

16mm



BUILDING FILE

Code No. 98 / 38

Subject DWELLINGS

Permit No 9.73

Date 28.9.90

No. Sheets 10

NEW PLYMOUTH DISTRICT COUNCIL

9/73/90

14045/14771

Ref

05/10/90

OWNER
R J Berry & R M Savage

Issue
Date
BUILDER
Ray Cassett Homes Ltd

38 Carlton Terrace
New Plymouth

83 Bayly Road
New Plymouth

ADDRESS OF PROPERTY

LEGAL DESCRIPTION

38

Carlton Terrace
New Plymouth

33
12437

DESCRIPTION
Dwelling

90

1

1

VALUES

Building \$65600
P & D \$1500

\$67100

SPECIAL CONDITIONS

.....
Authorised Officer

Inspection
Date

(e.g. stage reached)

18.10.90	Pile was drilled - good foundation damp at three back holes builder pouring concrete this afternoon. Holes 500mm x 1200 deep.
29.10.90	Sub-floor flooring down 70% framing up builder working on site

2

NEW PLYMOUTH DISTRICT COUNCIL

APPLICATION FOR BUILDING / PLUMBING & DRAINAGE PERMITS

I wish to apply for permission to carry out the work described in the plans and specifications deposited herewith at:

House No 38 Street/Road CARLETON TCE

Legal Description LOT 33 DP 12437 SECTION CT E2/767

OWNER Ronald John Berry + Ruth Mari Savage

ADDRESS CARLETON TCE NEW PLYMOUTH

NAME OF APPLICANT DEVON COTTAGES LTD Signature [Signature]

ADDRESS DEVON COTTAGES Phone No. 511059
RAY Bisset Homes Ltd
83 Bayly Rd New Plymouth

DESCRIPTION OF PROPOSED WORK:

New building	<input checked="" type="checkbox"/>	Conversion	<input type="checkbox"/>	Alteration	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Demolition	<input type="checkbox"/>	Hoardings	Mths
Sign	<input type="checkbox"/>	Wood stove	<input type="checkbox"/>	New floor area	<u>90 metres</u>

PROPOSED USE OF BUILDING

NAME OF BUILDER DEVON COTTAGES Phone No. 511059

ADDRESS 83 BAYLY RD NP

NAME OF Craftsman Plumber/Regst Drainlayer Mike Ellis

ADDRESS 55 Main Cres NP Phone No. 36696

VALUES & FEES (See over for fees payable with application)

TOTAL VALUE of Building (excluding GST)	\$ <u>67,100</u> (A)	BRL \$ <u>76.50</u>
This is the value for Building Research Levy and must include the value of all labour and materials contributed by owner or others		
Plumbing & Drainage (LABOUR ONLY)	\$ <u>15.00</u> (B)	B&D FEE \$ <u>168.75</u>
Value of Building for Building Permit (Value of (A) less Value of (B))	\$ <u>65,600</u>	Permit fee \$ <u>328.00</u>
Streetworks Damage Deposit (If applicable)		\$ <u>370.00</u>
TOTAL FEES (GST Inclusive)		\$ <u> </u>

NOTE: Where values are considered to be too low they will be reassessed.
Charges for Water, Sewer and Stormwater Connections, Vehicle Crossings, Reserve Contributions and Industrial Streetworks Damage Deposits may be assessed and will be payable prior to the issue of the Permit.

FOR OFFICE USE:

File No. 9/73 Check Sheet No.

14 SEP 1990 Receipt No. 14045/14771 Sewer Sheet No.

Date of Receipt Val Ref No.

