TB 32 Sch

DATE RECD 27.6.94

APPLICATION FOR A BUILDING CONSENT

BUILDING CONSENT 92/2369

ISSUED 29/8/94

CONSENT NO. 592/08

APPLICANT: [illegible]

PROJECT LOCATION: 26 Kurilpure Rd

LEGAL DESCRIPTION: Lot 1 DP 66355

SERVICE CENTRE: Manukau

LOT: 1 DP: 66355

Application for Building Consent for Alterations to Kitchen, Bathroom & Laundry. Plans prepared by Owner.

ROTOR FOR ACTION TO: [illegible]

	APPROVED FOR ISSUE	DETAILS	DATE	ADDITIONAL INFORMATION REQUIRED	
				Date Asked	Date Received
01	PLUMBING, DRAINAGE	[illegible]	[illegible]		
02	BUILDING SCHEME	[illegible]	27/7/94	29/6/94	1/7/94
03	TOWN PLANNING	[illegible]	26.4.94		
4	ENGINEER				
5	STRUCTURAL ENGINEER				
6	WATER & DRAINAGE ENG.	[illegible]	27/7/94	29/6/94	4/7/94
7	FOODS INSPECTOR				
8	DANGEROUS GOODS				
9	HEALTH				
10	DEVELOPMENT				
11	NOISE CONTROL				
12	SIGNS/LOW PREVENTION				

PIM ISSUED [illegible] 27-7-94

	INITIALS	DATE		INITIAL	DATE
FEES CHECKED	[illegible]	29/7/94	PERMIT WRITTEN	[illegible]	29.7.94
ATTACHMENT NOTIFIED	[illegible]	29/7/94	FIELD CARD	[illegible]	29.7.94
DOCUMENTS UPDATED	[illegible]	29/7/94	FILE BOOK	[illegible]	29.7.94

NAME OF BUILDING WORK (eg NEW UNITS, ADDITIONS, FACTORY etc): Kitchen Alteration

PART F: ENERGY WORKS DETAIL

Does this proposal require any gas or electrical installation? Yes / No

If your answer is 'yes', please complete the following questions.

ELECTRICAL WORK INFORMATION

E1	Is there a compliance schedule system or feature that involves prescribed electrical work included in this proposal?	Yes / No
E2	Would a waiver or modification be required from the Building Code or any approved documents for any prescribed work?	Yes / No
E3	If the answer to both E2 and E1 is 'Yes', do you wish prescribed electrical work to be included in this application?	Yes / No

NOTE: Prescribed electrical work is defined in the Electricity Act 1992 and is generally all work associated to a supply exceeding 50 volts AC or 120 volts DC.

GAS WORK INFORMATION

G1	Is there a compliance schedule system or feature that involves gas work included in this proposal?	Yes / No
G2	Would a waiver or modification be required from the Building Code or any approved documents for any gas work?	Yes / No
G3	If the answer to both G2 and G1 is 'Yes', do you wish gas work to be included in this application?	Yes / No

NOTE: The inclusion of prescribed electrical work or gasfitting will incur additional costs.

FOR OFFICE USE ONLY

Plan 110 Consentable 236

[illegible]

MANUKAU City Council

Correspondence: Private Bag Manukau City Auckland, New Zealand Telephone: (09)262 5100 Facsimile: (09)262 5154 DX 7101

APPLICATION FOR BUILDING CONSENT (Section 20, Building Act 1991)

(Cross each applicable box and attach all relevant documents or diagrams, or duplicate if not overprinting Part B of this form)

APPLICATION NUMBER: 92/2369 / 592/08 [illegible]

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

1. OWNER
Name: R.C. Kitchen
Postal Address: 26 Kurilpure Rd, Howick
Phone Number: 263 5336
Fax Number: n/a

2. REPRESENTATIVE (if any owner)
Contact Name: Owner
Postal Address:
Phone Number:
Fax Number:

3. PROJECT LOCATION
Address: 26 Kurilpure Rd, Howick

4. LEGAL DESCRIPTION
Section Number: 204 Block: 1 Section/Block: 1 Deposited Plan: 66355 Property ID: 592/08

OFFICE USE ONLY

5. PROJECT
5.1 Main Building: [illegible]
5.2 Attached Unit: [illegible]
5.3 Description of Work: Alterations
5.4 Attached Units (in detail): Kitchen Area
5.5 Alteration: [illegible]
5.6 Relocation: [illegible]
5.7 Demolition: [illegible]
5.8 Solicitor, but not less than 10 years [illegible]
5.9 Estimated Value: $7,200

Signature: [illegible]
Name: [illegible] Date: 15/4/92

*Under Section 20 of the Building Act 1991, the applicant must provide a copy of the building consent to the building owner if a person other than the owner is making, whether individually or unidentified, an application for a building consent. Failure to comply with this section is an offence of the Act, while the operative section is in force.

PART B

Please answer the following questions if they apply.

Your response will be used for both lowest and which form of energy is being proposed OR is already installed?

Floor	Roof	Outer Walls	Energy
1 ☐ Timber	1 ☐ Wood	1 ☐ Brick	1 ☐ Electric
2 ☐ Concrete	2 ☐ Concrete tiles	2 ☐ Concrete	2 ☐ Gas
3 ☐ Floor insulation	3 ☐ Steel tiles	3 ☐ Concrete block	3 ☐ Solid fuel
4 ☐ Other	4 ☐ Shingle	4 ☐ Cement board	4 ☐ Fuel wood/gas
	5 ☐ Asbestos	5 ☐ Plaster	5 ☐ Ceiling cooling
	6 ☐ Other	6 ☐ Other	6 ☐ Timber decorat

Glazing	Insulation	Interior Walls	Cladding
1 ☐ Timber	1 ☐ Fibreglass	1 ☐ Plaster board	1 ☐ Brick
2 ☐ Concrete	2 ☐ Polystyrene	2 ☐ Fibrous plaster	2 ☐ Concrete
3 ☐ Steel	3 ☐ Foil	3 ☐ Wood products	3 ☐ Cladd
4 ☐ Aluminium	4 ☐ Other	4 ☐ Other	4 ☐ Other

Floor area of proposed work	Area square metres
Buildings other than attached buildings	
Floor	sq.m.
Basement	sq.m.
Ground floor	15.00 sq.m.
First floor	sq.m.
Second floor	sq.m.
Additional heavy loads	sq.m.
Mezzanine	sq.m.
Decks	sq.m.
Total	15.00 sq.m.
Detached accessory buildings	
Garage	sq.m.
Carport	sq.m.
Other buildings	sq.m.
Total	sq.m.

PART D

(Complete as far as possible in all cases)

Give names, addresses, phone numbers. Only owners registered numbers if known.

DESIGNER: Ross Williams
Address: Square C, 1st Park, 61 Ellerslie Panmure Hwy, Ellerslie 1060
Phone Number: 579 1544 File Number:

BUILDER: Owner
Name: Address: Phone Number: 263 5336 File Number:

DRAINLAYER: Registered Number:
Name: Address: Phone Number: Fax Number:

PLUMBER: Registered Number:
Name: Address: Phone Number: Fax Number:

GASFITTER: Registered Number:
Name: Address: Phone Number: Fax Number:

ELECTRICIAN: Registered Number:
Name: Address: Phone Number: Fax Number:

CERTIFIER: Registered Number:
Name: Address: Company: Phone Number: Fax Number:

Name: Address: Phone Number: Fax Number:

If more than number allowed for, please provide details on a separate sheet.

CONSENT

DATE RECEIVED: 27.7.94 PROPERTY CODE: [illegible]

CONSENT NO: 592/08 DATE: 29/7/94 TOTAL VALUE: $ [illegible]

TYPE OF PROJECT: Kitchen Alteration

APPLICANT: R C Kitchen SIGNATURE: [illegible]

CONTACT NO: 592/08 DATE: 29/7/94

OWNER: R C Kitchen PHONE: 263 5270

ADDRESS: 26 Kurilpure Rd, Manukau FAX:

BUILDER: Michael Ryan PHONE: 267 5103

ADDRESS: FAX:

DESIGNER: Ross Williams PHONE: 579 1660

ADDRESS: Sq C, 1st Park, Rd FAX:

OWNER: PHONE:

CONTACT: FAX:

COPY OF PIM ATTACHED: PLAN CHECKED:

REMARKS:

CODE COMPLIANCE CERTIFICATE ISSUED

[illegible]

RECORD OF INSPECTIONS

			TIME
SITING	21.7.94 Appr. [illegible]		2½
EXCAVATION	21.7.94 ok pour ground floor [illegible]		1.00
FOUNDATIONS	21.7.94 off (14x4 floor) [illegible]		
CONCRETE FLOOR SLAB			
REINFORCEMENT			
VAPOUR PROOF BARRIER			
SUB FLOOR	Appr [illegible]		
FLOOR INSULATION	Appr [illegible]		
BRACING			
MASONRY			
WALL FRAMING	No plan		
BRACING	No plan		
ROOF FRAMING	No plan		
BRACING	No plan	Spray Ext	
EXTERIOR SHEATHING	Hardwood		
INTERNAL LINING	N/A		
CEILING INSULATION	Batts		
WALL INSULATION	Batts		
ROOM LAYOUT	No plan		
WINDOW LAYOUT	No plan		
COMMENTS			
BUILDING COMPLETE	12.5.95 Appl 10th No PAD water		
CERTIFICATE OF COMPLETION			

BUILDING CONSENT FEES TB No

FEES PAYABLE	A/C CODE	AMOUNT	RECEIPT NO	DATE
Project Information Memorandum (PIM)	113-1300	$ 80-00	69702	27/6/94
Building Consent Deposit	113-1351	$ 176-00	69812	27/6/94
Building Consent & Inspections 2.5 hours	113-1351	$ 165-00		
Building Consent Refund Deposit	113-1351	$ —		
Structural checking	113-1353	$ —		
Building Research Levy	858-0113	$ —		
Building Industry Authority Levy	858-0113	$ —		
Section Determination Inspection	113-1355	$ —		
Stormwater Connection Inspection	113-1356	$ —		
Water Meter	864-1007	$ —		
Street Damage Deposit 3.00m	858-8120	$ 200-00		
Miscellaneous	150-1608	$ 17-00		
Code Compliance Certificate	113-1355	$ 30-00		
Unlock Crossing Inspection	113-1351	$ —		
Development Assessor Commission	858-8080 CD6010	$ —		
Development Consent Fee	184-1300	$ —		
Swimming Pool Fence Inspection Fee	113-1351 CD6010	$ —		
Relocated Hand Buildings Bond	25, 2808132	$ —		
Additional Inspection	113-1351	$ —		
Dangerous Goods	157-1000	$ —		
Health	157-1001	$ —		
Specified Activities (Internal) Consents	113-1356	$ —		
Compliance Schedule	113-1357	$ —		
Specified Activities (Internal) Inspections	113-1356	$ —		
Specified Activities (External) Consents	113-1358	$ —		
Specified Activities (External) Inspections	113-1358	$ —		
Special Permits	113-1371	$ —		
11.00 Unlocking	86-550	$ 240-00		
TOTAL FEES PAYABLE		$ 652-00		
FEES RECEIVED	652.00	From: R.C. & M.A. Kitchen	11-7-94	

Rev 1 Revised: All codes effective from 12 April 1994 CS/1/94

BUILDING CONTROL

Central Processing Unit

MANUKAU City Council

PROJECT INFORMATION MEMORANDUM Date: 28.6.94

APPLICANT: R C Kitchen

PROJECT LOCATION: 26 Kurilpure Drive

STREET REF: [illegible] LOT: 1 DP: 66355

Council is aware of the following information which is relevant to this project:

1. This memorandum has been raised as a result of a Building Consent Application Ref. 92/2369 Temporary Bag No 592/08 which is currently under consideration.
2. The site is located in a Close Convalsion Stream High Liquefaction design Conditions were not included in design to NZS4203:1976.
3. The layout of public drainage and water supply is shown on the attached MCC map Drawn 1:500.
4. The listed utility operators should be contacted for details of electricity and gas services that essential or gas work will be subject to the requirements of the Electricity and Gas Act.
5. This application complies with land use provisions of the District Plan.
6. Council's Level Information Register held on Level 3 of Manukau House contains information which needs to be referred to as per attached sheet.
7. Please make this information available to your agent or professional adviser if applicable.
8. Specific requirements apply when building in close proximity to public drains. Advice will be sought from a plumber with your building contract.

MANUKAU DISTRICT Time O Manukau

If you have any queries relating to this memorandum please contact Mr J Fenwick, Manager Central Processing Unit, Manukau City Council, telephone 262-5100 ext 5154.

PROJECT INFORMATION MEMORANDUM

Processing Sheet

TB No: 1123HGA ADM/FEE: 180/2369

Date Rec'd: 28.06.94 Street Ref: 10/12/109

Owner: 18 C HITCHIE Site: 1108 RINGCLUSE PLACE MAUKUBA.

Project:

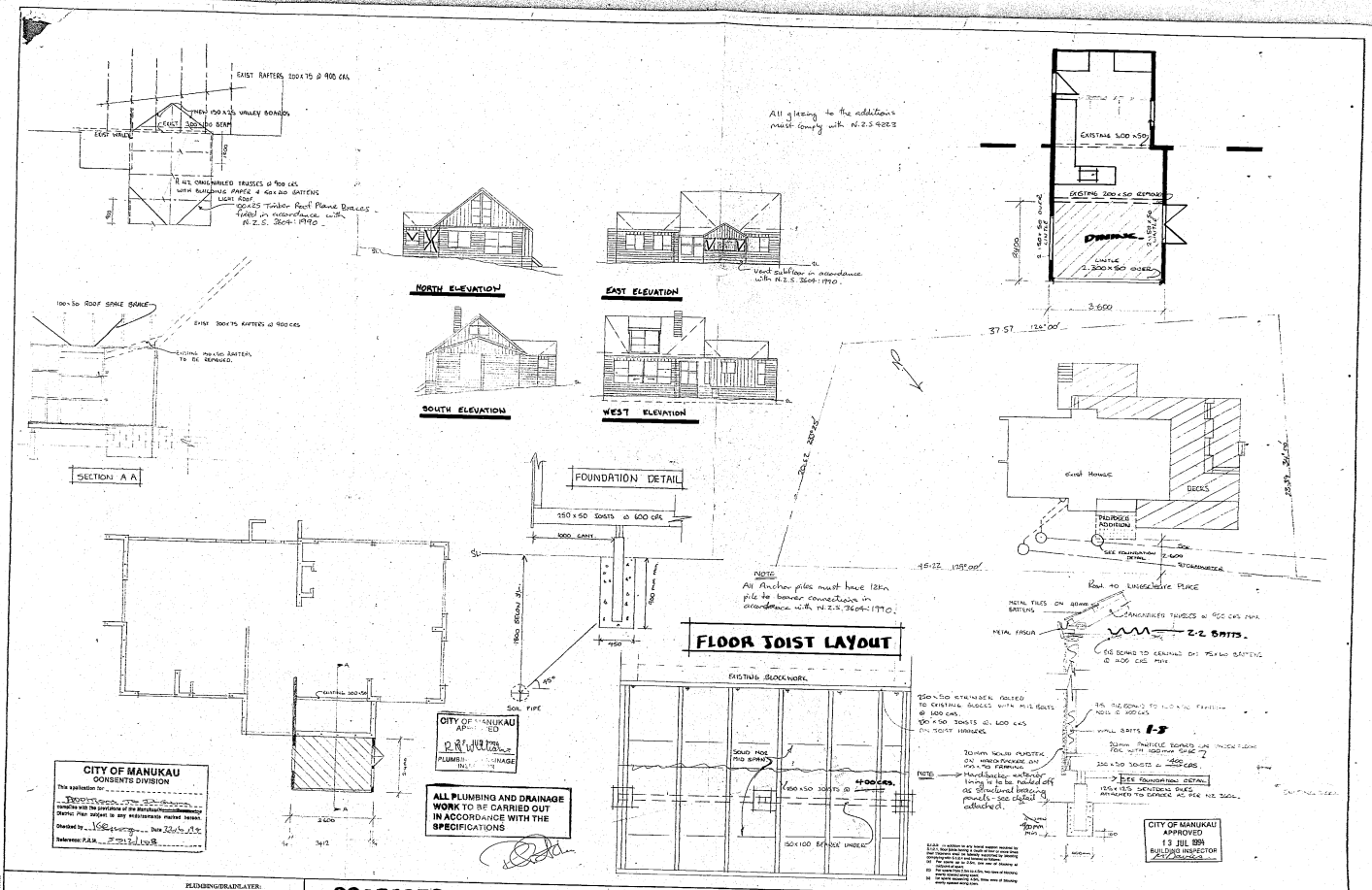
INSPECTORS	Half sq.m. info attach	Viewed Date	Viewed initials	Approved Date	Approved initials	Information attached
Building		2.6.94	[illegible]	[illegible]	[illegible]	[illegible]
Dangerous Goods						
Health						

OTHER AUTHORITIES	Half sq.m. Info attach	Viewed Date	Viewed initials	Approved Date	Approved initials	Information attached
MCC				30-6-94	MCC	[illegible]
EU						
Transport						

PLANNING	Half sq.m. Info attach	Viewed Date	Viewed initials	Approved Date	Approved initials	Information attached
Planning		22.6.94	[illegible]	22.6.94	[illegible]	✓

APPROVED FOR ISSUE: Date: 22 6 94

CONTROL NO 26 APR 1995 5912 10 B


EXIST RAFTERS 200x75 @ 900 CRS
NEW 150x75 VALLEY BOARDS
EXIST 300x100 BEAM
EAST VALLEY
42 ORIGINALLED TRUSSES @ 900 CRS WITH BUILDING PAPER & 40x20 BATTENS
LIGHT ROOF
90x45 Timber Roof Plane Braces fixed in accordance with N.Z.S. 3604:1990.
100x50 ROOF SPALE BRACE
EXIST 300x75 RAFTERS @ 900 CRS
EXISTING 100x50 RAFTERS TO BE REMOVED.
SECTION A A
NORTH ELEVATION
EAST ELEVATION
SOUTH ELEVATION
WEST ELEVATION
All glazing to the additions must comply with N.Z.S 4223.2
Vent cabinet in accordance with N.Z.S. 3604:1990.
EXISTING 300x50
EXISTING 200x50 REMOVED
DINING
NEW 2,300x50 BEAM
3,600
37.57 124°00'
Exist House
DECKS
PROPOSED ADDITION
SEE FOUNDATION DETAIL
STORMWATER
SOIL
Road to Kingsclere Place
FOUNDATION DETAIL
250x50 JOISTS @ 600 CRS
1000 CANT.
1900 BELOW G.L.
1900 MIN
450
45°
SOIL PIPE
NOTE
All Anchor piles must have 12kn pile to bearer connection in accordance with N.Z.S 3604:1990.
FLOOR JOIST LAYOUT
EXISTING BLOCKWORK
SOLID MOD MID SPANS
250x50 JOISTS @ 400 CRS.
150x100 BEARER UNDER.
250x50 STRINGER FIXED TO EXISTING BLOCKS WITH M12 BOLTS @ 1000 CRS.
150x50 JOISTS @ 600 CRS IN JOIST HANGERS
NOTE
Hardwood or veneer lining is to be fixed off as structural bracing panels - see detail attached.
METAL TILES ON 40mm BATTENS
METAL FASCIA
TRUSSES @ 900 CRS MAX
2.2 BATTS.
75x50 BOARD TO CEILING ON 75x50 BATTENS @ 400 CRS MAX
75x50 BOARD TO FLOOR FRAMING NAILS @ 400 CRS
WALL BATTS 1-5
20mm PARTICLE BOARD UNDER FLOOR WITH 100mm SPACE
250x50 JOISTS @ 400 CRS.
SEE FOUNDATION DETAIL
150x125 SENTENCE PILES ATTACHED TO SUPPORT AS PER NZS 3604.
CITY OF MANUKAU APPROVED 13 JUL 1994 BUILDING INSPECTOR
CITY OF MANUKAU APPROVED 22 JUL 1994 PLUMBING & DRAINAGE INSPECTOR
CITY OF MANUKAU CONSENTS DIVISION
This application for Proposed Add. to Dwelling complies with the provisions of the Manukau Operative District Plan subject to any exceptions marked hereon.
Checked by: Date 26/5/94
Reference: P.D.R. 2.671805
ALL PLUMBING AND DRAINAGE WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS
PLUMBING/DRAINLAYER:
Before any inspection will be carried out, the plumbing/drainlayer is responsible for ensuring that trenches and/or backfill material is suitably compacted to ensure that the pipe work will not be damaged or subsequently settle.
PROPOSED ADDITION FOR MR. & MRS. R. RITCHIE AT No 10B KINGSCLERE PLACE MANUKAU CITY LOT. 55 DP. 5912.
SHEET 1 of 1
DRAWN R.P. RYAN
CHECKED
SCALES
SERIES OF
TRACED FRA GK PA
DATE 1st June 94
REF
2.671805
LOCATED ON 26 APR 1996
5912 10 B

CITY OF MANUKAU

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

OFFICE USE ONLY
PERMIT:
PLUMBER'S NO. 4021
DRAINAGE NO.
DATE: 19/6/80

To THE CITY INSPECTOR
PUBLIC HEALTH SERVICES
PAPAKURA WARD
MANUKAU CITY

I, Miles Beaumont Saunders of 55 Kingsclare Place, Goodwood Heights (Address)

(Full Name)

(this independent hereby apply for a permit for the work described herein, and set out in the accompanying plans and specified on the undermentioned particulars:

Name of Owner: Mr & Mrs Kingsland R. Manukau Central

Name and address of owner: as above

Description of proposed work:

(a) No. of house closets (b) No. of Baths (c) No. of basins
(d) No. of sinks (e) No. of disposalers (f) No. of washtubs
(g) No. of bidets (h) No. of septic tanks (i) No. of Aerobic Units
(j) No. of floor wastes (k) No. of Rainwater outlets
(l) No. of trade-disposal units (m) Other Sanitary fittings (specify) etc

If in connection with existing work, state full details of existing work:

Estimated cost to be installed $7500

(a) Total estimated value of plumbing work
(b) Estimated value of drainage work, including cost of materials
(c) Estimated value of trade-disposal work
(d) Estimated value of drainage work excluding cost of materials

Name and address of contractor, plumber or registered drainlayer:
Max Cundiffe, Takanini RD1 Papakura

Contractor No. (Number) 10792

Dated this 18th day of June 1980

Signature of applicant

FOR OFFICE USE ONLY
Name Max
Date Received
PLUMBING/Drainage Fee $ 45.00 Receipt No. A 36 Date 19/6/80
Sanitary Sewer Connection Fee $ Receipt No. Date
Approved
Stormwater Connection Fee $ Receipt No. (Drainlayer) Date

FOUNDATION ENGINEERING LIMITED

Consulting Geotechnical Engineers

Mailing: 27 Kingsfield Street, PAPAKURA, Auckland
Head Office: P.O. Box 51, Tuakau
Telephone: 297 8272, 849-0270

A.W. Mitchell-Smith B.E.(Hons) F.I.E. M.N.Z.I.E. (Chartered) M.I.W.E.

