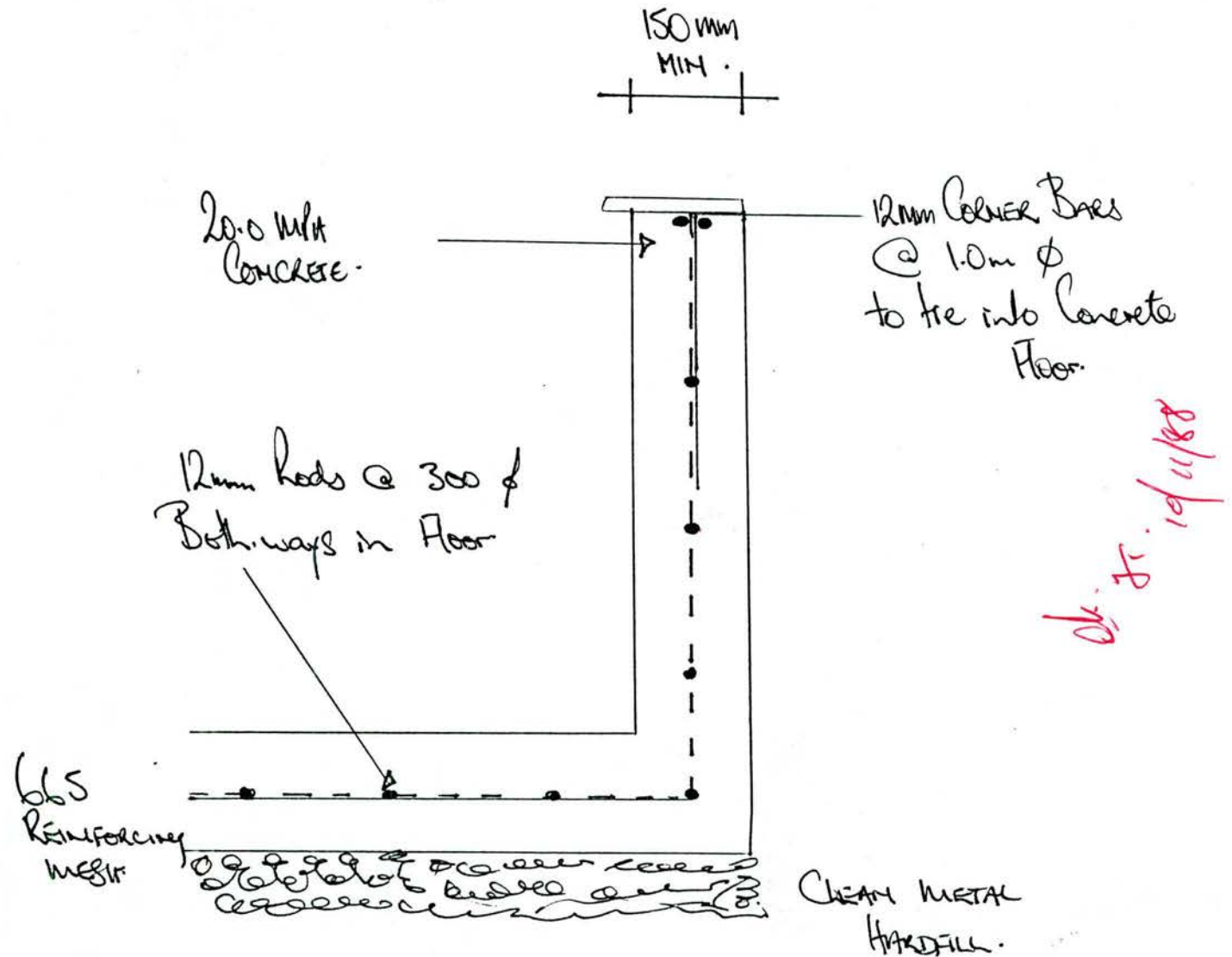
DATE : 10-02-1988



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 CHRISTCHURCH

DORMER POOL :- ISA CHOE ROAD, CHRESTICHEL

Construction
DETAIL.



DORMER POOL :- 15A CHOE ROAD, CHRISTCHURCH

Construction
DETAIL.