NEW PLYMOUTH DISTRICT COUNCIL
APPLICATION FORM FOR
WATER/SEWER/STORMWATER CONNECTION/VEHICULAR CROSSING

I wish to apply for a water/sewer/stormwater connection/vehicular crossing to be installed at:-

House No:38.....
Street/Road:CARLTON..... Town:NEW PLYMOUTH.....
Legal Description LOT:33..... DP:12.4.3.7..... SECTION:C1 E2 / 767.....
OWNER:M. H. H. Savage..... SIGNATURE:[Signature].....
ADDRESS:As Above..... PHONE No:
NAME OF APPLICANT:Devon Cottages..... SIGNATURE:
ADDRESS:82 Early Road..... PHONE No:519059.....

WATER CONNECTION

Size of Existing Connection: mm Size of Requested Connection: mm
Distance from left hand boundary: m No of Units Served:
Purposes for which water is to be used (e.g. Domestic, Commercial, Industrial, Stock Watering, Cowshed, etc)
.....

SEWER/STORMWATER CONNECTION

Size of Existing Connection: mm
Size of Requested Connection: mm
Distance from Left Hand Boundary: m
Depth of Sewer/Stormwater required: m

The lowest sanitary fitting is metres
* below/above the ground level of the point where the
sewer connection required crosses Street boundary.
* Strike out whichever is inapplicable

Common Drain: Yes/No

VEHICULAR CROSSING

Is there an existing crossing? Yes/No

Width of Requested Crossing: m Date Required:
Distance from left hand boundary to centre line of crossing: m

PLEASE SHOW THE
POSITION OF
SERVICES REQUIRED
ON SKETCH

LEFT HAND
BOUNDARY

As per Plans

HOUSE No

STREET BOUNDARY

RIGHT HAND
BOUNDARY

NOT TO SCALE

St/Rd/Ave/Drive

FOR OFFICE USE

File No:9.....
Receipt No:
Date of Receipt:
Check Sheet No:

14 SEP 1990

FEES

WATER	\$	_____
SEWER	\$	_____
STORMWATER	\$	_____
VEHICULAR XING	\$	_____
TOTAL	\$	_____
GST	\$	_____
GRAND TOTAL	\$	_____

DTM 2

WIND



9

73

SHEET A

(CIRCLE whichever is applicable)

14 SEP 1990

NAME: **DEVON COTTAGE
DELUXE**

ADDRESS:

STOREY: Single or Uppermost
Lower of two or middle of three
Lower of three

ROOF TYPE: Light / Heavy

ROOF PITCH: 0° - 25° / 26° - 45°

WIND AREA: High / Medium / Low

W = **38** B.U.'s/m **18 + 20**

EARTHQUAKE ZONE: A / B / C

E = **2** B.U.'s/m²

ROOF OR BUILDING LENGTH

BL = **14.6** m

ROOF OR BUILDING WIDTH

BW = **6.2** m

GROSS ROOF OR BUILDING PLAN AREA

GPA = **117** m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA = **2 x 117 = 234** B.U.'s