Mr Miles Saunders
c/o J D Spence
Box 38152
HAST TAKANI

23 May 1980

Dear Sir

re Ground Stability - Lot 55 Kingsclare Place Goodwood Heights

As requested, we have inspected the above lot and investigated subsurface conditions to assess existing ground stability. We report below on our findings:

1. GENERAL

Lot 55, Kingsclare Place, is situated in the new subdivision of Goodwood Heights, on the hilly ground east of Manukau City Centre. The lot consists mostly of very gently sloping ground falling towards the south. Close to the south-west side of the lot however the ground falls away more steeply down to a gully. The edge of the steeper ground coincides roughly with the edge of the bush which consists mainly of nikau palms and totarai, with a sparse undergrowth. Elsewhere on the lot the ground has a short grass cover.

2. FIELD WORK

Two 50mm diameter hand auger boreholes were drilled to a depth of 3.0 metres accompanied by Pilcon shear vane tests to determine in-situ soil strengths. Detailed borehole logs accompany this report and the position of the boreholes are shown on the attached site plan.

Engineered TELOTAC COMPANY

2.

In addition to the above an inspection was made of the side slopes of the gully in the vicinity of the lot as well as further downstream.

3. FINDINGS

Boreholes

The two boreholes revealed a thin layer of fill across the site being 0.35 and 0.45 metres thick. Bore boreholes 1 and 2 respectively. The fill was in a compact state not mostly of good quality, although a small amount of plant debris was found in borehole 2.

Fine grained residual soils were encountered in both boreholes beneath the fill. The soils soil type found was a moderately cohesive silty clay although soils generally became more sandy with depth; in both boreholes an alternating sequence of sandy and non-sandy beds was found towards the final depth of 3.0 metres. Soil consistency was variable showing a gradual decrease with depth to a certain level and subsequently a more pronounced increase towards the base of each hole. The lowest shear strength of 14 kPa was recorded at a depth of 2.85m in borehole 2, but the average of all measurements was 85 kPa.

No water was encountered in either boreholes during drilling. The boreholes were "dipped" two days after drilling but it was found that they had dried in at depths of 1.8 metres and 2.4 metres respectively, on which levels they were dry.

Slope Characteristics

The gently sloping portion of the lot shows no signs of instability. The steeper ground bordering

---

3.

the gully has an irregular ground profile and many trees have distorted trunks. This steeper ground has clearly been subject to similar ground movements at some time in the past. Similar evidence of past instability was observed on the gully sides further downstream.

Rock is exposed close to the lot in the creek bed and is formed of typical East Coast Bays formation fissure-backed siltstones and fine grained sandstones.

4. CONCLUSIONS

Our investigations indicate that the lot is substantially stable under existing conditions and stability is unlikely to be affected by the proposed residential building developments. Evidence of past shallow instability is common on gully sides-slopes in this area and other parts of Auckland where similar ground conditions are found. It is possible that further shallow movements could occur close to the creek bed and slight soil creep may be active on the gully side slope but this is of little consequence on this lot, as the house has been carefully sited a satisfactory distance away from the steeper ground.

Should you have any queries regarding our comments on this matter please do not hesitate to contact us.

Yours faithfully
FOUNDATION ENGINEERING LTD

A W Mitchell-Smith
Registered Engineer

City of Manukau

Mr & Mrs Saunders,
10 Kingsclare Pl,
Manukau.

Dear Sir

PLUMBING/DRAINAGE (D) Kingsland R. ROAD/STREET
LOT 55 DP 49346 HUGH Manukau.
OWNER Mr & Mrs Saunders

Further to the installation of plumbing/drainage carried out on you property in the above mentioned location, the Plumbing Inspector reports that the following items require your attention to effect compliance with the provisions of the Drainage and Plumbing Regulations 1978.

Inspection of the completed plumbing for the section on your house has not reached him. The waste pipes from the shower in bathroom have been concealed prior to the plumbing system in a manner that does not comply with the above Regulations.

Your co-operation in ensuring that the above matters are rectified within 28 days of receipt of this letter will be appreciated.

Yours faithfully
A.D. Hill
City Inspector

CITY ENGINEERS DEPARTMENT - STRUCTURAL SECTION
BUILDING PERMIT APPLICATION

JOB No. 9149
BLOCK P
SHEET 4A
STREET Kingsclare Pl.

JOB DESCRIPTION: House & Foundations
CALCULATIONS BY: D. Ward

COMMENTS	ACTION
Check Rafters on Bearers, wall Lintels only Beams only Chimney only	

FOUNDATION AND/OR SITE REQUIREMENTS
Soil Report Satisfactory

Note: Where variations have been made on the drawings on a subsidiary of the permit.

STRUCTURALLY CHECKED BY: D. Ward DATE: 19/6/80

FOUNDATION ENGINEERING LTD

Client: Mr Miles Saunders
Location: Lot 55 Kingsclare Place, Goodwood Heights
Job no. F.433

BOREHOLE NO. 2 sheet 1 of 1
Date: 13.5.80
Ground level: -
Diameter: 50mm

Soil Description	Shear Strength (kPa)	Depth (m)	Sample	Remarks: shear strength, water in auger, etc
Fill consisting of a stiff, orange-brown and dark grey, slightly sandy silty clay, SILT with some plant debris.		0.45		
Stiff, dark grey/brown, slightly clayey SILT; slightly cohesive.	1.0	1.00	108	3.2
	1.0	1.00	105	3.1
Stiff becoming firm, mottled light grey and orange and a moderately cohesive silty CLAY.		1.70		2.5
From 1.9m becomes very damp and firm.		1.75		2.6
	0.8	2.00		
		2.25	62	2.0
As above but becomes firm, slightly sandy and slightly cohesive.		2.50	65	4.6
Becomes a sandy silty CLAY.		2.75	64	2.8
Alternating beds of sandy clayey SILT and silty CLAY; becoming stiff.		3.00	88	4.2
			100	6.6
Borehole 2 completed at 3.0m.	1.0			

Legend: remarks: No water encountered during boring.

Fig no.

FOUNDATION ENGINEERING LTD

Client: Mr Miles Saunders
Location: Lot 55 Kingsclare Place, Goodwood Heights
Job no. F.433

BOREHOLE NO. 1 sheet 1 of 1
Date: 13.5.80
Ground level: -
Diameter: 50mm

Soil Description	Shear Strength (kPa)	Depth (m)	Sample	Remarks: shear strength, water in auger, etc
Fill consisting of a stiff, light grey, orange and grey silty CLAY.		0.35		
Stiff, grey and light grey clayey SILT; slightly cohesive and damp.		0.50	108	3.1
	1.0	1.00	105	2.0
Becomes mottled light grey and orange and a moderately cohesive silty CLAY.		1.70		2.5
From 1.9m becomes very damp and firm.		1.75	72	3.0
	0.8	2.00		
		2.25	62	2.0
As above with some sandy bands.		2.50	80	4.7
Borehole 1 completed at 3.0m.	1.0	3.00		

Legend: remarks: No water encountered during boring.

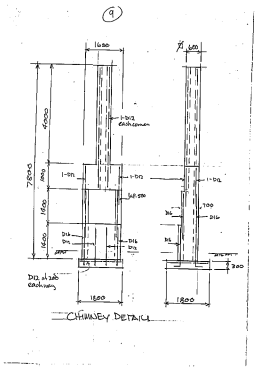
Fig no.

CHAMBERS & RUDD
ARCHITECTS & CONSULTING ENGINEERS
P.O. BOX 2123 PAKUROA

CLIENT
ADDRESS
PROJECT

TYPICAL CONCRETE TO BASIC BUTTRESS

ARTHUR C. RUDD
DIRECTOR
Registered Architect



MICROFILMED IN 12 JUN 1981
5912 10B

These Plans/Specifications must be kept on the job.

CITY OF NANAIMO APPROVED 1 SEP 1988 BUILDING INSPECTOR

CHAMBERS & RUDD

CHAMBERS & RUDD

CHAMBERS & RUDD

CHAMBERS & RUDD

CHAMBERS & RUDD

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CHAMBERS & RUDD

CHAMBERS & RUDD

CHAMBERS & RUDD

CHAMBERS & RUDD — CONSULTING ENGINEERS

RECEIVED — 6 JUL 1988 — M.C.C. (I) CAPITAL PROJECTS

Our Ref P3102-1708

3 July 1988

Nanaimo City Council
Private Bag
NANAIMO CITY

Attention: Mr R Van Heem - Structural Division

Dear Sir,

Subject: Building Permit Application for M Saunders at No. 10 Kingsgate Place.

This is to confirm that we have studied the various stability reports on this particular section and we themselves have been involved in the general area on soil investigation work.

Accordingly the design of the footing have been detailed on this basis and we certify that the stability of the proposed extension has been carefully considered.

Yours Faithfully,

A C RUDD
CHARTERED ENGINEER

ACCEPTANCE TO ACTION CHECK	DETAILS	DATE
M.C. Mgr.		
Mgr. Bldg.		
Mgr. Pub. Works		
OPERATIONS		
FILE NO		

PRINCIPALS
ALBERT A. CHAMBERS, B.E., C.Eng, M.I.C.E., F.I.P.E.N.Z. Registered Engineer. Res. Phone 592-911
ARTHUR C. RUDD, C.Eng., M.I.Struct.E., M.I.P.E.N.Z. Registered Engineer. Res. Phone 245-256

RECEIVED ON 10 JUN 1988 5912 10 B

branz

SHEET A
(CIRCLE WHICHEVER IS APPLICABLE)

NAME: MILES SAUNDERS — LAWN BY LANGUE BERRIMAN
ADDRESS: LOT 55 ROSSCELL PLACE

STOREY: (Single or Upper storey) / Lower of two or storeys or thirds of three / Lower of three

ROOF TYPE: (Gable) / Hipped
ROOF PITCH: 17° – 20° (30° – 60°)

WIND AREA: High / Medium (Low)
W = 1.44 B.U./m²

EARTHQUAKE ZONE: A / B / (C)
E = 3 B.U./m²

ROOF OR BUILDING LENGTH: RL = 14.2 m

ROOF OR BUILDING WIDTH: RW = 7.2 m = 2'-8"

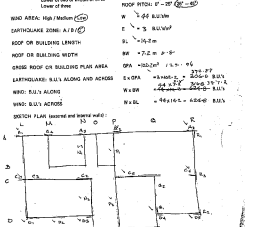
GROSS ROOF OR BUILDING PLAN AREA: GPA = 102.24 m² × 1.4 = 224.97

EARTHQUAKE B.U.'s ALONG AND ACROSS: E × GPA = 3 × 102.24 = 306.72 B.U.'s

WIND B.U.'s ALONG: W × RW = 1.44 × 14.2 × 7.2 = 147.2 B.U.'s

WIND B.U.'s ACROSS: W × RL = 1.44 × 14.2 × 7.2 = 147.2 B.U.'s

SKETCH PLAN (second and tertiary walls):



SHEET B

1 Total B.U's Required	2 Wall Line	3 Wall Length / B.U's Provided	4 Wall Bracing Element	5 Bracing B.U's/m	6 Length m	7 B.U's Provided
ALONG	1	A1, A2	11	6.2	2.4	100.8
		A3, A4	1	6.2	1.7	71.4
		A5, A6	1	6.2	1.7	71.4
1642					Sub-total	243.6
	2 / C	C1, C2	3	6.2	4.6	213.8
		C3, C4	4	6.2	1.8	93.6
		C5, C6	4	6.2	1.8	93.6
720					Sub-total	401.0
	3	C7, C8	3	6.2	4.2	195.3
		C9, C10	13	6.2	4.2	604.2
720					Sub-total	799.5
	4	B1, B2	11	6.2	4.2 × 0.8	136.4
		B3, B4	8	6.2	1.6	79.2
142					Sub-total	215.6
3162.8	TOTAL	3564			TOTAL	1659.7
ACROSS	1	L	11	6.2	6.4	440.8
					8-L	272.2
					Sub-total	713.0
720	2 / K	M1, M2	1	6.2	8.4-3	164.3
		N1, N2	1	6.2	3	112.8
					Sub-total	277.1
720	3 / P	P1, P2	11	6.2	3	204.6
		P3, P4	13	6.2	5.4-1	420.1
					Sub-total	624.7
720	4	Q1, Q2	11	6.2	1.8	122.8
		Q3, Q4	12	6.2	1.8-1.2	67.2
					Sub-total	190.0
720	5	R1, R2	11	6.2	2.4-0.8	65.5
		R3, R4	11	6.2	1.2	81.6
72					Sub-total	147.1
2642	TOTAL	3542			TOTAL	1952.0
					TOTAL	3611.7

① Rev.

BRUCE WHITE
CONSULTING CIVIL ENGINEER

HOUSE STRUCTURAL CHECK.
RESPONSE FOR MILES SAUNDERS
& LANGUE BERRIMAN
LOT 55 ROSSCELL PLACE

Refer Drawing by Bruce White Parlane (unnumbered).
Dated Sept 1994 Scale 1 to 6.

Roof loads. Tiles (metal). 0.08 kN/m²
Battens 0.08
Ceiling & insulation 0.25
Rafters. 0.10
0.51
Add live load L_r = 0.25 / 0.76 kN/m²

Rafter load at 900 c/c = 0.76 × 0.9 = 0.68 kN/m
Rafter span $\frac{6800}{2}$ = 3400 mm.
Supported on Ridge Beam.
$M = \frac{wl^2}{8} = \left(\frac{0.68 \times 3.4^2}{8}\right)$ = 1.01 kN.m

② Rev.

Check proposed 200×75, Z = 403×10³ mm³
$f_b = \frac{M}{Z} = \frac{1.01 \times 10^6}{403 \times 10^3}$ = 2.51 N/mm² ok.

USE 200×75 @ 900 c/c Span 3400 for Rafters.

Load on Ridge Beam = $\frac{wL}{2}$ = 0.68 × 3.4/2 = 2.85 kN/m
Span = 6800
From Tables select 315×90 Glulam Beam.
$f_b = \frac{M}{Z} = \frac{2.85 \times 6.8^2 \times 10^6}{8 \times 1170 \times 10^3}$ Z = 1.49×10⁶ mm³
= 8.33 N/m² Fb = 0.4 Z = 2.34×10⁶ mm³
(OK < 10.8)

USE 315×90 Glulam Span 6800

Reaction from Ridge Beam = $\frac{wL}{2} = \frac{2.85 \times 6.8}{2}$ = 7.66 kN.

Roof reaction to outer wall
= $\frac{wL}{2} = \frac{0.68 \times 3.4}{2}$ = 1.17 kN/m

Left floor load Deck & floor 0.46
Ceiling 0.14
0.60
Plus L_r 1.50
2.10 kN/m²

Load to outer wall 2.10 × $\frac{3.0}{2}$ = 3.15 kN/m

∴ Total load on lintels = 1.17 + 3.15 = 4.32 kN/m

③

Max lintel span 3.0 m ∴ $M = \frac{wl^2}{8} = \frac{4.32 \times 3^2}{8}$ = 2.16 kN.m
Check proposed 2/200×50 Z = 2×333×10³ = 666×10³
$f_b = \frac{M}{Z} = \frac{2.16 \times 10^6}{666 \times 10^3}$ ∴ USE 2/200×50 (OK < 6)

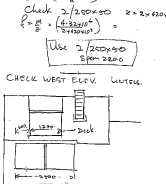
Load to Centre Load-Bearing wall
= 2.10 kN/m² × $\frac{6.8}{2}$ m = 7.16 kN/m

Beam Dimn/Long Span Span (Scale) 2200.
$M = \frac{wl^2}{8} = \left(\frac{7.16 \times 2.2^2}{8}\right)$ = 4.82 kN.m

Check 2/200×50 Z = 2×420×10³
$f_b = \frac{M}{Z} = \left(\frac{4.82 \times 10^6}{2 \times 420 \times 10^3}\right)$ = 5.14 N/mm² (OK < 6.0)

USE 2/200×50 Span 2200

CHECK WEST ELEV. LINTEL

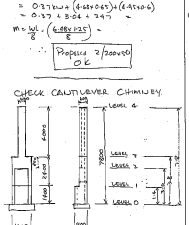


WEST ELEV.
Roof load above Deck = 0.76 kN/m² × $\frac{3.0}{2}$ × 1.5 = 0.57 kN/m
End post reaction = 0.57 × $\frac{1.2}{2}$ = 0.37 kN.

④

reaction from post to outer lintel
= $\frac{0.37}{2}$ = 0.19 m
Load from lintel = 0.68 × 2.0 × 3.4/2 = 2.31 kN/m
Load from roof & left (dead load) = 1.17 + (2.10 × 3.4/2) = 4.98 kN/m
∴ Total load on lintel of 5 span $\frac{1.2}{2}$ = 1.2 m
= 0.37 + (4.98 × 0.6) + (4.98 × 0.6)
= 0.37 + 2.94 + 2.97 = 6.28 kN.
$M = \frac{wl}{8} = \left(\frac{6.28 \times 1.2}{8}\right)$ = 1.01 kN.m.
∴ Propose 2/200×50 OK

CHECK CANTILEVER CHIMNEY.



⑤

Earthquake Base Shear V = $C_d W_t$
C_d = $C_t S_p I$
C = 0.1 Fig 3 W26 4295:1986
I = 1.0 Table 4
S = 2.0 (assumed)
M_t = 1.3 Table 6
R_f = 1.0 Table 7
C_d = 0.1 × 1.0 × 2.0 × 1.3 × 1.0 = 0.26

Calc WEIGHT W.

					kN/m²
Roof	⑥-⑤		1.6m	0.6 ×	7.0 kN/m
Roof	⑥-⑤		4.0m	0.4 ×	17.60 "
"	⑤-⑥		2.4m	0.6 ×	10.60 "
"	⑤-⑤		2.8m	0.4 ×	12.32 "

∴ W_t = 7.00 × 1.6 = 11.2 kN
+ 17.60 × 0.8 = 14.1
+ 10.60 × 1.6 = 17.0
+ 12.32 × 1.6 = 19.7
W_t = 76.3 kN.

V = $C_d W_t$ = 0.26 × 76.3 = 19.8 kN.

Apply 20% of V to top of chimney = 3.9
& distribute 80% V proportional to $W_t h_n$ = $\frac{V}{2}$ = 16.6 kN

Level	W_n	h_n	$W_n h_n$	20% V under
3	28.0	4.8	134.6	9.0 kN
2	14.1	3.0	42.3	3.6
1	17.0	1.6	27.8	2.0
0	17.2	0	0	
		Sub	172.5	16.6

$\frac{V_n}{172.5} = \frac{16.6}{172.5}$ = 0.095

⑥

Check Overturning Moment.
Total weight of Chimney = 76.3 kN.
Add base slab say 31.0 kN.
0.3×1.6×1.6×24 = 31.0 kN.

Load Factor for W_t = 0.9.
i.e. 0.9×31.0 =

Overturn Moments

Level	W_n	x_n	y_n		
3	(1.7 × 2.0)			=	116 kN.m
2	(1.7 × 1.8) + (1.0 × 0.4)			=	35.0 "
1	(1.7 × 1.6) + (1.0 × 2.4) + (3.6 × 0.8)			=	48.2 "
0	(1.7 × 1.2) + (1.0 × 2.8) + (3.6 × 2.0) + (1.0 × 1.6)			=	76.7 "
					276 kN.m

R_f = 0.73 kN × 1.0 m.

C_f = $\frac{276}{76.3}$ > 1.0 ok.

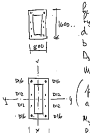
∴ Base Slab = 1.6 × 1.6 × 0.3

LEVEL 0 Moment M_t = 76.7 kN.m

f_b = 4.0 MPa
f_c = 2.75
ϕ = 0.85
d = 700
b = 2×110
B_s = 2×50 each corner = 226
M_u = 35.71 kN.m
Dx = 2/D16 each corner 402.
M_u = 61.76 kN.m
Not enough.

⑦

Recommend that base be formed as a closed box



f_b = 4.0 MPa
f_c = 2.75
ϕ = 0.85
d = 700
b = 1600
B_s = 2/D24 = 226
M_u = 276 kN.m

CHECK LEVEL 1 M_t = 48.2 kN.m.

f_b = 4.0
f_c = 2.75
d = 600
b = 2×110 = 220 mm
B_s = 2/D16 = 402 mm²
M_u =

M_u =

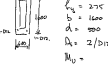
6.28
100.6 kN.m
(OK > 76.7)

139 kN.m
(OK > 76.7)

53.36 kN.m
OK > 48.2
68.47 kN.m
OK > 48.2

⑧

LEVEL 3



— M = 25.0 kN.m.
f_b = 6.0
f_c = 2.75
ϕ = 0.8
b = 1600
d = 200
B_s = 2/D12 = 226
M_u =

26.11 kN.m
OK > 25

LEVEL 1

M = 16.6 kN.m
b = 600
d = 200
B_s = 2/D12 = 226
M_u =

25.61 kN.m
OK > 16.6

5912 10 B

Record ref. 542/10

CITY MANUKAU

APPLICATION FOR BUILDING PERMIT

Temp. Reg. 127/5

OWNER OF PROPERTY: Mr & Mrs Saunders

DATE RECEIVED: 27/5/85 Lot No. 55 D.P. 88264

ROAD: 10 Kingsclere Pl WARD: Otara

Please refer to: [B] [E] [S] [ ] [ ] for notice

Signature

Will do over.
Sands & Dry

27/5/85 B/E Plan Chang. Drain Cyl. ok. Sub 1/2-00

APPROVAL FOR PERMIT	INITIALS	DATE	2 WKS. INFORM. NOT'S DATE NOTICE	DATE NOTICE
1. PLUMBING/DRAINAGE				
2. BUILDING BYLAWS				
3. TOWN PLANNING				
4. HEALTH				
5. STRUCTURAL ENGINEER				
6. STREET NAMES DIVISION				
7. PUBLIC WORKS DEPARTMENT				
8. COMMERCIAL UNION				
9. HEALTH				
10.				