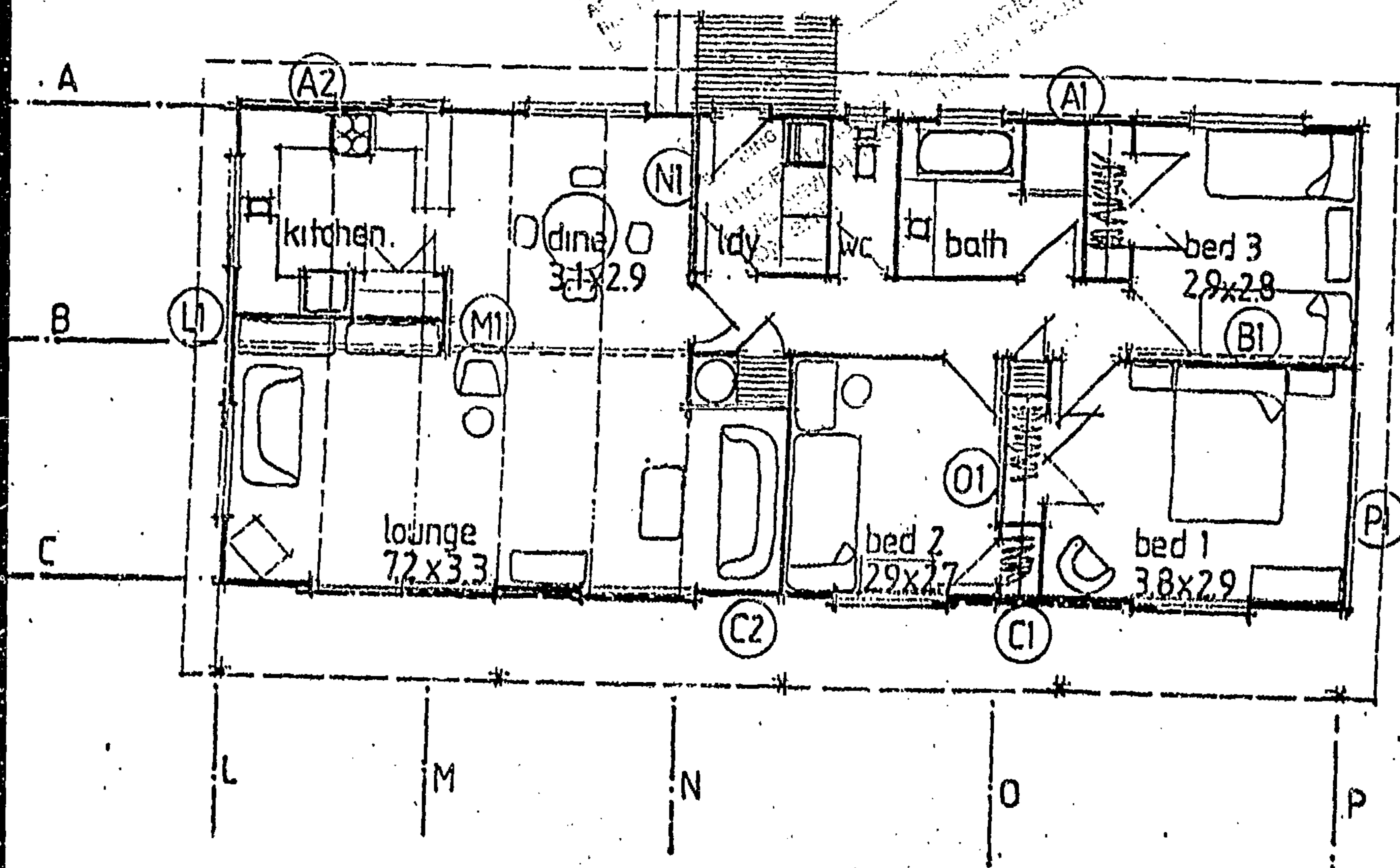
WIND: B.U.'s ALONG

W x BW = **38 x 6.2 = 236** B.U.'s

WIND: B.U.'s ACROSS

W x BL = **38 x 14.6 = 555** B.U.'s

SKETCH PLAN (external and internal walls):



SHEET B

DELUXE



1 Total B.U.'s Required	2 Wall Line		3 Wall Bracing Elements Provided					8
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided	
ALONG	A		A1	1	42	2.4	100	
			A2	1	42	1.8	76	
		146	Sub-total					176
	B		B1	2	62	2.4	148	
		70	Sub-total					148
	C		C1	1	42	2.4	100	
			C2	1	42	2.0	84	
		146	Sub-total					184
	D							
			Sub-total					
236	TOTAL	1362	TOTAL					508
ACROSS	L		L1	1	42	2.4	100	
		62	Sub-total					100
	M		M1	3	67	1.2	80	
		70	Sub-total					80
	N		N1	2	62	2.4	148	
		70	Sub-total					148
	O		O1	2	62	2.4	148	
		70	Sub-total					148
	P		P1	1	42	2.4	100	
		62	Sub-total					100
655	TOTAL	1362	TOTAL					576

GENERAL SPECIFICATIONS

Specification of the work to be done and the materials to be used in erection and completion of a residence as per the accompanying drawings

for

Mr and Mrs

RONALD JOHN BERRI RUTH NAIRI SAVAGE

at

Lot Number

Lot 33 DP 12437

Street

CARLETON TCE NP

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the Contract.