*NOTE OFFICE NOTIFIED OF ADDITIONAL INFORMATION REQUEST AND/OR REASON FOR DELAY

Check List

	INITIALS	DATE		INITIALS	DATE
PLANS CHECKED			PLANNER NOTIFIED		
ENGINEER NOTIFIED			FIELD DONE		
DOCUMENTS DRAFTED			FILES DONE		

REFER TO INSIDE OF FOLDER FOR BUILDING PERMIT PROCEDURE CHECK LIST

NATURE OF BUILDING WORK (i.e. NEW UNITS, ADDITIONS—FACTORY, ETC.)

CHECK LIST

	INITIALS	DATE
1. D.P. & Lot No. (Urban/Rural) (a) Property has insurance - (Urban/Rural) (b) "As built" plans of property: i.e. contours, service details, fill plans		
2. Building bylaws in relation to boundary, height, contours, etc.		
3. Building bylaws in relation to: Ventilation, natural lighting, light and ventilation		
4. Platform		
5. Masonry and foundation walls		
6. Separate flues		
7. Timber sub-floor, joisting and flooring		
8. Wall identification		
9. Wall bracing		
10. Interior and exterior cladding, roof cladding		
11. Roof identification		
12. Roof bracing		
13. Insulation		
14. Fireplace (including outflue), fire specifications, screen		
15.		
16.		

TO:

PLEASE CHECK ITEMS LISTED BELOW :-

	INITIALS	DATE
1/2 P.S. 3 rd & repair flashing. Main Bldg work connection to sewerage		

COMMENTS:

CITY OF MANUKAU

Building Permit Application

Ref No.

OWNER (Full Name): Mr & Mrs Saunders Phone (Bus) 2489615 (Res) 3437815

PRESENT ADDRESS: 10 Kingsclere Pl, Mangere City Phone (Bus) ..... (Res) .....

BUILDER'S NAME: Mike Saunders Phone (Bus) ..... (Res) .....

ADDRESS: (Street) ..... Phone (Bus) ..... (Res) .....

Designer: ..... Phone (Bus) ..... (Res) .....

Designing Engineer: ..... Phone (Bus) ..... (Res) .....

ENGINEER REQUIRED TO SIGN APPLICATION SHOULD BE:

DIRECTED TO: Mike Saunders Phone (Bus) 2489615 (Res) 3437815

ESTIMATED VALUE OF WORK:

BUILDING	PLUMBING	DRAINAGE	TOTAL
1,650	2050	N/I	3,700

PLAN REVIEW FEE 85-00

RECEIPT No. 1

DATE 15/5/85

PARTICULARS OF LAND

(a) Valuation No.
(b) Lot No. 55
(c) Deposited Plan No. 88264
(d) Street 10 Kingsclere Pl

PARTICULARS OF BUILDING

(a) Area of Ground Floor ..... m²
(b) Area of Second Floor ..... m²
(c) Area of ..... Floor ..... m²
(d) Area of Outbuildings ..... m²
(e) Total Floor Area ..... m²

NATURE OF PERMIT (TICK BOX)

New building including separate buildings added to existing complex [ ]

Alterations, additions or additions to an existing building [✓]

Demolition [ ] Demolition [ ]

Particulars for which every part of proposed building is to be used or occupied

For Existing Dwelling Houses Permanent Occupation

Mike Saunders — owner

DATED this 15th day of May 1985

Signature of Applicant

NOTE: A plan checks fee must be paid at the time of lodging the application. The fee is non-refundable once processing has commenced. The fee is not to exceed one-half of the value of the building permit.

ENDORSE PERMIT

PASS | FAIL

BUILDING PERMIT ENGINEER 73617

DATE ISSUED 31/7/85

FEES PAYABLE		RECEIPT NUMBERS		DATE
Building Permit	$ 1.00	No.		
Building Research Levy	$ 1.00	No.	17 38	31/7/85
Plumbing Permit	$ 85.00	No.		
Drainage Permit	$ —	No.		
Sanitary Connection	$ —	No.		
Stormwater Connection	$ —	No.		
Water Meter	$ —	No.		
Activity Crossing	$ —	No.		
Street Damage Deposit	$ 150.00	No.	P	A
	$ 237.00			
Total Fees Payable	$ 237			
Fees Received	$ 237	FROM: Mr & Mrs Saunders		

OWNER: Mr & Mrs Saunders

BUILDER: owner

LOT 55 DP 88264 ROAD 10 Kingsclere Pl

TEMPORARY REG NO. 127/5

PERMIT NO. 73617

DATE ISSUED 31/7/85

TYPE OF BUILDING: Dwelling House

SITING	by 1/85	Inst. PWD	
		Inst. S.T.	
		Temp. Pl.	11/5
FOUNDATION		Expose	
FOUNDATIONS:		E.E.E.	
		F.E.E.	
CONC. FLOOR SLABS/SUB-FLOOR	24/7/85	S/B	11/5
Bracing:			
BRACINGS	30/7/85		
NAIL FIXING	11/7		
Nailing	24/7/85		
ROOF FIXING			
Cladding	24/7/85		
EXTERNAL SURFACING			
INTERNAL SURFACING			
LAYOUT OF ROOMS			
Wiring	24/7/85		
INTERNAL INC. WALLS	24/7/85		
THERMAL INC. CEILG.			
DRAINAGE COMPLETED			
COMMENTS:			

CITY ENGINEERS DEPARTMENT - STRUCTURAL SECTION

BUILDING PERMIT APPLICATION

JOB Nº 1934

BLOCK F

SHEET 24

JOB DESCRIPTION: Alum (repl repl) - Saunders

CALCULATIONS BY: Sam. 4.85

ROAD/STREET etc. Kingsclere Pl.

COMMENTS	ACT'ON
Plans signed for (1) Stability of retaining arrangement (2) Consideration for stability of new of lot. Received 4.7.85. Amended plans (with diagram), approved.	
(3) Stability problem - retaining wall. Letter dated 5/7/85. FOUNDATION AND/OR SITE REQUIREMENTS Expect footing reduced from reduced ground.	

If our stated clause variations have been marked on the drawings as a condition of the permit.

STRUCTURALLY CHECKED BY: [illegible] DATE: 4.7.85

CITY ENGINEERS DEPARTMENT - STRUCTURAL SECTION

BUILDING PERMIT APPLICATION

JOB Nº 536

BLOCK F

SHEET 24

JOB DESCRIPTION: Alum (repl) - Saunders

CALCULATIONS BY: Rd.

ROAD/STREET etc. Kingsclere Pl.

COMMENTS	ACT'ON
100x38 rearrange. Conn OK. (Plans not marked by 1st Jan but clearly from 1 copy only for - marketable). Details for door opening to be marked.	
approved	

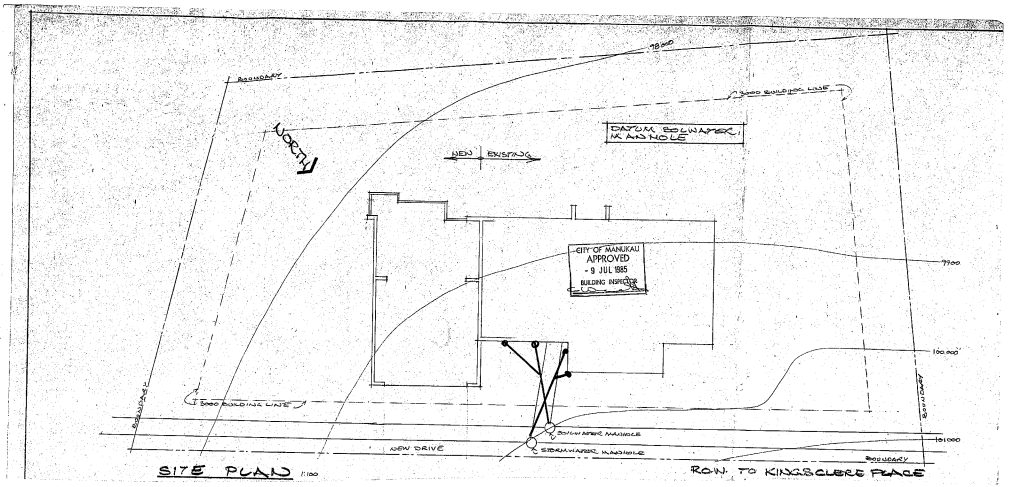
FOUNDATION AND/OR SITE REQUIREMENTS

If our stated clause variations have been marked on the drawings as a condition of the permit.

STRUCTURALLY CHECKED BY: [illegible] DATE: 1.8.85

MICROFILMED ON 10 JAN 1986

5912 10 B



CITY OF MANUKAU 5912/10B

DRAINAGE PLAN

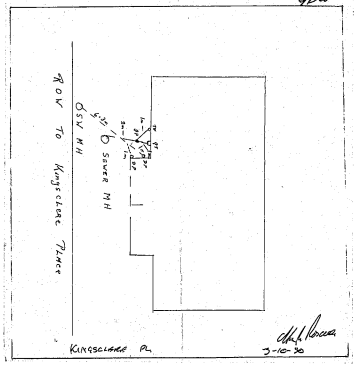
LOT 55 D.P. 88364 STREET: 105 Kingsclere Place

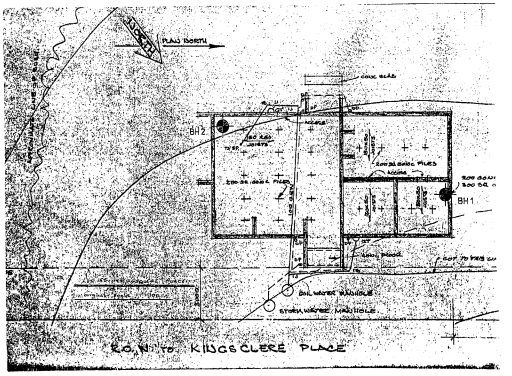
OWNER: Saunders

DRAINLAYER: [illegible] SCALE:

NOTE: A SCALE PLAN TO INC. SHOWING STREET, ERECTION BOUNDARIES, OUTLINE OF BUILDINGS, LINE OF DRAINS, INSPECTION FITTINGS, MUST BE SUPPLIED.

GEW

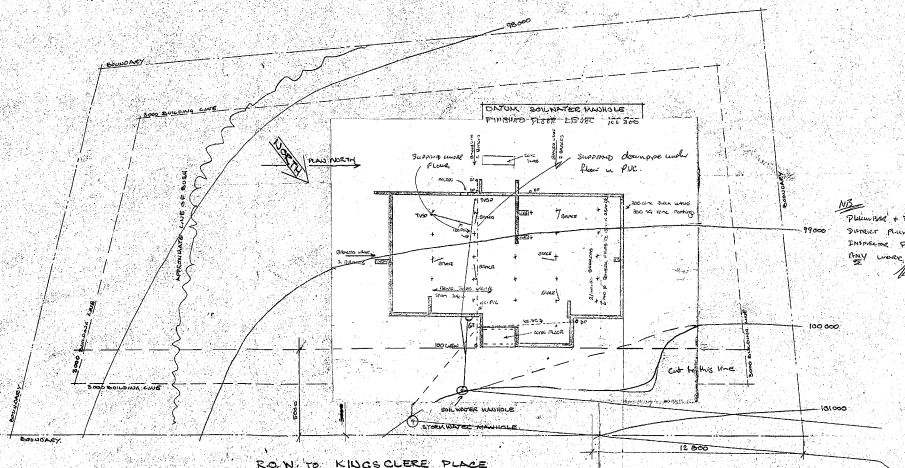




MICROFILMED ON 16 JUN 1986
5912 10B

AMENDED
SITE PLAN

These Plans/Specifications must be kept on the job.



NB
Plumbing + Drainage to comply
Direct Plumbing + Drainage
Engineer Drive to commencing
Any work
Mark Rouse

CITY OF MANUKAU
Approved, subject to all work being carried out strictly in accordance with these plans and specifications and any endorsement thereon, and all Acts, Regulations and Code of Ordinances and all such Byelaws and Conditions whether detailed on these plans or not, and subject to those other plans, specifications, or Council's Byelaws shall be carried out without prior Council approval.
24 hours notice shall be given to enable the Council's Inspector to disagree the [illegible] of [illegible] prior to the pouring of concrete in a [illegible] floor slab, [illegible] beams, hand beams, footings or [illegible] prior to the fix[illegible] of [illegible]
Date 17.7.80 Inspector

SITE & DRAINAGE PLAN

CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK	RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55, 10A KINGSCLERE PLACE	SCALE 1:100 DATE SEPT 1979	SHEET 9

MICROFILMED ON 10 JUN 1988
5912 10 B

These plans/specifications must be kept on the job.

Note - All foundations to be taken down grey silty clay as per Engineers detail through fill

SITE & DRAINAGE PLAN

ROW TO KINGSCLERE PLACE

THESE PLANS TO BE MADE AVAILABLE TO PLUMBER & DRAINLAYER

NORTH

MEASUREMENT TO SEWER CONNECTION SHOULD BE CORRECT IF NOT PLEASE CONTACT THE DRAINAGE INSPECTOR

WHERE SANITARY PLUMBING IS TO BE CONCEALED AN INSPECTION OF SAME IS REQUIRED

SEWER CONNECTION TO BE SUPERVISED BY PLUMBING AND DRAINAGE INSPECTOR

ELEVATION X

ELEVATION

PLAN

CORNER WINDOW SUPPORT

SECTION D

LIVING

KITCHEN

LOFT

ROOF AT 40° PITCH

See Engineers calcs and details

CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK

RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55 KINGSCLERE PLACE

SCALE 1/100 1:20

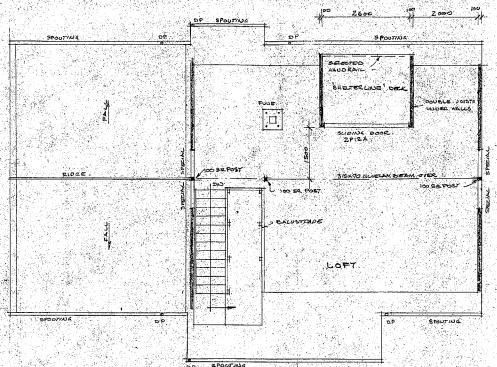
DATE JUNE 1977

SHEET 1

MICROFILMED ON 10 JUN 1988

5912 10 B

These Plans/Specifications must be kept on the job.



NOTE

LOFT FLOOR & STAIR TO BE OMITTED ONLY DECK, FLOOR, WALLS & DOORS TO BE BUILT AT THIS STAGE ALLOW FOR STAIR COVER OF 100x50 CEILING JOISTS WITH GIBBOARD ON TOP

LOFT PLAN 1:50

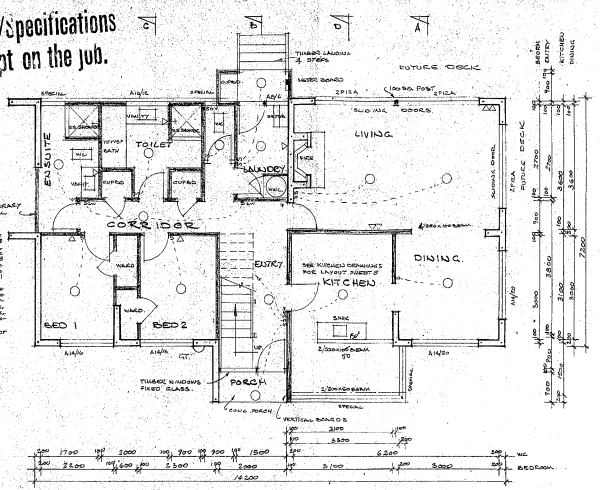
CITY OF TAUPO/NAE

Approved, subject to all work being carried out strictly according to and with their plans and specifications, and any endorsements thereon, the Council's Bylaws and Code of Ordinances and all Acts and Regulations whether detailed on these documents or not. No deviation from these plans, specifications, or Council's Bylaws shall be carried out without prior Council approval.

24 hours notice shall be given to enable the District Building Inspector to arrange the placement of reinforcing steel prior to any pouring of concrete in connection, bond beams, floor slabs, columns, beams, bond beams, footings or any other bearing prior to the laying of concrete.

Inspector

25/1/80



GROUND FLOOR PLAN 1:50

APPROVED
BUILDING INSPECTOR
DATE 19/1/80

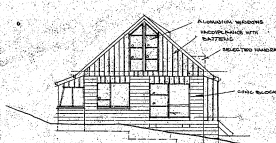
DRAINAGE

BASINS	35mm TRAP & WASTE	32mm VENT
SINK	40mm TRAP & WASTE	32mm VENT
SHOWER	40mm TRAP & WASTE	32mm VENTS
TUB	40mm TRAP & WASTE	32mm VENT
WCS	75mm SOIL PIPE	50mm VENT
BATH	40mm TRAP & WASTE	32mm VENT

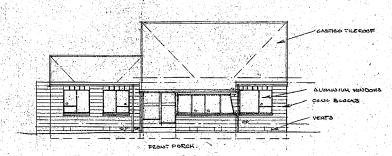
NOTE: RUN ALL SOIL PIPES UNDER FLOOR IN P.V.C. TO GULLEY TRAP & VENT ALL FITTINGS.

ELECTRICAL LEGEND

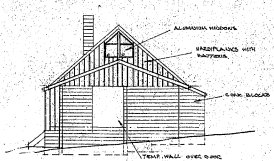
- ○ LIGHT OUTLET
- S SWITCH.
- ▽ POWER OUTLET



NORTH ELEVATION

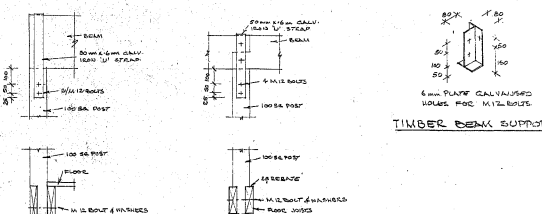


EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION



TIMBER BEAM SUPPORT

FIRST FLOOR POST GROUND FLOOR POST

TYPICAL POST DETAILS 1:10

CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK

RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55 KINGSCLERE PLACE

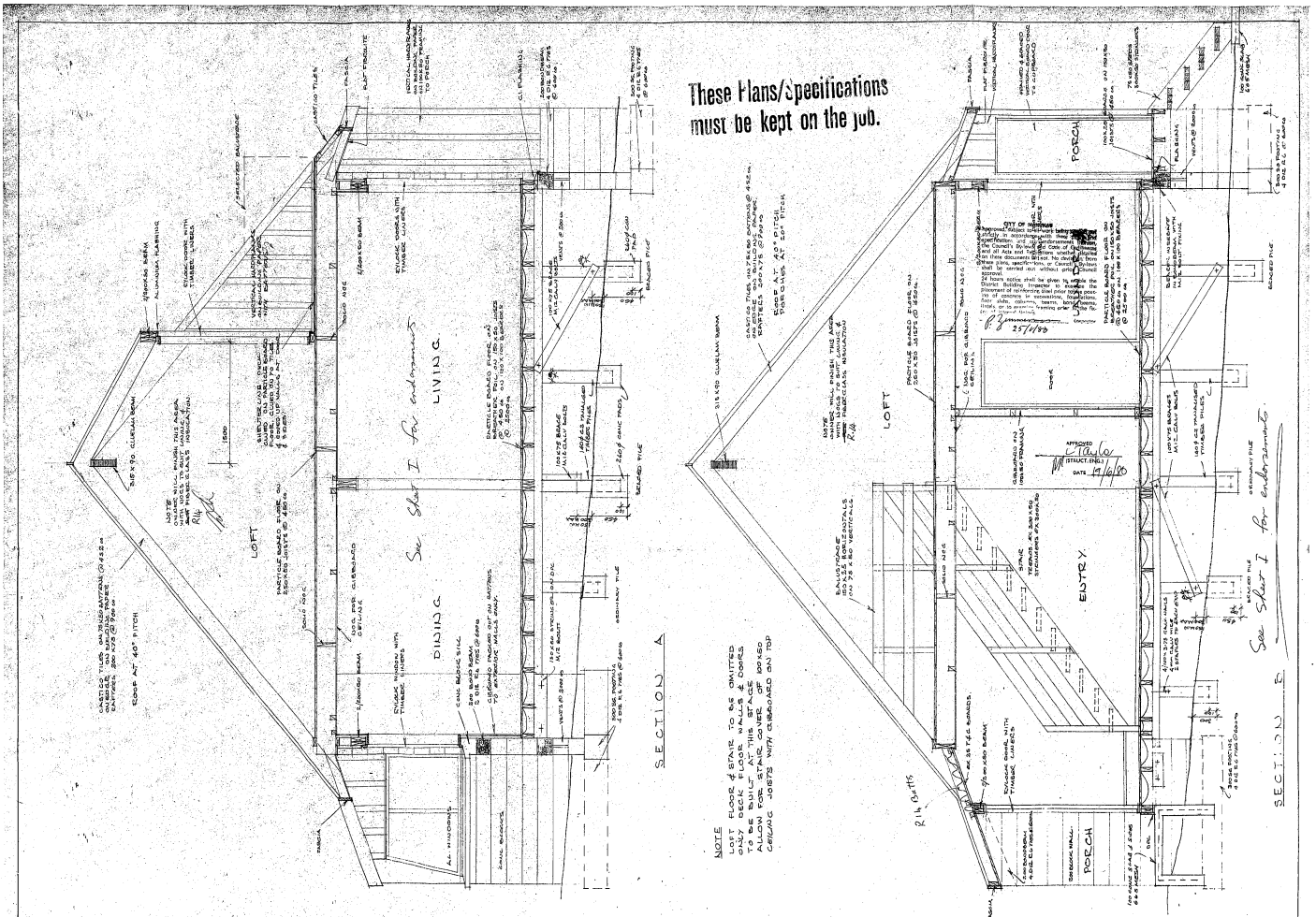
SCALE 1:100 1:50

DATE SEPT 1979

SHEET 2

MICROFILMED ON 10 JUN 1988
5912 10 B

These Plans/Specifications must be kept on the job.



CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK

RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55/109 KINGSCLERE PLACE

SCALE 1:50

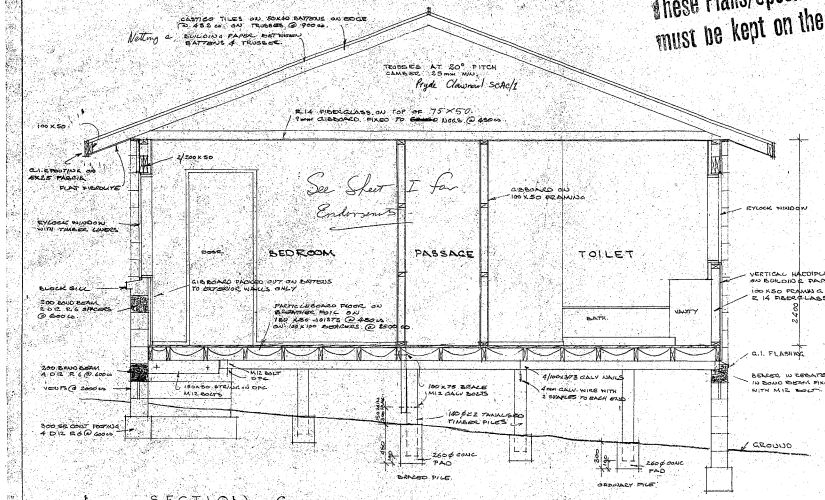
DATE SEPT 1979 1988

SHEET 3

MICROFILMED ON 10 JUN 1988

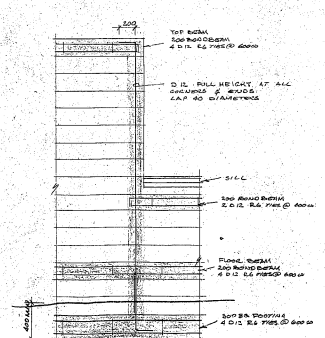
5912 10B

These Plans/Specifications must be kept on the job.

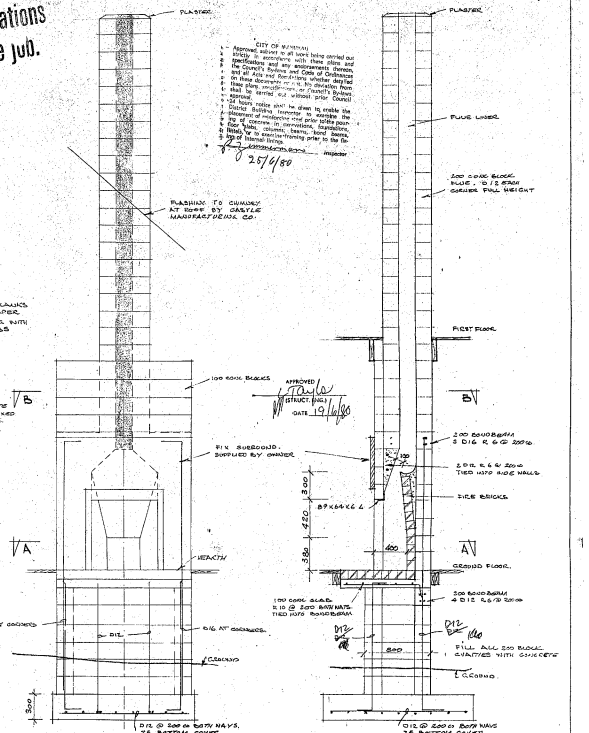


NOTES

ALL REINF. STEEL TO BE DEFORMED
FOUNDATION STEEL COVER TO BE 20mm ON SIDES & 75mm ON BOTTOM
EXTERIOR FOOTINGS STEEL 450mm AT GROUNDED FOOTINGS TO BE 400mm MIN BELOW GROUND
FILL ALL REINFORCED CAVITIES WITH 17MPa CONC.

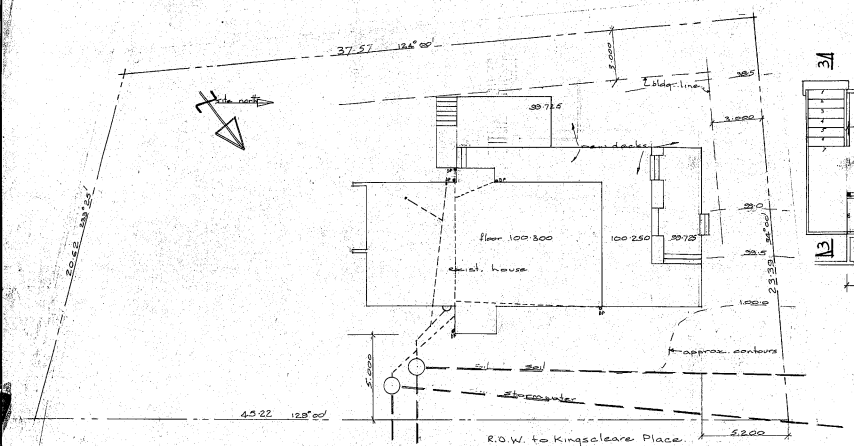


TYPICAL REINFORCING DETAILS

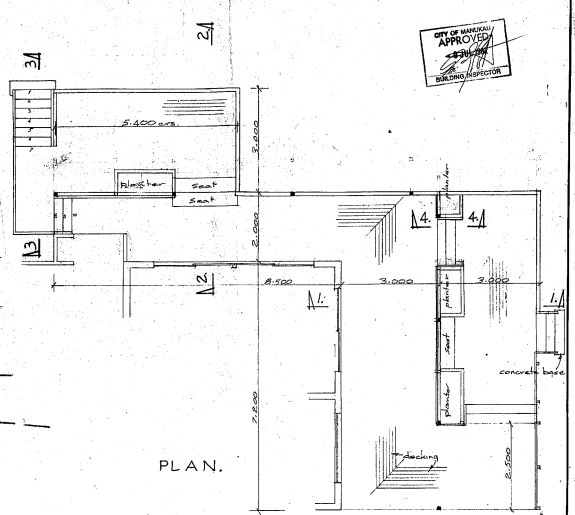


CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK	RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55, 106 KINGSCLERE PLACE	SCALE 1:20 DATE SEPT 1979	SHEET 4

MICROFILMED ON 10 JUN 1988
5912 10 B



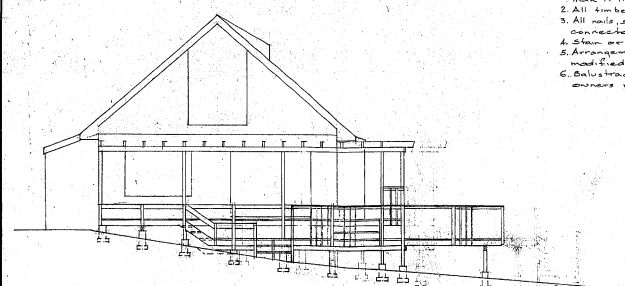
SITE PLAN.



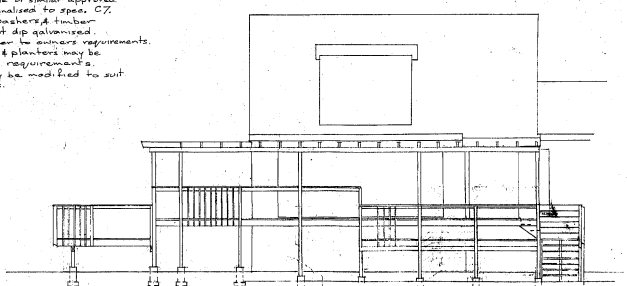
PLAN.

NOTES.

1. All timber shall be radiata pine not less than No1. framing grade or similar approved.
2. All timber shall be finalised to spec. C7.
3. All nails, screws, bolts, washers & timber connectors shall be hot dip galvanised.
4. Stain or paint all timber to owners requirements.
5. Arrangement of seats & planters may be modified to owners requirements.
6. Balustrading infill may be modified to suit owners requirements.



NORTH ELEVATION.



WEST ELEVATION.

CITY OF MANUKAU APPROVED BUILDING INSPECTOR

(STRUCT. ENG.) DATE 5-7-82

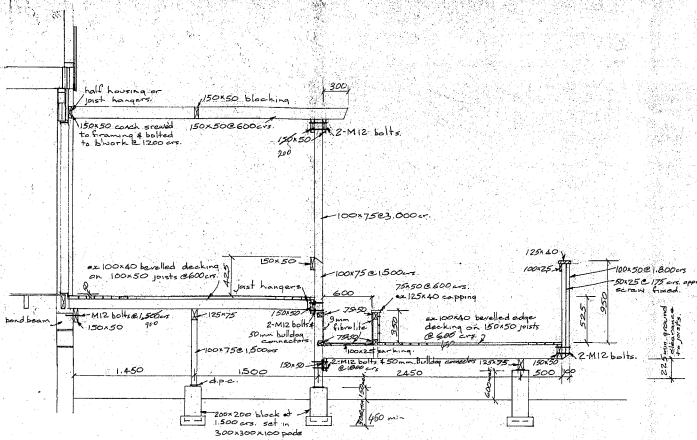
Contractor to check & verify all dimensions & levels on the site before commencing the works. Figured dimensions to be taken in preference to scaling.

ADDITIONS FOR M. & L. SAUNDERS AT 106 KINGSCLEARE PLACE.

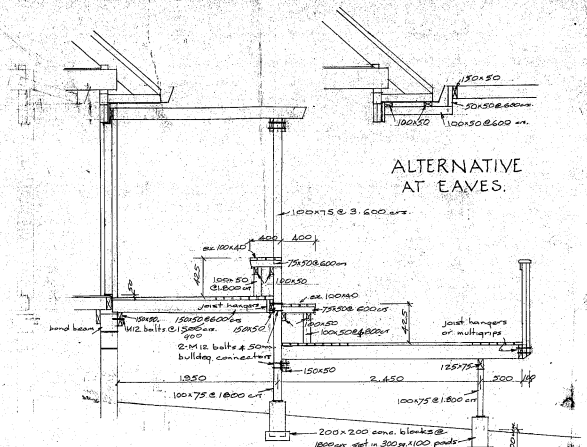
B. D. JUKES
REGISTERED ENGINEER
34 TAUMATA RD.
AUCKLAND 3. Phone 693-745

Scale: 1:100, 1:50
Date: May 82
Drawing: 1.
Set of:
Job No.:

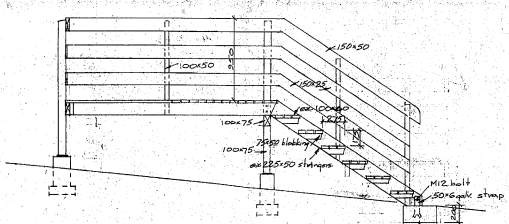
MICROFILMED ON 10 JUN 1988
5912 10B



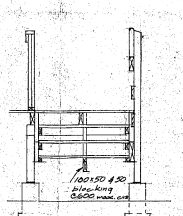
1-1.

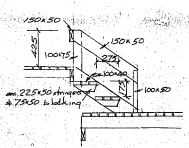


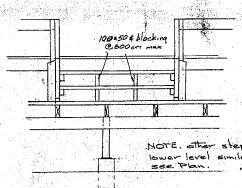
2-2.



3-3.







4-4.

CITY OF MANUKAU
APR 1 9
- 8 JUL 1992
BUILDING INSPECTOR

(STRUCT. ENG.)
DATE 6-7-92

Contractor to check & verify all dimensions & levels on the site before commencing the works. Figured dimensions to be taken in preference to scaling.

ADDITIONS FOR M. & L. SAUNDERS
AT 10b KINGSCLERE PLACE.

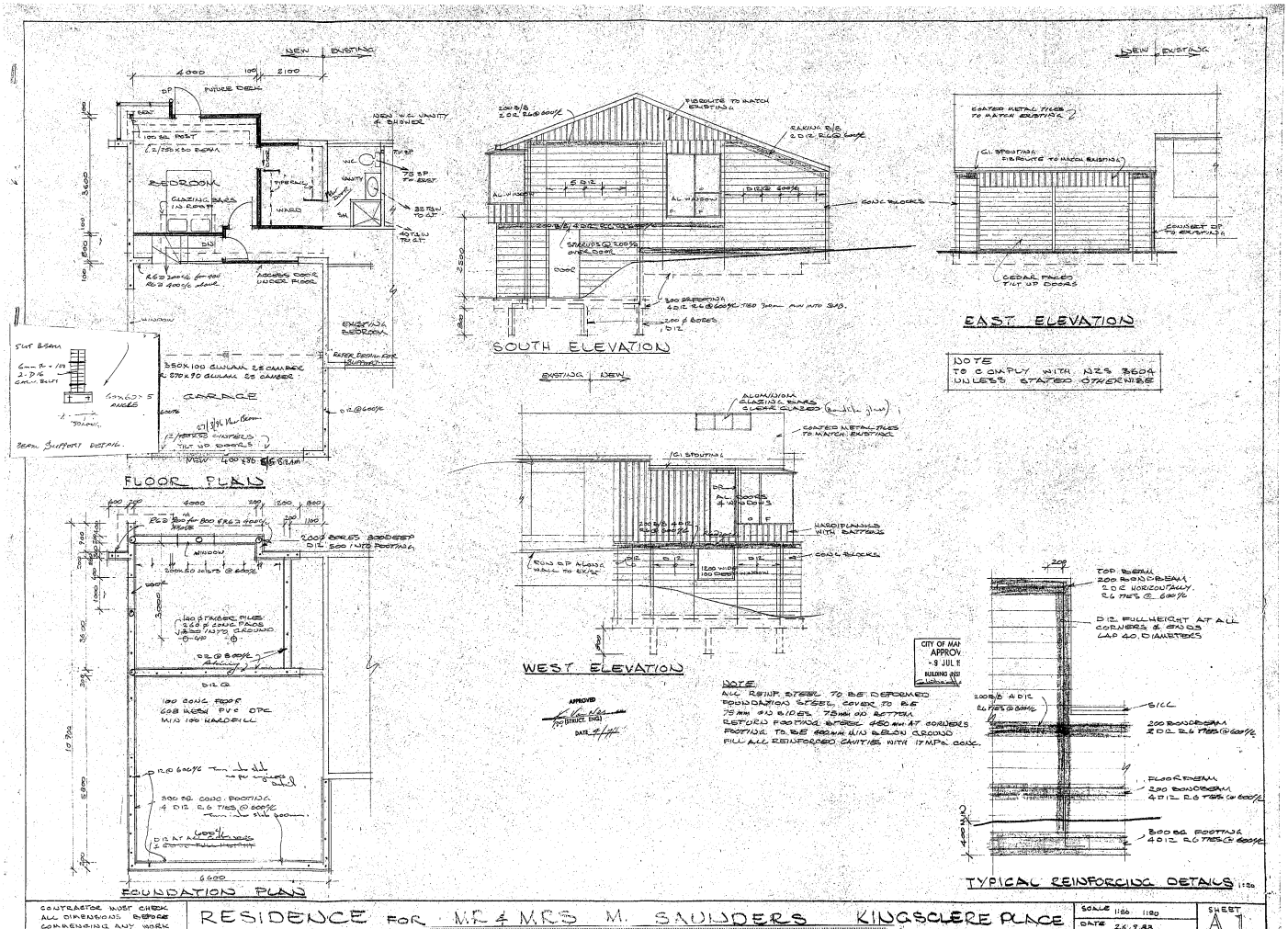
B. Q. JUKES
REGISTERED ENGINEER
54 TAUMATA RD.
AUCKLAND 3. Phone 638 285

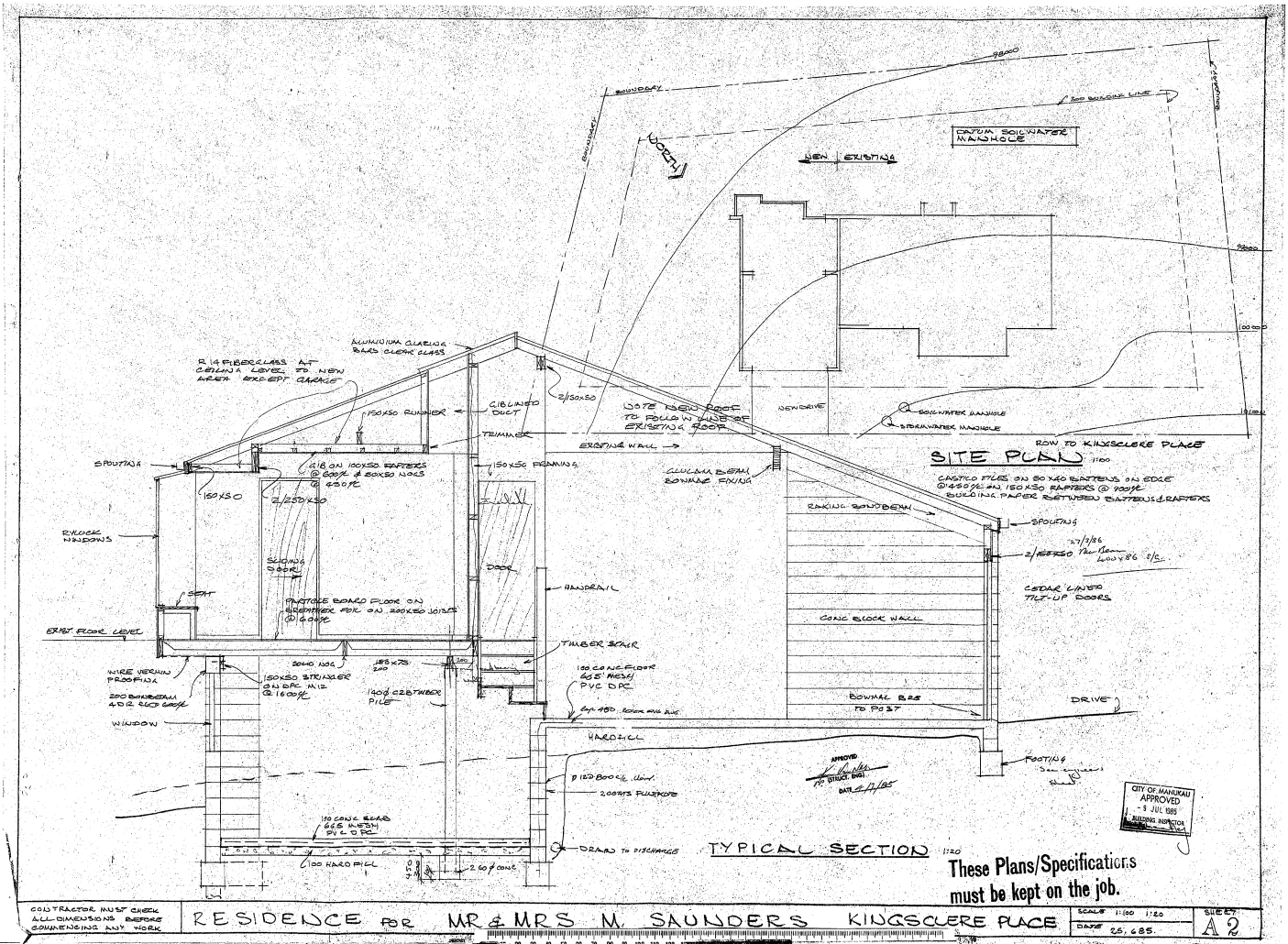
Scale: 1:20
Date: May 82

Drawing: 2
Set of:
Job No.:

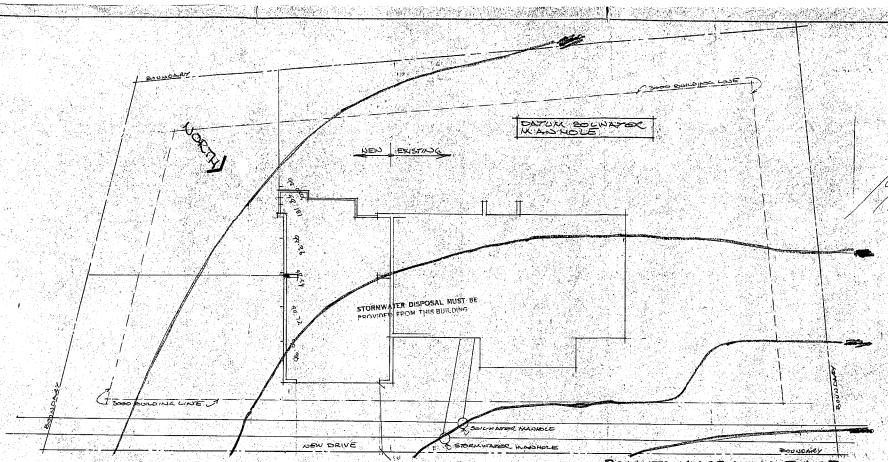
MICROFILMED ON 1 JUN 1988

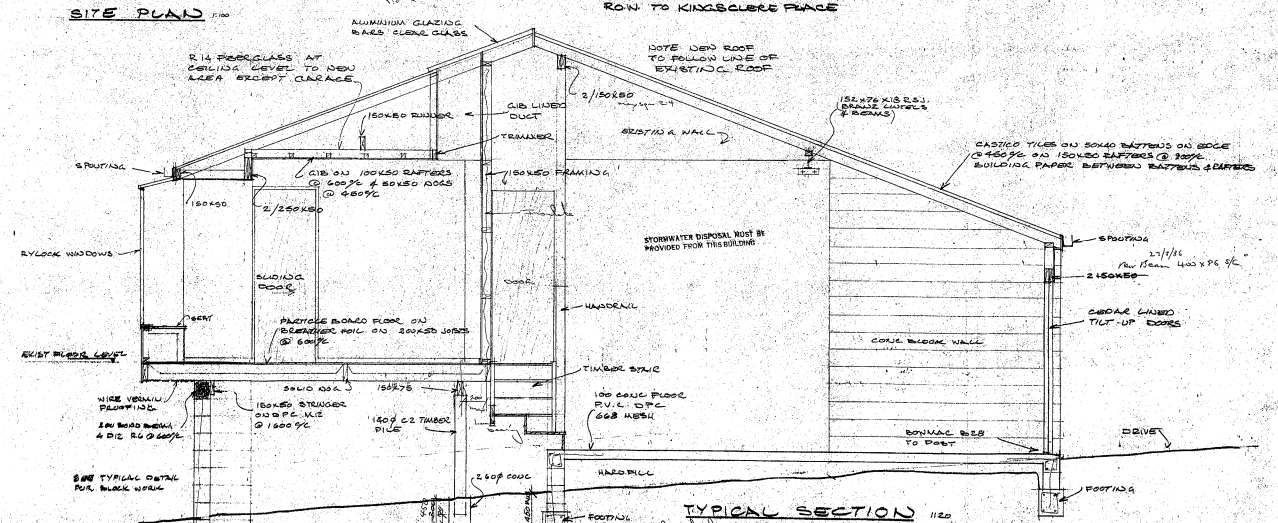
5912 10B


FLOOR PLAN
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
FOUNDATION PLAN
TYPICAL REINFORCING DETAILS
BEDROOM
GARAGE
NOTE
TO COMPLY WITH NZS 3604
UNLESS STATED OTHERWISE
NOTE
ALL REINF. STEEL TO BE DEFORMED
FOUNDATION STEEL COVER TO BE
75mm IN WATER, 75mm IN BETTER
RETURN FOOTING, MESH 450 mm AT CORNERS
FOOTING TO BE 600mm MIN BELOW GROUND
FILL ALL REINFORCED CAVITIES WITH 17MPa CONC.
CONTRACTOR MUST CHECK
ALL DIMENSIONS BEFORE
COMMENCING ANY WORK
RESIDENCE FOR MR & MRS M. SAUNDERS KINGSCLERE PLACE
SCALE 1:100 1:20
DATE 26.9.88
SHEET A1
MICROFILMED ON
10 JUN 1988
5912 10 B



MICROFILMED ON 10 JUL 1986
5912 10 B





CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING ANY WORK	RESIDENCE FOR MR & MRS M. SAUNDERS KINGSCLERE PLACE	SCALE 1:100 1:20 DATE 26.9.85	SHEET A2

MICROFILMED ON 10 JUN 1988
5912 10 B

CITY OF MANUKAU

APPLICATION for BUILDING PERMIT

YELLOW

CITY OF MANUKAU

APPLICATION for BUILDING PERMIT

CITY OF MANUKAU

Building Permit Application

OWNER: (Full Name) Mrs Raymond Saunders

PRESENT ADDRESS: 126 Bangkok Pl PHONE: 267485

BUILDER NAME: M Saunders 276556

ADDRESS: 126 above PHONE: 276 0006

Designer: A D Jones PHONE: 583375

Designing Engineer: R D Jones PHONE: 583375

ESTIMATED VALUE OF WORK

BUILDING	PLUMBING	DRAINAGE	TOTAL
$ 6000	$ Nil	$ Nil	$ 6000

PLAN VALUATION FEE $

RECEIPT No.