The Contractor shall provide the Contract which is to be completed, by all parties before the commencement of any work on the site.

Any additions, omissions or variations to the Contract shall be notified in writing and signed by both parties.

The owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

Contract Documents

1. Plan drawings
2. Specification
3. Building Contract
4. Quote addendum

PRELIMINARY AND GENERAL (ALL TRADES)

1. Permits

The Contractors shall arrange to obtain all permits to build etc., and arrange all inspections.

2. Protection of work

All parts of the work liable to injury and all adjoining property, existing work, footways, trees, etc., are to be protected to the best of the Contractors ability, until completion of the Contract.

3. P.C. Sums (Nett sums)

The P.C. Sums quoted in this specification are nett and the Contractor or sub-contractor concerned must add any, fixing charges and profit the requires to all such items.

4. By-Laws

The whole of the work in this Contract is to be carried out in strict accordance with the Local Authorities' regulations.

5. Insurance

The Contractor shall at all times, keep the whole of the works fully covered by insurance. Namely Fire and Public Liability.

6. Temporary Services

The Contractor shall arrange for all temporary services of which the cost will be of the employer's care and remove same on completion of the Contract. If temporary services are not practical or available to connect to and permanent connections have to be made, then this connection fee is at the employers expense, if not covered in the Contract.

7. Maintenance

The Contractors shall maintain the property for a period of 31 days after completion, and any damage done, arising during that time through faulty workmanship shall be made good at the Contractor's expense.

8. Completion

On completion all trade debris is to be removed from the site, except the "You Finish", and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.

CARPENTER

Materials Schedule or to by-law 3604 or as shown on accompanying drawing.

MATERIAL	SIZE	GRADE
Sub-floor jack studs	100 x 75 mm	Rad P. B.T.
Sub-floor bracing	100 x 75 mm	Rad P. B.T.
Bearers	100 x 75 mm	Rad P. B.T.
Wall plates	100 x 50 mm	Rad P. B.T.
Floor joists	150 x 50 mm	Rad P. B.T.
Herringbone strutting	50 x 40 mm	Rad P. B.T.
Solid bridging	joist depth x 50 mm	Rad P. B.T.
Top and bottom plates	100 x 50 mm	
	75 x 50 mm	Rad P. B.T.
Studs	100 x 50 mm	
	75 x 50 mm	Rad P. B.T.
Trimmer studs		Rad P. B.T.
Lintels		Rad P. B.T.
Nogging (Diagonals)	100 x 50 mm	
	75 x 50 mm	Rad P. B.T.
Bracing	Prud	
	100 x 25 mm	Rad P. B.T.
Ceiling joists	100 x 50 mm	Rad P. B.T.
Ceiling nogging	75 x 50 mm	Rad P. B.T.
rafters	100 x 50 mm	Rad P. B.T.
Ridges and Hip rafters	200 x 25 mm	Rad P. B.T.
Valley rafters	150 x 40 mm	Rad P. B.T.
Valley boards	150 x 25 mm	Rad P. B.T.
Under parlins	100 x 75 mm	Rad P. B.T.
Roof struts	100 x 50 mm	Rad P. B.T.
Collar ties	150 x 25 mm	Rad P. B.T.
Roof trusses	Gangnail or similar	
Parlins (Iron Roof)	75 x 50 mm	Rad P. B.T.
Eaves framing	75 x 40 mm	Rad P. B.T.
Fascia boards	As per drawings	
Barge boards		
Weatherboards		
Vertical boards		
Exterior facings		
Scribers	Standard	
Flooring	2.6 m x 1.8 m	High density particle board
Interior door jacks	25 mm	Custom wood
Architraves (if any)	40 x 13 mm	
Skirtings	No. 20	Pine Customwood
Cornices	As required	
Splash boards	25 mm	Rad P. U.T.
Shalving	25 mm	Rad P.
Exterior trim	Mouldings as required	Rad P. U.T.
Interior trim	Mouldings as required	Rad P. U.T.