DATE

PARTICULARS OF LAND	
(a) Valuation No. 3444-1751-00	
(b) Lot No. 55	
(c) Deposited Plan No. 55869	
(d) Mt Wellington Pl	
PARTICULARS OF BUILDING	
(e) Area of Basement	m²
(f) Area of Ground Floor	m²
(g) Area of Upper Floor	m²
(h) Area of Outbuildings	m²
(i) Total Floor Area	m²

NATURE OF PERMIT (Tick Box)	
New building including separate dwelling added to existing building	✓
Repairs, alterations or additions to an existing building	✓
Conversion	Demolition
Purposes for which every part of proposed building is to be used or occupied	
e.g. Dwelling/Garage/Factory/Shop etc.	

DATED this Fourth day of June 1980

Signature of applicant

NOTE: Projects having a building value in excess of $10,000 will be subject to a fee of 0.5% of the value of the building work, with a minimum. This fee is waived where work commencing has been completed to a further not in excess prior to the issue of the building permit.

DISCORDE PERMIT	BUILDING PERMIT NUMBER	DATE ISSUED
YES / NO	A10 361	15-7-80

FEES PAYABLE		RECEIPT NUMBERS	DATE
Building Fee	$ 40-00	No. 16	10/7/80
Building Research Levy	$	No.	
Plumbing Fees	$	No.	
Drainage Fees	$	No.	
Sanitary Conversion	$	No.	
Stormwater Connection	$	No.	
Water Meter	$	No.	
Footway Crossing	$	No.	
Street Damage Bond	$	No.	
Other Charges	$	No.	
Total Fees Payable	$ 40-00		
Fees Received	$	FROM	

CITY OF MANUKAU

Form No. 3003279

Date Issued 7-7-80

Application For Building Permit

OWNER: (Full Name) Mrs + Leonie Saunders

PRESENT ADDRESS: 5/33 Ray Kemp Rd Papakura PHONE: 298-175

BUILDER NAME: Carbonne Designs

ADDRESS: 511 Dom Ave Manurewa PHONE: 266 4333

Designer: Bruce White PHONE:

Designing Engineer: Bruce White PHONE: 294-178

I. PARTICULARS OF LAND	
(a) Valuation No. 3444-1751-00	
(b) Lot No. 55	
(c) Deposited Plan No. DP 55869	
(d) Mt Wellington Place	
II. PARTICULARS OF BUILDING	
(e) Area of Basement	m²
(f) Area of Ground Floor	83.3 m²
(g) Area of Upper Floor	m²
(h) Area of Outbuildings	m²
(i) Total Floor Area	83.3 m²

IV. NATURE OF PERMIT (Tick Box)	
New building including new dwelling added to existing complex	✓
Repairs, alterations or additions to an existing building	
Conversion	Demolition
V. Purposes for which every part of proposed building is to be used or occupied	
e.g. Dwelling/Garage/Factory/Shop etc.	

DATED this 9th day of June 1980

Signature of applicant

III. ESTIMATED VALUE	$	FEES	FOR OFFICE USE ONLY
Building	3745-00	37-00	Receipt No. 09 Date 3/7/80
Plumbing	2440-00	24-00	Receipt No. 05 Date
Drainage	500-00	5-00	Receipt No. 05 Date
Total	6685-00		
Building Research Levy	3%	1-10	Receipt No. 09 Date 3/7/80
Sewer Damage Deposit		100-00	Receipt No. Date
Footpath Damage Deposit		96-00	Receipt No. Date
Cleaning			Receipt No. Date
Building Research Levy		3-31	Receipt No. Date
Total		165-41	

INCORPORATE PERMIT	Fees Received	$ 165-41
YES / NO	Receipt No.	105
	From	Mrs Saunders

Notified 17/7

Owner	Saunders
Address	Bangkok
Lot 55 DP 55869	Road: 126 Location 10
Type of Building	Walk down
Siting	
Excavation	
Foundations	
Conc. Floor Slabs	
Sub-Floor	
Framing	
Roofing	
Wall Framing	
Bracing	
Stop Frame	
Exterior	
External Cladding	
Joinery - Aluminium	
Lining to Rooms	
Ceiling	
Thermal Ins. - Walls	
Thermal Ins. - Ceiling	
Building Completed	
Comments	

CITY OF MANUKAU

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Inspector
Manukau City Council
Private Bag
Manukau City

Office Use Only
Permit
Plumbing No. 3367
Drainage No.
Date 3/7/80

Mrs Raymond Saunders 126 Bangkok Rd Papakuba

The undersigned hereby apply for a permit for the work described below, and set out in such attached details, to be carried out in the premises described as:-

Lot 55 D.P. 55869 Parish of Mt Wellington Place

Name of owner Mrs + Leonie Saunders 126 Bangkok Rd Papakuba

Description of proposed work:

(a) No. of water closets ___ (b) No. of Baths ___ (c) No. of Basins ___
(d) No. of Sinks ___ (e) No. of Slopsinks ___ (f) No. of urinals ___
(g) No. of Grease Traps ___ (h) No. of Industrial Waste Interceptors ___
(i) No. of Clothes Washing Machines ___ (j) No. of Dish Washing Machines ___
(k) No. of Waste-disposal Units ___ (l) Other Sanitary Fittings (specify) ___

(m) In connection with existing work, give full details of repairs and alterations, etc.

Stormwater work to be installed Sanitary Drainage to Sewer Connections

(n) Total estimated value of plumbing work ___
(o) Estimated value of plumbing work excluding cost of materials ___
(p) Total estimated value of drainage work $600
(q) Estimated value of drainage work excluding cost of materials $300
Name and address of architect, engineer or registered draughtsman Designer - John Jones
Jones Ave Manurewa
Registered No. (if any) ___ Registered No. (Draughtsman) 05156
This work commenced on the ___ day of June 1980

Signature of applicant

For Office Use Only
Fees: Plumbing $5-00 Receipt No. 003 Date 3/7/80
Drainage $2-50 Sanitary Sewer Connection
Fees $ 5-00 Receipt No. 00 Date "
Stormwater Connection
Fees $ 5-00 Receipt No. 0-4 Date "

CITY OF MANUKAU

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Inspector
Manukau City Council
Private Bag
Manukau City

Office Use Only
Permit
Plumbing No. 3367
Drainage No.
Date 3/7/80

Mrs Raymond Saunders 126 Bangkok Rd Papakuba

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Lot 55 D.P. 55869 Parish of Mt Wellington Place

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(d) No. of Sinks ___ (e) No. of Slopsinks ___ (f) No. of urinals ___
(g) No. of Grease Traps ___ (h) No. of Industrial Waste Interceptors ___
(i) No. of Clothes Washing Machines ___ (j) No. of Dish Washing Machines ___
(k) No. of Waste-disposal Units ___ (l) Other Sanitary Fittings (specify) ___

(m) In connection with existing work, give full details of repairs and alterations, etc.

Stormwater work to be installed Sanitary Drainage to Sewer Connections

(n) Total estimated value of plumbing work ___
(o) Estimated value of plumbing work excluding cost of materials ___
(p) Total estimated value of drainage work $300
(q) Estimated value of drainage work excluding cost of materials $150
Name and address of architect, engineer or registered draughtsman Designer - John Jones
Jones Ave Manurewa
Registered No. (if any) ___ Registered No. (Draughtsman) 05156
This work commenced on the ___ day of June 1980

Signature of applicant

For Office Use Only
Fees: Plumbing $2-50 Receipt No. 002 Date 3/7/80
Drainage $2-50 Sanitary Sewer Connection
Fees $ 2-50 Receipt No. Date "
Stormwater Connection
Fees $ Receipt No. Date "

9-6-80

Temporary Dwg No. 6-133

Permit No. 700 3279

Inspector G Hudson

Date Issued 4-7-80

Owner: Mrs Saunders

Address: 126 Bangkok Rd

Lot 55 DP 55869 Road: 10 Connections Place

Type of Building	Dwelling 120.6	S/S	14/5 06/6
Siting	14/5	S/S	
Excavation	18/5/80	S/S	
Foundations	Dwelling 18/5	S/S	
Conc. Floor Slabs	Dwelling 18/5		
Sub-Floor			
Framing			
Roofing			
Wall Framing			
Bracing			
Stop Frame			
Exterior			
External Cladding	Dwelling		
Joinery - Aluminium			
Lining to Rooms			
Ceiling			
Thermal Ins. - Walls			
Thermal Ins. - Ceiling			
Building Completed			
Comments			

Drainage Permit No. 3987 Date of Issue: 18-2-80

Tradesman: J Donnelly

Plumbers Permit No. 8366 Date of Issue: 18-2-80

Tradesman: R Jones

Drainage Lines: Inspected Dated 18 3-10-80

Sewer Connections: 18 3-10-80

Sanitary: 18 3-10-80 Stormwater: 18-10-80

Plumbing: Sub-Floor (Waste) Internal: R.W. Spindle

Concrete Floor Slabs: Sub-floor Drainage Sub-floor Plumbing

Retaining Walls: Field Tile Drainage picked up

Septic Tanks: Tank Offsets

Plumbing Completion Received: 18-10-80

Drainage Completion Received: Date of Issue:

Certificates No. Date of Issue:

Comments: Dwg & map supplied to date
Dwg supplied for Plumb 22-3-80
Dwg & map supplied 30-5-81
Dwg 30-5-81 left good

MICROFILMED ON 13 JUN 1988
5912 10 B

① Rx

BRUCE WHITE ASSOC.
CONSULTING STRUCTURAL ENGINEERS

HOUSE STRUCTURAL CHECK.
RESIDENCE FOR MR & MRS SALVADORE
& LINDA BERRIMAN
41 55 RANGECLIFF PLACE

Roller Drawings by Dave McFarlane (unmodified)
Dated Sept 1994 Scale 1:6.6.

Roof Loads. Tiles (metal). 0.08 kN/m²
Battens 0.08
Ceiling & insulation 0.25
Rafters. 0.10
0.51
Add live load to 0.25
0.76 kN/m²

Rafter load at 900 crs = 0.76×0.9 = 0.68 kN/m
Rafter span 6.00 = 3.60 m
Supported on Ridge Beam.
$M = \frac{wl^2}{8} = \frac{(0.68 \times 3.6^2)}{8}$ = 1.01 kNm

② Rx

Check proposed 200×75, Z = 405×10³
$f = \frac{M}{Z} = \frac{(1.01 \times 10^6)}{(405 \times 10^3)}$ = 2.51 N/mm² ok.

∴ USE 200×75 @ 900 CRS 3600 lg Rafter.

Load on Ridge Beam = $2 \times \frac{wl}{2}$ = 0.68×3.6 = 2.35 kN/m
Span = 6.00
From Tables, select 315×90 Glulam Beam.
$f = \frac{M}{Z} = \frac{\frac{2.35 \times 6.0^2}{8}}{2 \times 19.6 \times 10^6}$ Z = 1.44×10⁶ mm³ ∴ Z = 29.4×10⁶ mm³
= 8.33 N/mm² f = 0.45
(OK < 10.0)
∴ USE 315×90 Glulam Span 6.00

Reaction from Ridge Beam = $\frac{wl}{2}$ = 2.35×6.0/2 = 7.06 kN.

Roof reaction to outer wall
= $\frac{wl}{2}$ = 0.68×3.6/2 = 1.17 kN/m

Left floor load Joist & Ply 0.46
Ceiling 0.14
0.60
Plus Lx 1.50
2.10 kN/m²

Load to outer wall 2.10×3.0/2 = 3.15 kN/m

∴ Total load on bulkhead = 1.17 + 3.15 = 4.32 kN/m

③

Max bulkhead span 2.0 m ∴ $M = \frac{wl^2}{8} = \frac{4.32 \times 2^2}{8}$ = 2.16 kNm.
Check proposed 2/200×70, Z = 2×267×10³ = 534×10³
$f = \frac{M}{Z} = \frac{(2.16 \times 10^6)}{(534 \times 10^3)}$ = ∴ USE 2/200×70 4.04 N/mm² (OK < 6)

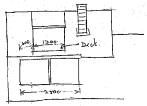
Load to Centre Load-Bearing wall
= 2.10 kN/m² × 6.0 m = 7.16 kN/m

Beam Dining/Living Rm Span. (Scale) 2200.
$M = \frac{wl^2}{8} = \frac{(7.16 \times 2.2^2)}{8}$ = 4.32 kNm

Check 2/200×90 Z = 2×420×10³
$f = \frac{M}{Z} = \frac{(4.32 \times 10^6)}{(5.42 \times 10^6)}$ = 5.14 N/mm² (OK < 6.0)

Use 2/200×90 Span 2200

CHECK WEST ELEV. WALL



WEST ELEV.

Roof load above Deck = 0.76 kN/m² × 1.5/2 = 0.57 kN/m
End post reaction = 0.57 × 1.3/2 = 0.37 kN.

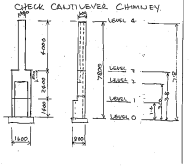
④

reaction from post to outer wall
= 0.37 =

Load from wall = 0.61×1.0 = 2.6 kN/m² × 3.0/2 = 0.98 kN/m.
Load from roof & lft (from above) = 1.174 (2.1 × 3.6/2) = 4.45 kN/m.
∴ Total load on bulkhead of span (2.0 = 1.25)
= 0.37 kN + 0.98 + 4.45
= 5.80 kN.
$M = \frac{wl}{8} = \frac{(5.80 \times 1.25)}{8}$ = 1.01 kNm.

Propose 2/200×50 OK

CHECK CANTILEVER CHIMNEY



⑤

Earthquake Base Shear V = CdWt

Cd = C(S)Ch
C = 0.1 Eq 3 H25 4203:1996
S = 1.0 Table 4
Z = 2.0 (nominal)
M = 1.2 Table 6
G = 1.0 Table 7
} = 0.1×1.0×2.0×1.2×1.0 = 0.24

Calc. Mass kN.

Top section (roof) ⑤ ⑤ 1.6m @ 4.4 = 7.0 kN/m
Roof ⑤-⑤ 4.0m @ 4.4 = 17.60
⑤-⑤ 3.4m @ 4.4 = 15.00
⑤-⑤ 2.8m @ 4.4 = 12.32
∴ Σwt = 7.0×4.0m = 28.0 kN
+ 17.6×0.8 = 14.1
+ 15.0×1.6 = 17.0
+ 12.32×1.6 = 19.7
Σwt 76.3 kN.

V = Cdwt = 0.24×76.3 = 18.3 kN

Apply 30% of V to top of chimney & distribute 85% proportional to $w_i h_i$ = V_i = 15.6 kN

Level	w_i	h_i	$w_i h_i$	$\frac{w_i h_i}{\Sigma w_i h_i}$	V_i
3	28.0	5.8	162.4	0.10	1.6 kN
2	14.1	7.0	62.3	3.6	
1	17.0	1.6	27.2	2.0	
0	17.2	0	0	0	
			Σwt 172.5	16.6	

$\frac{V_i}{17.6} = \frac{16.6}{172.5} = 0.085$

⑥

Check Overturning Moment
Total Weight of Chimney = 76.3 kN.
Add base slab: 0.3×3.2×1.6×2.4 = 28.7
97.0 kN.

Load factor f_r $w_i f_r$ = 0.9.
i.e. 0.9×97.0 = 87.3 kN

Overturning Moments

Level	W_i	x_i	$W_i x_i$	y_i	$W_i y_i$
3	(8.7+1.0)				14.6 kNm
2	(5.7+1.6)×(4.0×2.0)				26.0 "
1	(3.7+1.6)×(4.0×2.0)				48.2 "
0	(3.7+1.6)×(4.0×3.0)+(3.4×3.0)×(7.0×1.0)				76.7 "
					165.6 kNm

$R_i M_i = 87.3 \times 2.0$ kNm.

$cf = \frac{165.6}{76.7} > 1.0$ OK.

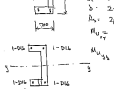
∴ Base Slab = 1.6×1.6×0.3

Level 0 Moment M_i = 76.7 kNm.

f_c' = 4.0 MPa
f_y = 275 φ = 0.85
d = 700
b = 2×190
D_i = 2/D16 each corner = 226
M_u = 35.7 kNm
D_i = 2/D16 each corner 402.
M_u = 61.7 kNm
not enough.

⑦

Recommend that base be formed as a closed box


1600
400
D16
D16
D16

FOUNDATION ENGINEERING LIMITED
Consulting Geotechnical Engineers.

Director: Ian Stephen BE, Member ASCE Member NZ Institute of Engineers
Associate Director: Philip Mark Wilson
Associate: Mark Wilson BE(Hons)

P.O. Box 56-146 Dominion Road, Mt. Eden, N.Z. M.A.C.E., Managing Director

Mr Miles Saunders
c/o J D Hyde
Ellis Street
EAST TAMAKI

23 May 1980

Dear Sir

re Ground Stability - Lot 33 Kingsclere Place
Goodwood Heights

As requested, we have inspected the above lot and investigated sub surface conditions to assess existing ground stability. We report below on our findings:

1. GENERAL

Lot 33, Kingsclere Place, is situated in the new subdivision at Goodwood Heights, on the hilly ground west of Bamboo City Centre. The lot consists mostly of very gently sloping ground falling towards the south. Close to the south east side of the lot however the ground falls away more steeply down to a gully. The edge of the steeper ground extending roughly with the edge of the bush which consists mainly of mimo pohos and totaras, with a sparse undergrowth. Elsewhere on the lot the ground has a short grass cover.

2. FIELD WORK

Two 20mm diameter hand auger boreholes were drilled to a depth of 3.0 metres approximately on Pilcon shear vane tests to determine invertu soil strengths. Detailed borehole logs accompany this report and the position of the boreholes are shown on the attached site plan.

Engineer TOLCAC company

In addition to the above an inspection was made of the side slopes of the gully in the vicinity of the lot as well as further downstream.

3. FINDINGS

Boreholes

The two boreholes revealed a thin layer of fill across the site being 0.33 and 0.45 metres thick in boreholes 1 and 2 respectively. The fill was in a compact state and mostly of good quality, although a small amount of plant debris was found in borehole 2.

Fine grained residual soils were encountered in both boreholes beneath the fill. The main soil type found was a moderately cohesive silty clay although soils generally became more sandy with depth; in both boreholes an alternating sequence of sandy and non-sandy bands was found towards the final depth of 3.0 metres. Soil consistency was variable showing a gradual decrease with depth to a certain level and subsequently a more pronounced increase towards the base of each hole. The lowest shear strength of 56 kPa was recorded at a depth of 2.65m in borehole 2, but the average of all measurements was 85 kPa.

No water was encountered in either borehole during drilling. The boreholes were "dipped" two days after drilling but it was found that they had caved in at depths of 1.8 metres and 2.0 metres respectively, at which levels they were dry.

Other Observations

The gently sloping portion of the lot shows no signs of instability. The steeper ground bordering

the gully has an irregular ground profile and many trees have disturbed trunks. This steeper ground has clearly been subject to shallow ground movements at some time in the past. Similar evidence of past instability was observed on the gully sides further downstream.

Rock is exposed close to the lot in the creek bed and is formed of typical East Coast Bays formation inter-bedded siltstones and fine grained sandstones.

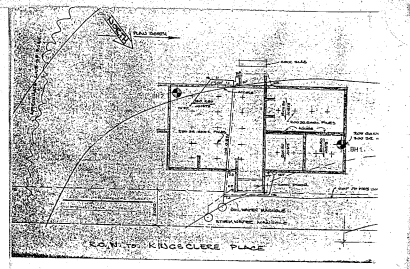
4. CONCLUSIONS

Our investigations indicate that the lot is substantially stable under existing conditions and stability is unlikely to be affected by the proposed residential building developments. Evidence of past shallow instability is common on gully side-slopes in this area and other parts of Auckland where similar ground conditions are found. It is possible that further shallow movements could occur close to the creek bed and slight soil creep may be active on the gully side slope but this is of little consequence on this lot, as the house has been carefully sited a satisfactory distance away from the steeper ground.

Should you have any queries regarding our comments on this matter please do not hesitate to contact us.

Yours faithfully
FOUNDATION ENGINEERING LTD

R W Melville-Smith
Registered Engineer



CITY ENGINEERS DEPARTMENT - STRUCTURAL SECTION
BUILDING PERMIT APPLICATION

JOB No. 7449
BLOCK #
SHEET NO.
STREET Kingsclere Pl

JOB DESCRIPTION: Alt. to dwg.
CALCULATIONS BY: D. Gill

COMMENTS	ACTION
Check Rafter on	
Bearlik beams on	
Studs on	
Bracing on	
Chimney on	

TRANSLATION AND/OR SITE REQUIREMENTS
Soil Report Satisfactory

If not signed, above variations have been marked on the drawings as a condition of the permit.

STRUCTURALLY CHECKED BY: [illegible] DATE: 19/6/80

FOUNDATION ENGINEERING LTD

BOREHOLE NO. 1
sheet 1 of 2

Client: Mr Miles Saunders
Location: Lot 33 Kingsclere Place, Goodwood Heights
Job no. F.933

Date: 13.5.80
Ground level: –
Diameter: 50mm

Soil Description	Depth (m)	Sample	Test	Shear Strength (kPa)	Moisture content (%)	Liquid limit (%)	Plastic limit (%)	Plasticity index (%)
FILL consisting of a stiff, light grey, orange and grey silty CLAY.				0.33				
Stiff, grey and light grey clayey SILT; slightly cohesive and damp.					108	3.1		
Becomes mottled light grey and orange and a moderately cohesive silty CLAY.	1.0				104	3.0		
From 1.3m becomes very damp and firm.				72	3.9			
As above with some sandy bands.	2.0			62	2.9			
				80	1.7			
	3.0							

Borehole 1 completed at 3.0m.

legend: topsoil, fill, clay, silt, sand, gravel, peat, rock
remarks: No water encountered during boring.

Fig.no.

FOUNDATION ENGINEERING LTD

BOREHOLE NO. 2
sheet 2 of 2

Client: Mr Miles Saunders
Location: Lot 33 Kingsclere Place, Goodwood Heights
Job no. F.933

Date: 13.5.80
Ground level: –
Diameter: 50mm

Soil Description	Depth (m)	Sample	Test	Shear Strength (kPa)	Moisture content (%)	Liquid limit (%)	Plastic limit (%)	Plasticity index (%)
FILL consisting of a stiff, orange brown and dark grey, slightly sandy and slightly silty CLAY with some plant debris.				0.45				
Stiff, dark grey/brown, slightly clayey SILT; slightly sensitive.	1.0			1.00	108	4.3		
					103	3.1		
Stiff becoming firm, mottled light grey and orange and a moderately cohesive and damp becoming moist.					110	2.5		
	2.0				74	2.5		
As above but becomes firm, slightly sandy and slightly sensitive.					63	4.0		
Becomes a sandy silty CLAY.					55	2.9		
Alternating bands of sandy clayey silt and silty CLAY; becoming stiff.					68	2.5		
					110	4.0		
	3.0							

Borehole 2 completed at 3.0m.

legend: topsoil, fill, clay, silt, sand, gravel, peat, rock
remarks: No water encountered during boring.

Fig.no.

FEES PAYABLE		RECEIPT NUMBER	DATE
Building Permit	$ 20.00	No. 18	19/7/80
Building Research Levy	$	No.	
Plumbing Permit	$	No.	
Drainage Permit	$	No.	
Service Connection	$	No.	
Stormwater Connection	$	No.	
Street Value	$	No.	
Vehicle Crossing	$	No.	
Street Damage Deposit	$	No.	
Other Charges	$	No.	
Total Fees Payable	$ 20.00		
Fees Received	$	Fee	

Drainage Permit No: 2867 Date of Issue: 18-7-80
Tradesman: J Donnelly
Plumbing Permit No: 6966 Date of Issue: 8-7-80
Tradesman: B Hong
Drainage Lines: Inspected Buried [illegible] 3-10-80
Sewer Connection:
Sanitary [illegible] 3-10-80 Stormwater [illegible] 8-10-80
Plumbing: Sub-Floor (vibrator) [illegible]
R.W. Gutter [illegible]
R.W. Spouting [illegible]
Concrete Floor Jobs: Sub-Floor Drainage [illegible]
Sub-floor Plumbing [illegible]
Retaining Walls: Field Tile Drainage picked up [illegible]
Septic Tanks: Tank effluent [illegible]
Plumbing Completion Received: [illegible] 20-10-80
Certificate No. [illegible] Date of Issue: [illegible]
Drainage Completion Received:
Certificate No. Date of Issue:
Comments: [illegible] 7-8-80
[illegible] 27-3-81 [illegible]
[illegible] 30-3-81 [illegible]
[illegible] 30-3-81 [illegible]

571 2 10

CITY OF MANUKAU

DATE RECEIVED: 9-6-80 DATE RETURNED:

ESTIMATED VALUE: $30,000.00

APPLICATION for BUILDING PERMIT

OWNER OF PROPERTY: M & L Saunders

LOT No. 55 D.P. 88364

Ward: Manurewa (Town Office)

FOR OFFICE USE ONLY

Refer to: Fire / Health For Action

S/E — (1) Nothing in Nov 78 (2) Plant Cabs

APPROVAL FOR PERMIT	DATE	DEFERRED	DATE
1. Building By-Laws			
2. Plumbing Drainage			
3. Health			
4. Structural Engineer			
5. Town Planning			
6. Egress			
7. Dangerous Goods			
8. Drainage Engineer			

Required (1) Health (2) Plant Cabs

REFER TO BACK OF FORM FOR INDORSEMENTS OR COMMENTS

Street int.

CITY OF MANUKAU

APPLICATION FOR BUILDING PERMIT

Comp. No. 07/141

OWNER OF PROPERTY: Mrs Saunders

DATE RECEIVED: 8/6/80 Lot No. 55 D.P. 88364

WARD: Manurewa (Town Office)

Please refer to: 2 5 For action

5 Court & Health

	APPROVAL FOR PERMIT	INITIALS	DATE	P. INCL. DRAINS. PLUMB. (Date Rec'd) (Date Rec'd)
1.	PLUMBING/DRAINAGE			
2.	BUILDING BYLAWS			
3.	TOWN PLANNING			
4.	DRAINAGE			
5.	STRUCTURAL ENGINEER			
6.	STREET NUMBER ASSIGNED			
7.	INSTL. REQUIR. PLUMBING			
8.	INSPECTOR GIVEN			
9.	REFER			
10.	HEALTH			

FOR OFFICE NOTICES OF ADDITIONAL INFORMATION REQUIRED WITHIN REASON FOR DELAY.

CHECK LIST

FILE COVERS					
ACTUALCOST ADVISED			PERMIT ENTRY		
DOCUMENTS BULKFILED			FILE CARD		
			FILE INDEX		

REFER TO INDEX OF FOLDER FOR BUILDING PERMIT PROCESSING CHECK LIST

NATURE OF BUILDING WORK (E.G. NEW UNITS, ADDITIONS-FACTORY, ETC.):

Roofing Alterations

CITY OF MANUKAU

Permit No. 003379

Work Date 1/7/80

Date Issued 1/7/80

Application For Building Permit

OWNER (Full Name): Mrs & Liane Saunders

PRESENT ADDRESS: R/D 1 Kalmar Rd Papakura PHONE: 278 715

BUILDER NAME: Graeme Sawyer

ADDRESS: 41 Davis Ave Manurewa PHONE: 266338

Designer: Eric McGregor PHONE:

Designing Engineer: Derek Wells PHONE: 794-178

I. PARTICULARS OF LAND:
(a) Valuation No. 34400-194-00
(b) Lot No. 55
(c) Deposited Plan No. 88364
(d) Street: 10 Kingsclere Place

II. PARTICULARS OF BUILDING:
(a) Area of Basement: 36.00 m²
(b) Area of Ground Floor: 93.33 m²
(c) Area of Upper Floor: m²
(d) Area of the Building: 129.33 m²
(e) Total Floor Area: 129.33 m²

III. ESTIMATED VALUE

	FEES	FOR OFFICE USE ONLY
Building	3746.00	Receipt No. 003 Date 3/7/80
Plumbing	300.00	Receipt No. 003 Date
Drainage	500.00	Receipt No. 003 Date
Total	4546.00	
Building Consent/Inspection Charge	154.16	Receipt No. 003 Date 3/7/80
Street Drainage Deposit	1,000.00	Receipt No. 003 Date
Street Connection Deposit	200.00	Receipt No. 003 Date
Sewer Connection Deposit		Receipt No. Date
Building Research Levy	1.31	Receipt No. 003 Date
TOTAL	5,845.00	
ENGINEERS PERMIT YES / NO		Fees Received $ 5,845.00
		Per:
		Checked:

IV. NATURE OF PERMIT (Tick Box): New building including separate buildings added to existing complex ✓; Repairs, alterations or extensions to an existing building; Conversion; Demolition

V. Purposes for which every part of proposed building is to be used or occupied: e.g. Dwelling/Garage/Factory/Shop/ etc.

Notified 3/7

CITY OF MANUKAU

Building Permit Application

OWNER (Full Name): Mrs Raymond Saunders

PRESENT ADDRESS: R.D. Kingsland RD PHONE: 267415

BUILDER NAME: M. Saunders 278-5020

ADDRESS: RD. ONGUE PHONE: RD. ONGUE

Designer: R.D. Jones PHONE: 693765

Designing Engineer: RD. Jones PHONE: 693765

ESTIMATED VALUE OF WORK

BUILDING	PLUMBING	DRAINAGE	TOTAL
$ 3,000	$ NIL	$ NIL	$ 3,000

PLAN REFERENCE $

RECEIPT No.

DATE:

PARTICULARS OF LAND:
(a) Valuation No. 34400-194-00
(b) Lot No. 55
(c) Deposited Plan No. 88364
(d) Street: 10 Kingsclere Pl

PARTICULARS OF BUILDING:
(a) Area of Basement m²
(b) Area of Ground Floor m²
(c) Area of Upper Floor m²
(d) Area of Outbuildings m²
(e) Total Floor Area m²

NATURE OF PERMIT (Tick Box): New building including separate buildings added to existing complex; Repairs, alterations or extensions to an existing building ✓; Conversion; Demolition

Purposes for which every part of proposed building is to be used or occupied: e.g. Dwelling/Garage/Factory/Shop/ etc.

Certificate Fourth day of June 1980

Note: Projects having a building value in excess of $10,000 will be required to pay a bond. Under law at the time of lodging the application. This bond will be returned upon completion of the project. It may be payable prior to the issue of the building permit.

ENGINEER PERMIT YES NO

BUILDING PERMIT NUMBER A10 301

DATE ISSUED 15-7-80

CITY OF MANUKAU

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Inspector
Manukau City Council
Private Bag
Takanini City

OFFICE USE ONLY
PERMIT No.
PLUMBING No.
DRAINAGE No.
DATE 8/6/80

I/We Raymond Saunders R/D 1 Kalmar Rd Papakura

The undersigned hereby apply for a permit for the work described herein, and set out in accordance with the Plans and Specifications attached herein:

Lot 55 D.P. 88364 Parish of Ngakoroa

Full name and address of owner: Mrs & Liane Saunders R/D 1 Kalmar Rd Papakura

Description of proposed work:
(a) No. of water closets ___ (b) No. of baths ___ (c) No. of showers ___
(d) No. of sinks ___ (e) No. of slop-sinks ___ (f) No. of urinals ___
(g) No. of bidets ___ (h) No. of Bunsen burners ___ (i) No. of gas stoves ___
(j) No. of clothes washing machines ___ (k) No. of dish washing machines ___
(l) No. of hot-water/gas units ___ (m) Other Sanitary Fittings (specify) Dishwash

If an alteration with existing work, give full details of repairs and alterations, etc.

Drainage work to be installed Sanitary Drainage & Septic installations

(a) Total estimated value of plumbing work
(b) Estimated value of plumbing work including fixtures and materials
(c) Total estimated value of drainage work $600
(d) Estimated value of drainage work including cost of materials $300

Name and address of installer, plumber or registered sanitary drainlayer: Drainlayer - Sam Dunlop

Plumber - Sam Dunlop Co Kalmar Rd Papakura

Registered No. (Plumbers) 48395

Registered No. (Drainlayers) 48395

Fees: $ 5.00 Receipt No. 004

Signature of Applicant

CONSENTS - OFFICE USE ONLY

Health: Plumbing: Fee $ 5.00 Receipt No. 004 Date 8/7/80

Sanitary Sewer Connection: Fee $ Receipt No. Date

Stormwater Connection: Fee $ Receipt No. Date

CITY OF MANUKAU

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To the City Inspector
Manukau City Council
Private Bag
Takanini City

OFFICE USE ONLY
PERMIT No.
PLUMBING No.
DRAINAGE No.
DATE 9/7/80

I/We Raymond Saunders R/D 1 Kalmar Rd Papakura

The undersigned hereby apply for a permit for the work described herein, and set out in accordance with the Plans and Specifications attached herein:

Lot 55 D.P. 88364 Parish of Ngakoroa

Full name and address of owner: Mrs & Liane Saunders R/D 1 Kalmar Rd Papakura

Description of proposed work:
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(g) No. of bidets ___ (h) No. of Bunsen burners ___ (i) No. of gas stoves ___
(j) No. of clothes washing machines ___ (k) No. of dish washing machines ___
(l) No. of hot-water/gas units ___ (m) Other Sanitary Fittings (specify)

If an alteration with existing work, give full details of repairs and alterations, etc.

Drainage work to be installed Sanitary Drainage & Septic installations

(a) Total estimated value of plumbing work
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(c) Total estimated value of drainage work $600
(d) Estimated value of drainage work including cost of materials $300

Name and address of installer, plumber or registered sanitary drainlayer: Drainlayer - Sam Dunlop

Plumber - Sam Dunlop Co Kalmar Rd Papakura

Registered No. (Plumbers) 48395

Registered No. (Drainlayers) 48395

Fees: $ 5.00 Receipt No. 004

Signature of Applicant

CONSENTS - OFFICE USE ONLY

Health: Plumbing: Fee $ 5.00 Receipt No. 003 Date 8/7/80

Sanitary Sewer Connection: Fee $ Receipt No. 004 Date "

Stormwater Connection: Fee $ 5.00 Receipt No. 004 Date "

CITY OF MANUKAU

DRAINAGE PLAN

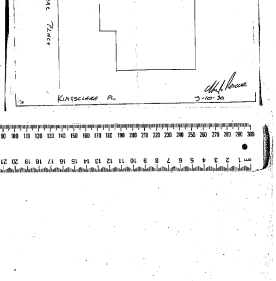
LOT 55 D.P. 88364 STREET: 10 Kingsclere Place

OWNER: Mr Raymond Saunders

SUBDIVISION: Jones Crescent WARD:

NOTE: A SCALE PLAN TO 1:50. SHOWING STREET, SECTION DIMENSIONS, OUTLINE OF BUILDING, LINE OF DRAINS, INSPECTION FITTINGS, MUST BE SUPPLIED.

GEW



CITY OF MANUKAU

RECLAMATION FORM:

FOR APPLICANT FOR RECLAMATION OF VENDOR(S) FOR PLUMBING AND DRAINAGE PERMITS

I, Mrs Raymond Saunders (Full name)

hereby declare that the tradesmen contained on the respective Plumbing and Drainage Permit applications has been approached to do said activities; the evaluation of his or being the tradesmen responsible for the respective proposed installation.

SIGNED:

ADDRESS: R.D. Box 5042 Kalmar Road

PHONE: 278-715 Bus 278-715 Hs

FEES PAYABLE		RECEIPT NUMBER	DATE
Building Permit	$	Nil	
Building Research Levy	$	Nil	
Plumbing Permit	$ 300.00	Nil	
Drainage Permit	$	Nil	
Sanitary Connection	$	Nil	
Stormwater Connection	$	Nil	
Water Meter	$	Nil	
Septic Cleaning	$	Nil	
Street Damage Deposit	$	Nil	
Total Fees Payable	$		
Fees Received	$	FROM:	

HANDY

OWNER: Saunders BUILDER: Owner LOT 55 DP 88364 10 Kingsclere Pl

TYPE OF BUILDING: Dwelling addn

SITING		7/7	7/7/80
EXCAVATION	Slightly soft	7/7	7/7/80
FOUNDATION		8/7	
CONC. FLOOR SLABS		8.7.1	
SUB-FLOOR		8.7.1	
BEARERS		8.7.1	
JOISTS		8.7.1	
WALL FRAMING		8.7.1	
BRACING		8.7.1	
ROOF FRAMING		8.7.1	
BOARDING			
EXTERNAL SHEATHING			
INTERNAL SHEATHING			
LAYOUT OF HOUSE			
WINDOW			
THERMAL INS. WALLS			
THERMAL INS. CEILG.			
PLUMBING COMPLETED	24.11.80		

COMMENTS:

96-80

OWNER: M & L Saunders BUILDER: Owner LOT 55 DP 88364 ROAD: 10 Kingsclere Place

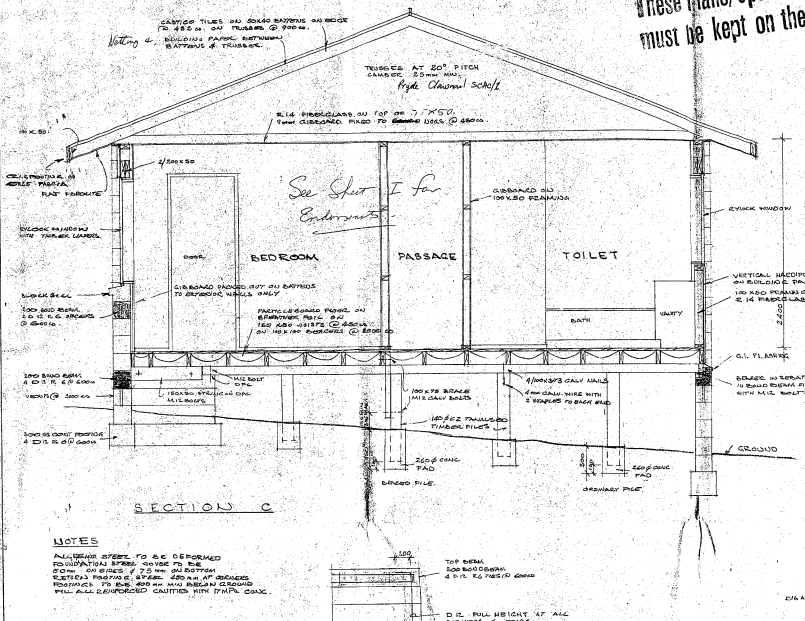
TEMPORARY END NO. 071/141 PERMIT NO. 003379 DATE ISSUED: 1/7/80

TYPE OF BUILDING			
SITING	Dwelling addn	7/7	7/7/80
EXCAVATION	Found ok	7/7	
FOUNDATION	Footings & slab	8/7	
CONC. FLOOR SLABS	Footings & slab	8.7.1	
SUB-FLOOR		8.7.1	
BEARERS		8.7.1	
JOISTS		8.7.1	
WALL FRAMING	Frame done	8.7.1	
BRACING	Done	8.7.1	
ROOF FRAMING	Done	8.7.1	
BOARDING			
EXTERNAL SHEATHING	Done	28.10.80	
INTERNAL SHEATHING	Done		
LAYOUT OF HOUSE	Done		
WINDOW	Done		
THERMAL INS. WALLS	Done		
THERMAL INS. CEILG.	Done		
PLUMBING COMPLETED	Inspected & Certified	4/7/81	

COMMENTS:

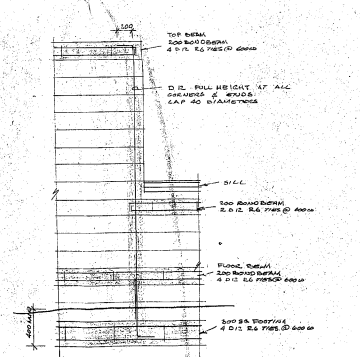
571 2 10

These Plans/Specifications must be kept on the job.

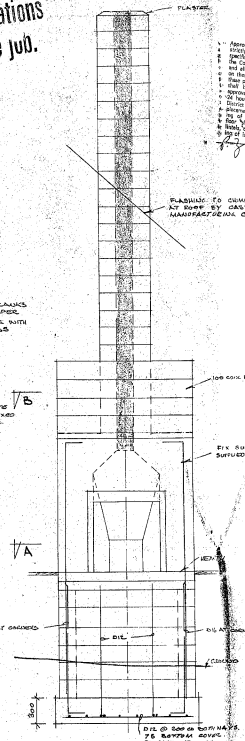


NOTES

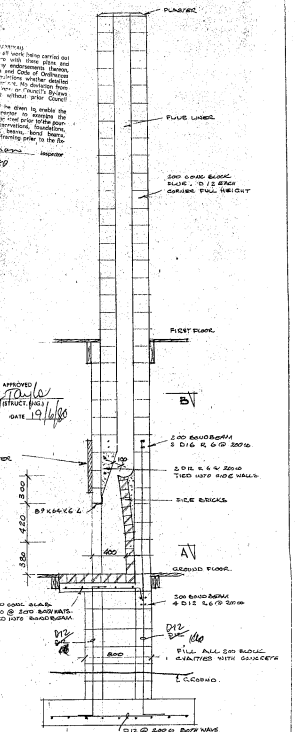
ALL BRICK STEEL TO BE DEFORMED REINFORCING STEEL TO BE 50 mm ON SIDES & 75 mm ON BOTTOM
EXTRA FOOTING STEEL 150 mm AT BEARERS
FOOTINGS TO BE 400 mm MIN BELOW GROUND
FILL ALL REINFORCED CAVITIES WITH DNPA CONC.



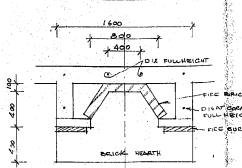
TYPICAL REINFORCING DETAILS.



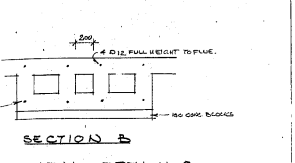
ELEVATION



SECTION



SECTION A



SECTION B

CHIMNEY DETAILS

CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK	RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55 (108) KINGSCLERE PLACE	SCALE 1:30 / DATE SEPT. 1978	SHEET 4

7

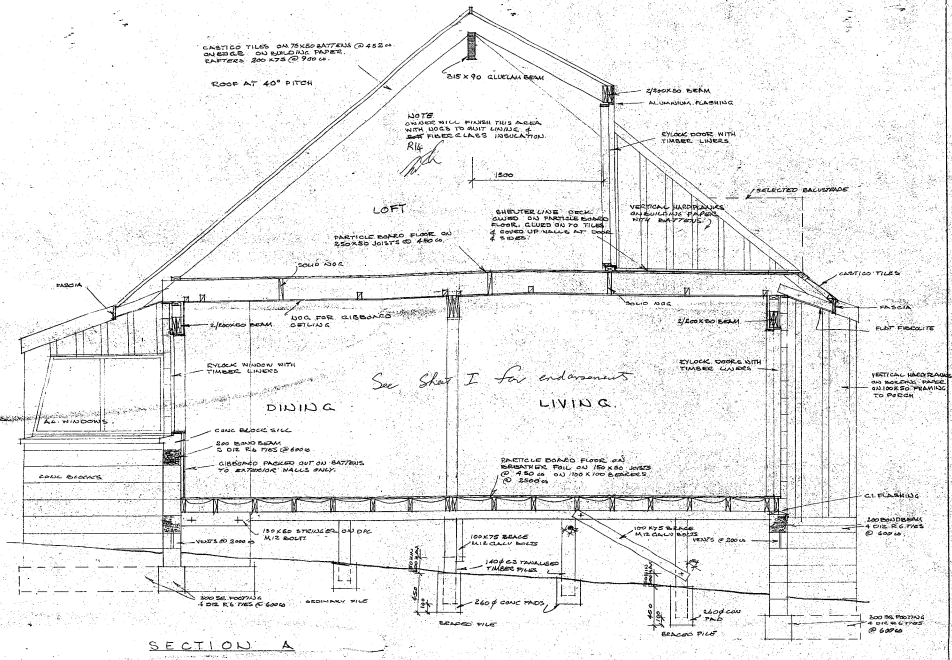
CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK

RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55, 19 KINGSGLEN PLACE

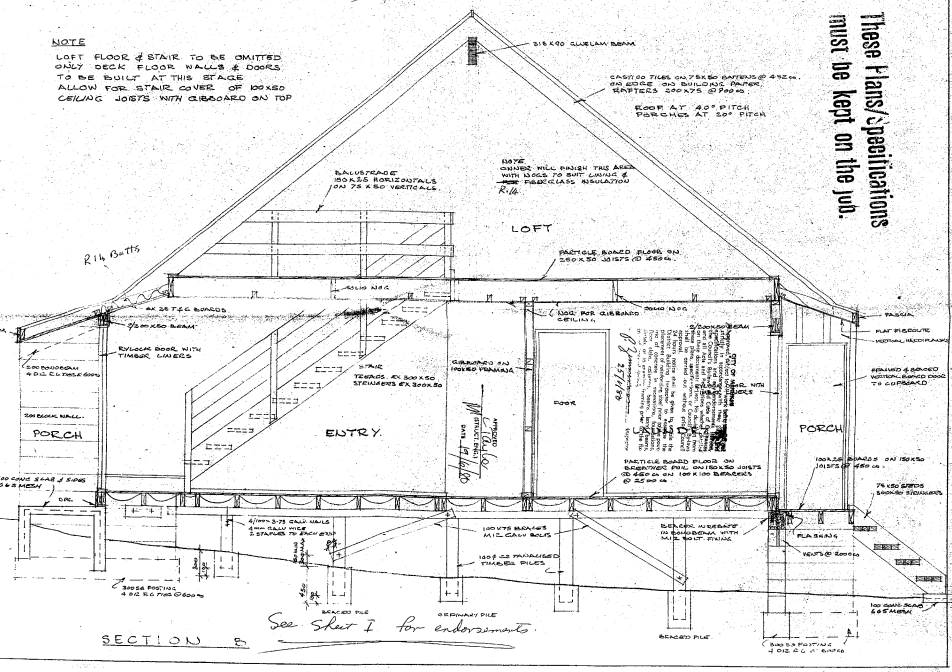
SCALE 1:50

DATE

SHEET 7



SECTION A

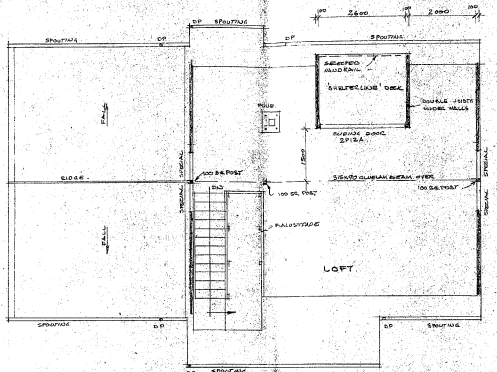


SECTION B

See Sheet I for endorsement

These Plans/Specifications must be kept on the job.

These Plans/Specifications must be kept on the job.



CITY OF BURNABY

Approval, subject to all work being carried out strictly in accordance with these plans and specifications and any amendments thereto, the Corporation Bylaws and Codes of Burnaby and of Acts and Regulations of Canada, shall not be given this document, the issuance of a permit, or Council Resolution shall be carried out without prior written approval.

24 hours notice shall be given to enable the District Building Inspector to inspect the placement of reinforcing steel prior to the pouring of concrete, foundations, footings, piles, columns, beams, load bearing walls, or to examine trenching prior to the laying of mineral linings.

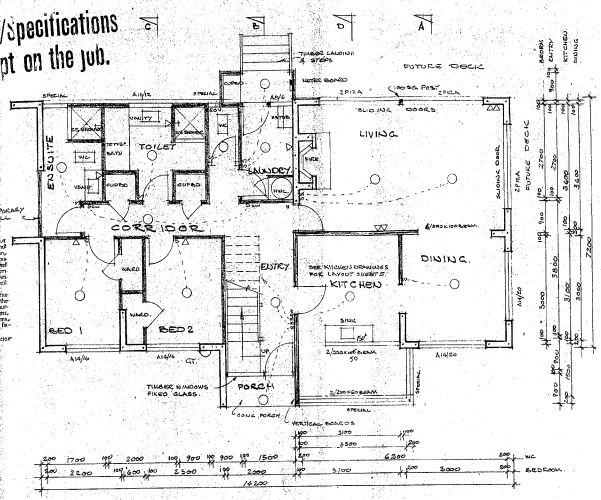
BUILDING INSPECTOR

25/4/80

NOTE

LOFT FLOOR & STAIR TO BE OMITTED ONLY DECK FLOOR WALLS & DOORS TO BE BUILT AT THIS STAGE ALLOW FOR STAIR COVER OF 100x50 CEILING JOISTS WITH GIBBOARD ON TOP

LOFT PLAN 1:20



GROUND FLOOR PLAN 1:50

APPROVED BY DISTRICT ENGS. DATE 19/6/80

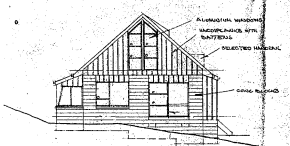
DRAINAGE

BASINS	32 mm TRAP & WASTE	32 mm VENT
SINK	40 mm TRAP & WASTE	32 mm VENT
SHOWER	40 mm TRAP & WASTE	32 mm VENT
TUB	40 mm TRAP & WASTE	32 mm VENT
WCS	75 mm SOIL PIPE	50 mm VENT
BATH	40 mm TRAP & WASTE	32 mm VENT

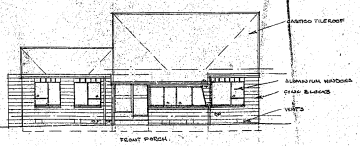
NOTE: RUN ALL SOIL PIPES UNDER FLOOR IN P.V.C. TO GULLEY TRAP & VENT ALL FITTINGS.

ELECTRICAL LEGEND

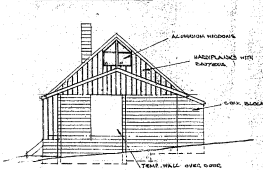
- ○ LIGHT OUTLET
- S SWITCH.
- ▽ POWER OUTLET.



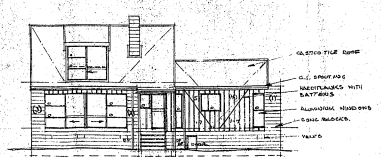
NORTH ELEVATION



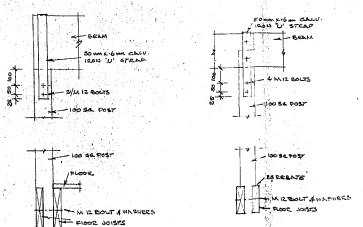
EAST ELEVATION



SOUTH ELEVATION

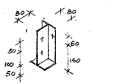


WEST ELEVATION



FIRST FLOOR POST

GROUND FLOOR POST



TIMBER BEAM SUPPORT

TYPICAL POST DETAILS 1:10

CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK

RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55, 10X KINGSGLEN PLACE

SCALE 1:100 1:50

DATE SEPT 1979

SHEET 2

7

These plans/specifications must be kept on the job.

Note - All foundations to be taken down grey silty clay as per Engineers detail through fill

SITE & DRAINAGE PLAN

R.O.W. TO KINGSCLERE PLACE

ELEVATION X

ELEVATION

PLAN

CORNER WINDOW SUPPORT

SECTION D

LIVING

KITCHEN

LOFT

THESE PLANS TO BE MADE AVAILABLE TO PLUMBER & DRAINLAYER

MEASUREMENT TO SEWER CONNECTION SHOULD BE CORRECT IF NOT FOUND IN THE POSITION SHOWN PLEASE COMMUNICATE WITH THE DRAINAGE INSPECTOR

WHERE SANITARY PLUMBING IS TO BE CONCEALED AN INSPECTION BE SIMILAR REQUIRED

SEWER CONNECTION TO BE SUPERVISED BY PLUMBING AND DRAINAGE INSPECTOR

NORTH

Fill blind walls behind Kitchen floor joists at 16cc if not compacted

As the plan marked in red is deemed necessary

See Engineers calcs and details

CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK

RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55 KINGSCLERE PLACE

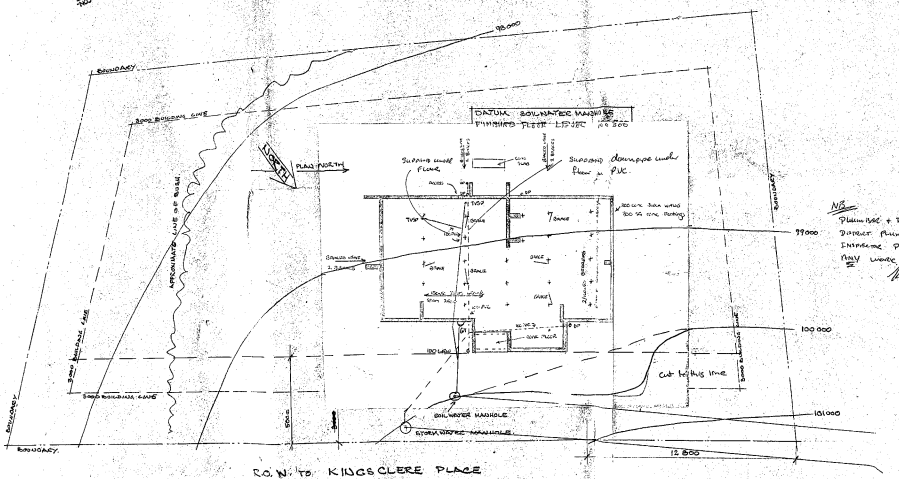
SCALE 1/100 1:20

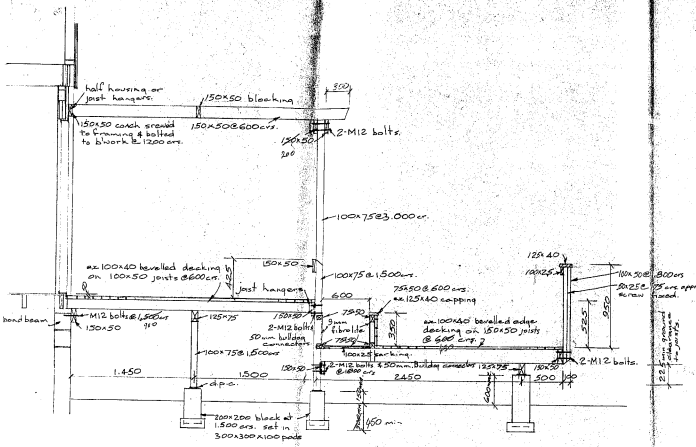
DATE JULIE 1977

SHEET 1

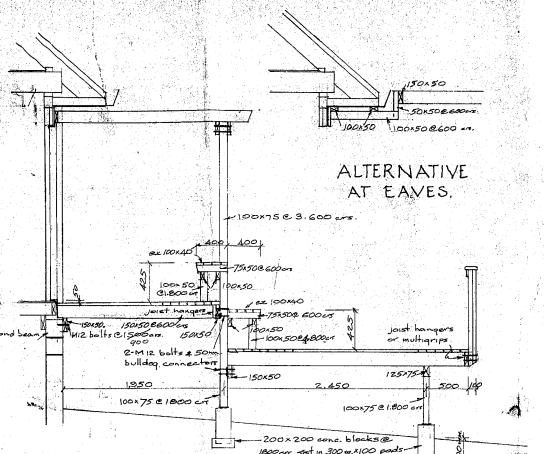
AMENDED
SITE PLAN

These Plans/Specifications must be kept on the job.


BOUNDARY
BUILDING LINE
NORTH
PLAN NORTH
APPROXIMATE LINE OF BANK
DATUM BOILWATER MANHOLE
FINISHED FLOOR LEVEL
Supply water from
Supply and downpipe under floor to P.V.C.
TYP
GARAGE
7 SAME
K SAME
SAME
SAME

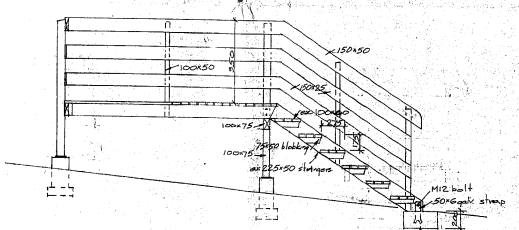


-1.

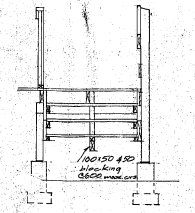


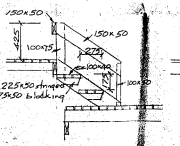
2-2.

CITY OF MANUKAU
APR 1 9
BUILDING INSPECTOR

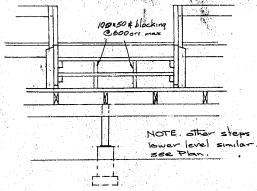


3-3.





4-4.



NOTE. other steps to lower level similar. see Plan.

APPROVED
(STRUCT. ENG.)
DATE 6-7-82

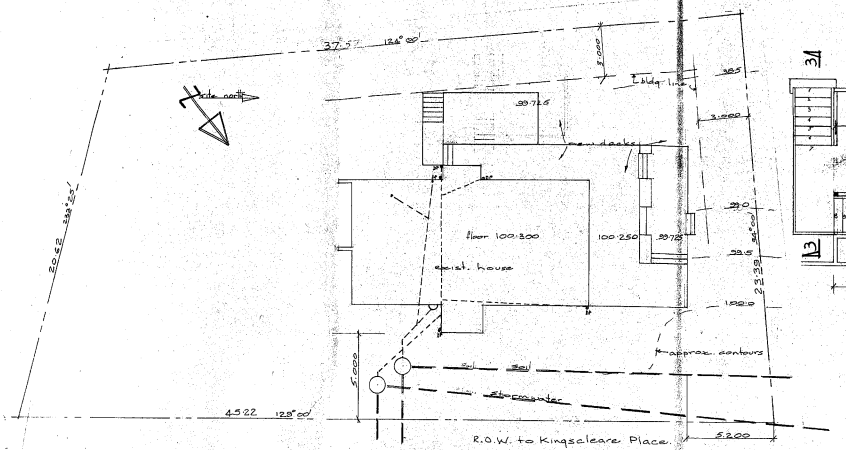
Contractor to check & verify all dimensions & levels on the site before commencing the works. Figured dimensions to be taken in preference to scaling.

ADDITIONS FOR M. & L. SAUNDERS AT 106 KINGSCLERE PLACE.

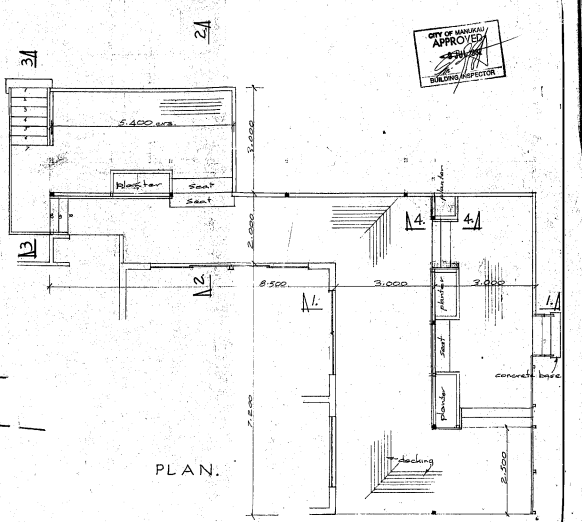
B. Q. JUKES
REGISTERED ENGINEER
54 TAUMATA RD.
AUCKLAND 3. Phone 693785

Scale: 1 : 20
Date: May 82
Drawing: 2
Set of:
Job No.

7



SITE PLAN.

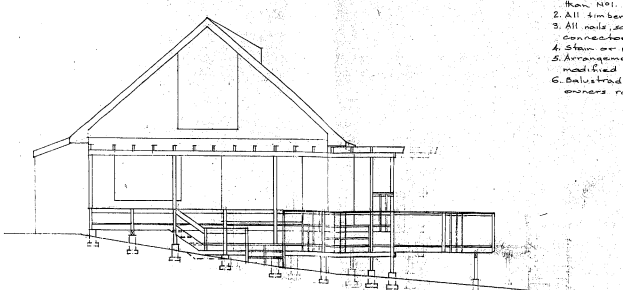


PLAN.

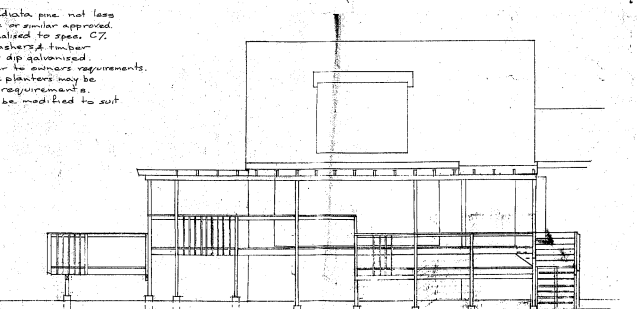
CITY OF MANUKAU
APPROVED
BUILDING INSPECTOR

NOTES.

1. All timber shall be radiata pine not less than No1. framing grade or similar approved.
2. All timber shall be finalised to spec. C7.
3. All nails, screws, bolts, washers & timber connectors shall be hot dip galvanised.
4. Stain or paint all timber to owners requirements.
5. Arrangement of seats & planters may be modified to owners requirements.
6. Balustrading infill may be modified to suit owners requirements.



NORTH ELEVATION.



WEST ELEVATION.

Approved
STRUCT. ENG.
DATE 6-7-82

Contractor to check & verify all dimensions & levels on the site before commencing the works. Figured dimensions to be taken in preference to scaling.

ADDITIONS FOR M. & L. SAUNDERS AT 106 KINGSCLEARE PLACE.

B. D. JUKES
REGISTERED ENGINEER
54 TAUMATA RD.
AUCKLAND 3. Phone 693745

Scale: 1:100 / 1:50
Drawing: 1.
Set of:
Date: May 82
Job No.:

Permit No. 5912/10

CITY OF MANUKAU

APPLICATION FOR BUILDING PERMIT

Temp. Bldg. 127/5

OWNER OF PROPERTY: Mr & Mrs Saunders

DATE RECEIVED: 15/5/85 Lot No. 55 D.P. 88364

ROAD: 10B Kingsclere Pl WARD: Manurewa

Please refer to 3 5 for action

Wallaces Area
Sec & Bldg Insp

	APPROVED FOR PERMIT	INITIALS	DATE	* AND. INFORM. REQ'D. Date Asked	Date Rec'd
1.	PLUMBING-DRAINAGE		24/5/85		
2.	BUILDING BYLAWS				
3.	TOWN PLANNING				
4.	ROADS				
5.	STRUCTURAL ENGINEER				
6.	STREET WORKS ENGINEER				
7.	PUBLIC HEALTH ENGINEER				
8.	DANGEROUS GOODS				
9.	HEALTH				
10.					

*WARD OFFICE NOTIFIED OF ADDITIONAL INFORMATION REQUEST AND/OR REASON FOR DELAY

CHECK LIST

	INITIALS	DATE		INITIALS	DATE
FEES CHECKED			PERMIT WRITTEN		
APPLICANT NOTIFIED			FIELD CARD		
DOCUMENTS UPDATED			FIELD BOOK		

REFER TO INSIDE OF FOLDER FOR BUILDING PERMIT PROCESSING CHECK LIST

NATURE OF BUILDING WORK (E.G. NEW UNITS, ADDITIONS—FACTORY, ETC.): Dwell

---

CITY OF MANUKAU

Building Permit Application

Ref No.

OWNER: (Full Name) Miles & Lianne Saunders Phone (Bus) 263 9415 (Pvt) 263 9415

PRESENT ADDRESS 10 Kingsclere Pl Manukau City Phone (Bus) ... (Pvt) ...

BUILDER: NAME Miles Saunders Phone (Bus) ... (Pvt) ...

ADDRESS owner as above Phone (Bus) ... (Pvt) ...

Designer: Phone (Bus) ... (Pvt) ...

Designing Engineer: Phone (Bus) ... (Pvt) ...

ENQUIRIES REGARDING THIS APPLICATION SHOULD BE DIRECTED TO: Miles Saunders Phone (Bus) 263 9415 (Pvt) 263 9415

ESTIMATED VALUE OF WORK

BUILDING	PLUMBING	DRAINAGE	TOTAL
$ 11050	$ 2950	$ Nil	$ 14000

PLAN REVIEW FEE $85-00.

RECEIPT No. 1

DATE 15/5/85

PARTICULARS OF LAND:

(a) Valuation No. ...
(b) Lot No. 55
(c) Deposited Plan No. 88364
(d) Street 10 Kingsclere Pl

PARTICULARS OF BUILDING:

(a) Area of Basement ... m²
(b) Area of Ground Floor ... m²
(c) Area of ... Floor ... m²
(d) Area of Outbuildings ... m²
(e) Total Floor Area ... m²

NATURE OF PERMIT (Tick Box)

New building including separate buildings added to existing complex
Repairs, alterations or extensions to an existing building ✓
Conversion
Demolition

Purposes for which every part of proposed Building is to be used or occupied

e.g. Dwelling/Garage/Factory/Shop, etc.
master bedroom, garage

DATED this 15th day of May 1985

Signature of applicant

Note: A plan review fee must be paid at the time of lodging this application. This fee is non-refundable once processing has commenced. A further fee is payable prior to the issue of the building permit.

ENDORSE PERMIT YES NO

BUILDING PERMIT NUMBER ...
DATE ISSUED ...

CITY OF MANUKAU

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

OFFICE USE ONLY
PERMIT:
PLUMBING NO.
DRAINAGE NO.
DATE:

TO: THE CITY INSPECTOR
MANUKAU CITY COUNCIL
PRIVATE BAG
MANUKAU CITY

I, Miles Raymond Saunders of 10 Kingsclere Pl Manukau Central
(full name) (address)

(the undersigned) hereby apply for a permit for the work described herein, and set out in plans attached hereto, to be carried out in the undermentioned premises :-
Lot 55 DP. 88364 Postal Address 10 Kingsclere Pl Manukau
Name and address of owner: as above (owner)

Description of proposed work:

(a) No. of Water Closets Nil (b) No. of Baths Nil (c) No. of Basins one
(d) No. of Sinks nil (e) No. of Slop-sinks nil (f) No. of Wash-tubs nil
(g) No. of Urinals one (h) No. of Separate Shower Compartments one
(i) No. of Clothes Washing Machines nil (j) No. of Dish Washing Machines nil
(k) No. of Waste-disposal Units nil (l) Other Sanitary Fittings (specify) nil

If in connection with existing work, give full details of repairs and alterations, etc.: Brick Dwellings being built in conjunction with garage & patio.

Drainage work to be installed Nil

(a) Total estimated value of plumbing work $2950
(b) Estimated value of plumbing work excluding cost of materials $950
(c) ~~Total estimated value of drainage work~~ Nil
(d) Estimated value of drainage work excluding cost of materials Nil

Name and address of craftsman, plumber or registered drainlayer
Mark Grantham 3 Tockham Rd Manurewa

Craftsman No. (Plumber) 19999 Registered No. (Drainlayer)

DATED this 15th day of May 1985

Signature of Applicant: Miles Saunders

FOR OFFICE USE ONLY:

PERMIT No. 5912
DATE ISSUED
Plumbing ~~Drainage~~
Fee $ 414-00 Receipt No. ... Date ...
Sanitary Sewer Connection
Fee $ ... Receipt No. ... Date ...
Approved
Stormwater Connection
Fee $ ... Receipt No. ... Date ...

No. 4.

MANUKAU CITY COUNCIL

VEHICLE CROSSING FORM

The City Inspector
Manukau City Council
Private Bag
MANUKAU CITY

Inspection Fee: ...
Paid by: ...
Receipt No: ...
Date: ...

1. Application has been made for a permit to carry out building construction at the property described below.
2. I, the undersigned, hereby certify that an approved form of vehicle crossing exists at the property described, and that this crossing is in a position enabling access to the property and to a garage/carport/off street parking area located or to be located on the site.
3. I am satisfied that the footpath/roadway is in good order at the time of lodging this permit application and agree that upon completion of the work referred to, I shall accept the Engineer's ruling as to the damage which may have been done to the road/footpaths, kerb or other services or things.

[ ] If damage caused, is damage form completed?

4. In accordance with the provisions of the Manukau City Council Bylaw No. 20 (1974) I hereby make application for a permit to install a vehicle crossing fully complying with the requirements of the said Bylaw.

FORM OF AGREEMENT

AGREEMENT made this ... day of ... One thousand nine hundred and ... (19) between ...
(hereinafter called "the Applicant") of
and THE MANUKAU CITY COUNCIL (hereinafter called "the Council") whereby the Applicant, in consideration of the granting by the Council to him of a permit for the installation of a vehicle crossing under the Manukau City Council Bylaw No. 20 (1974) Vehicle Crossings, to serve the Applicant's land as described as -

agrees that if the installation of the vehicle crossing to serve that land has not been completed in accordance with the provisions of the said Bylaw within twenty-eight days of -

(delete whichever) ; the granting of the said permit (where no building is applicable) ; the completion of the building being erected on the land

; the completion of the building being erected on the land

the Council may instead, the said vehicle crossing and be shall pay to the Council the sums payable to it under the said Bylaw the cost installation thereof which may be recovered from him by the Council as a liquidated debt.

SIGNED by the above-named:)
)
In the presence of:)

LOT: 55 DP: 88364 ROAD: Kingsclere Pl
OWNER: Mr & Mrs Saunders WARD: Manurewa

INSPECTION FEE: $27.00 RESIDENTIAL
$18.00 COMMERCIAL OR INDUSTRIAL
$ 9.00 RURAL

NOTE: THIS COMPLETING THIS FORM APPLICANTS TO DELETE WHAT IS NOT APPLICABLE.

30640/750/60

5912

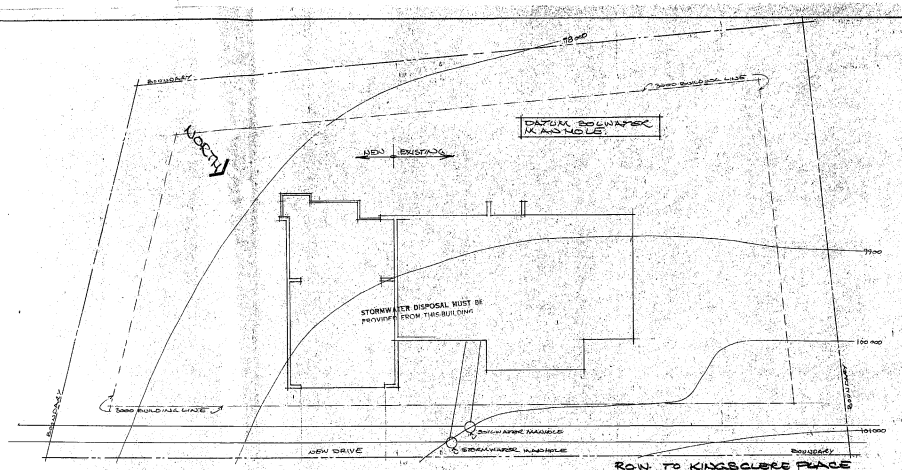
CITY OF MANUKAU
OFFICIAL RECEIPT

Executive Paving Co

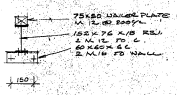
LOT 55 DP 88364 WARD Mnr
10 Kingsclere

	CREDIT A/c	AMOUNT
BUILDING PERMIT	7140	85
BUILDING RESEARCH LEVY	9454	
PLUMBING PERMIT	7141	
DRAINAGE PERMIT	7141	
SANITARY CONNECTION	7602	
STORMWATER CONNECTION	7601	
WATER METER	7907	
VEHICLE CROSSING		
STREET DAMAGE DEPOSIT	9440	
OTHER CHARGES		
TOTAL		85-00

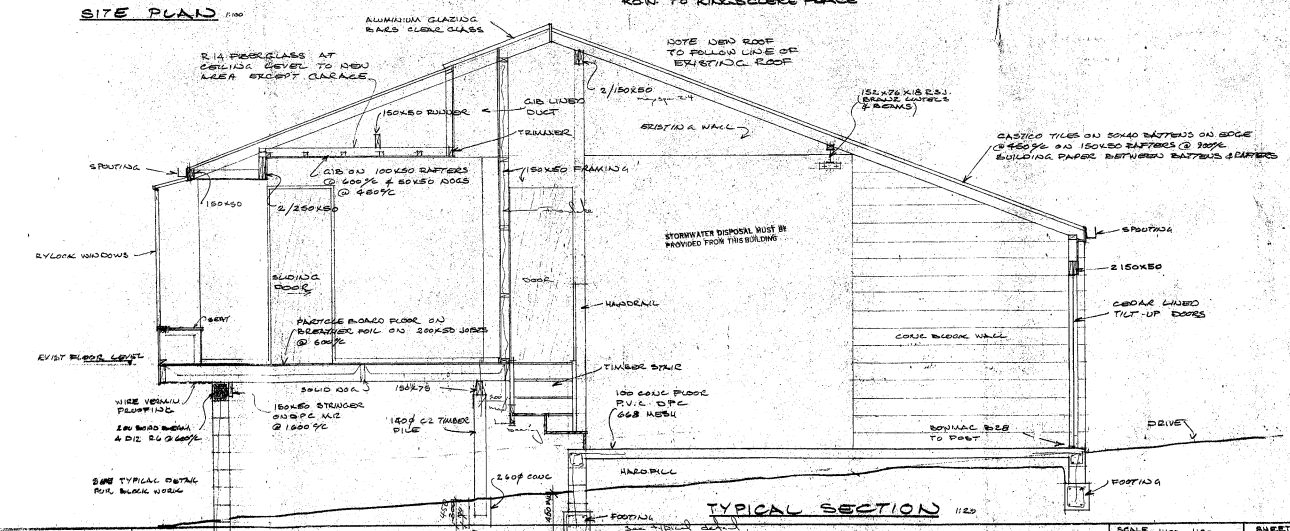
Permit A&C 0003 ******* PDU2287 8 2JH



SITE PLAN 1:100



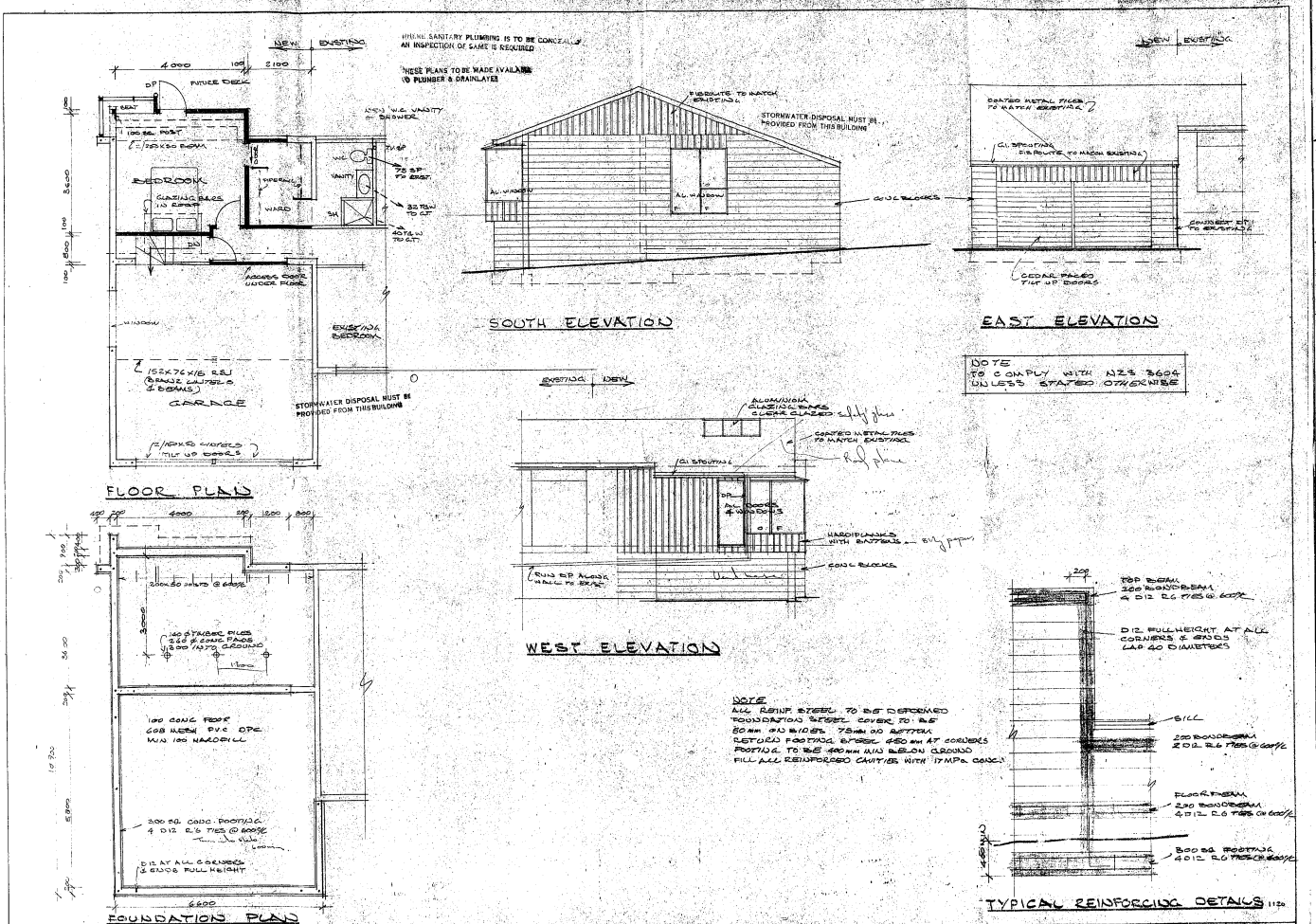
RSJ FIXING 1:10



TYPICAL SECTION 1:20

RESIDENCE FOR MR & MRS M. SAUNDERS KINGSCLERE PLACE	SCALE 1:100 1:20 DATE 26.9.83	SHEET A2	

57 10



CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING ANY WORK

RESIDENCE FOR MR & MRS M. SAUNDERS KINGSCLERE PLACE

SCALE 1:50 1:20
DATE 26.7.83

SHEET A1

7 10

REMARKS OR COMMENTS:

26/8/86 Plumbing on addition has been installed in a non complying manner wil wastes joining existing branch waste rather than being joined directly into a combined waste that has been vented. BVD

Letter sent. 27/8/86. BVD

Owner complaining about unpleasant tasteing water — have referred initially to Health Inspector. (Scot.) BVD

~~PLUMBING HAS BEEN ADDRESSED TO COMPLY AS REQUESTED BY MR SKINNER. I.S. TRAPS REQUIRED TO COMBINE WASTE FITTINGS. RHW 4-5-89~~

OWNER: M. R. Saunders 5912/108 PHONE: 263-9445 26/8/86

BUILDER: Owner PHONE:

5912 STREET: (10) Kingsdere Place LOT: 55 DP: 88364

PLUMBER: Mark Grantham PERMIT NO: 5237 DATE ISSUED: 16-7-85

DRAINLAYER: PERMIT NO: DATE ISSUED:

NATURE OF PERMIT: Dwg add.

CONDITIONS OF PERMIT:

26/8/86 See over

PLUMBING INSPECTION DATE:	PRE-LINE	CYLINDER	CONC.PL.				
INSPECTOR:			—				

DRAINAGE INSPECTION DATE: MATERIAL USED:

SEWER CONNECTION: STORMWATER CONNECTION:

RETAINING WALL DRAINAGE:							
INSPECTOR:							
SEPTIC TANK:							
EFFLUENT DRAIN:							

PLUMBING COMPLETED: RHW 4-5-89 DATE OF ISSUE:

DRAINAGE COMPLETED: DATE OF ISSUE:

MICROFILMED ON 12 JUL 1989

CITY OF MANUKAU

DRAINAGE PLAN

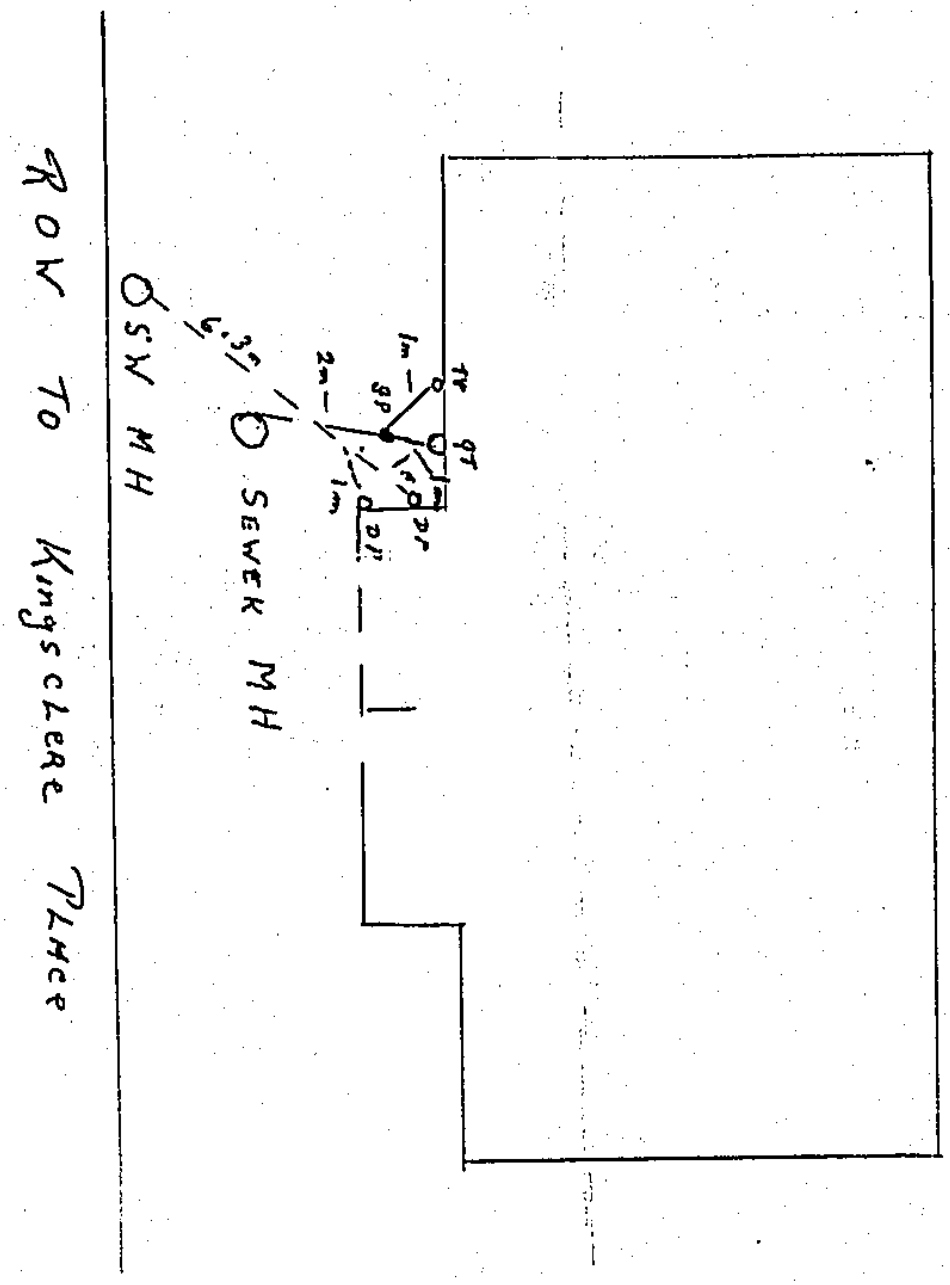
LOT 55 D.P. 88364 STREET: 106 Kingsclere Place

OWNER: Saunders

DRAINLAYER: John Ormsby SCALE:

NOTE: A SCALE PLAN IN INK, SHOWING STREET, SECTION BOUNDARIES, OUTLINE OF BUILDINGS, LINE OF DRAINS, INSPECTION FITTINGS, MUST BE SUPPLIED.

GEW



KINGSCLERE PL

3-10-80

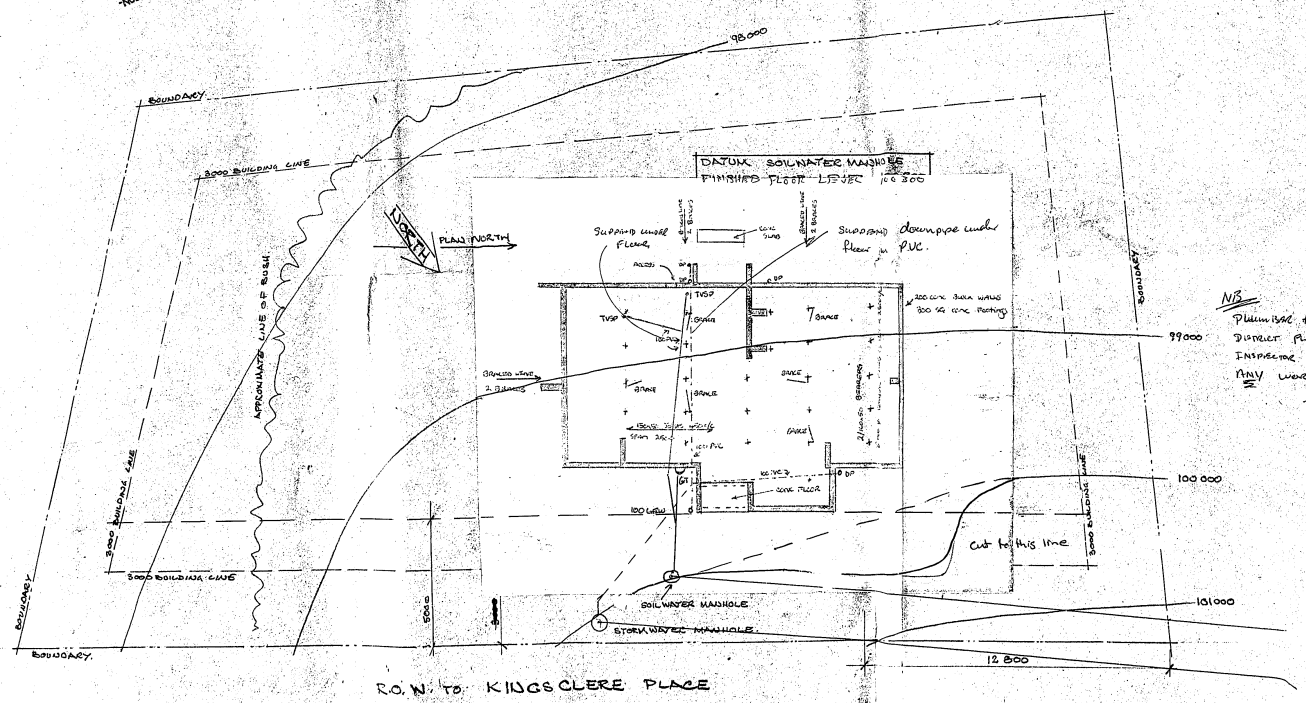
AMENDED
SITE PLAN

These Plans/Specifications must be kept on the job.

PLUMBING & DRAINAGE TO BE INSTALLED AS SHOWN ON THIS APPROVED PLAN.

THESE PLANS TO BE MADE AVAILABLE TO PLUMBER & DRAINLAYER

REQUIREMENT TO SEWER CONNECTION SHOULD BE CONTACTED NOT POUND IN THE DRAINAGE INSPECTION SHOWN PLEASE MAINTAIN WITH THE



NB
PLUMBER + DRAINLAYER TO CONTACT DISTRICT PLUMBING + DRAINAGE INSPECTOR PRIOR TO COMMENCING ANY WORK

CITY OF MANUKAU
Approved, subject to all work being carried out strictly in accordance with these plans and specifications and any endorsements thereon, the Council's Bylaws and Code of Ordinances and all Acts and Regulations whether detailed on these documents or not. No deviation from these plans, specifications, or Council's Bylaws shall be carried out without prior Council approval.
24 hours notice shall be given to enable the District Building Inspector to examine the placement of reinforcing steel prior to the pouring of concrete in foundations, foundations, floor slabs, columns, beams, bond beams, lintels, or [illegible] framing prior to the fixing of lining [illegible]
17.7.80 Inspector

SITE & DRAINAGE PLAN

2-4-9-1-79

CONTRACTOR MUST CHECK ALL DIMENSIONS BEFORE COMMENCING WORK	RESIDENCE FOR MILES SAUNDERS & LIANNE BERRIMAN AT LOT 55, 104 KINGSCLERE PLACE	SCALE 1:100	SHEET 1
		DATE SEPT. 1979.	

7 10