Trimmer Studs

Single on top storey

Openings up to 1.3 m wide
 Openings 1.3 m to 2.6 m wide
 Openings 2.6 m to 3.9 m wide

100 x 50 mm
 100 x 75 mm Solid or built up
 100 x 100 mm Solid or built up

Bottom of two stories

Openings up to 1.05 m wide
 Openings 1.05 to 2.1 m wide
 Openings 2.1 to 3.15 m wide

100 x 50 mm
 100 x 75 mm Solid or built up
 100 x 100 mm solid or built up

Lintels	Opening width	Lintel size
	Up to 1.35 m	100 x 75 mm
	1.35 m to 1.8 m	100 x 100 mm
	1.8 m to 2.4 m	150 x 100 mm
	2.4 m to 3 m	200 x 100 mm
	3 m to 3.6 m	250 x 100 mm
	3.6 m to 4.2 m	300 x 100 mm

2. Construction

All materials are to be the best of their respective kinds due to grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the work a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

Sub-floor jack studs are to be fixed to foundation piles with 10 mm steel pin or No. 8 gauge (4 mm) galvanised wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined.

Sub-floor bracing to be diagonal, in both directions, as required and as directed by the local authority inspector, floor joists to be on edge, set out to suit the flooring sheets, nailed with one 100 mm and one 75 mm nail at every crossing and trimmed as required for stairwell openings, slabs. Double the floor joists at each end of the building.

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed 'Gangnail' roof trusses fixed plumb, fastened to the plates with two 100 mm nails, and braced at each end of the building.

Purlins (Iron Roof) to be spaced to accommodate the roof covering and ridding and fastened to the rafters with one 100 mm nail at every crossing

Eaves runner to be nailed to the outside of the wall frames.

Eaves bearers to be nailed securely to each rafter overhang.

3. Exterior Finish

Behind all asbestos-cement wall linings and as detailed on the drawings, except if fitted onto tanalised timber, fit a breather type building paper, lapped 100 mm.

Wall areas are to be covered with exterior lining as shown on the drawings.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths where possible, and fixed with 60 mm galvanised nails.

Soffits and porch ceilings to be lined with flat asbestos-cement sheets with materials shown on drawings.

Build in the various exterior joinery frames, Fit head capping and flashing. Provide access to under foundation.

4. Interior Finish

Flooring to be laid in large single sheets of high density particle board with joints both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Nail the flooring with 60 mm galvanised brad head nails. On completion of the contract the floor nails are to be punched.

Interior wall linings generally to be 9.5 mm sheets fixed with vertical joints and nailed with flat headed galvanised clouts.

Wall linings of which the contractor is to take the utmost care of quality control but the responsibility of manufacturers defects will not be rectified at the contractors expense.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be butt jointed and fastened with 4 NH nail plates.

Studs are to be set out to accommodate 2.4 m high wall lining sheets, and are to be held to the plates with two 100 mm nails at each end, bowed studs are to be straightened with saw cuts, wedges and 100 x 25 mm or 75 x 25 mm strapping.

Lintels: Where built up trimmer studs are used. Use one 100 x 50 mm stud is to be run up past the trimmer to the top plate and the 100 x 25 mm or 100 x 50 mm remaining is to run up to the underside of the lintel.

Nogging (Dwangs) shall be wall thickness 50 mm spaced in rows at 800 mm centres maximum, set out to accommodate the wall lining sheets and be nailed with two 65 mm nails at each end.

Ceiling nogging (Dwangs) to be set out to accommodate the ceiling lining sheets and cornices around the perimeter of each room.

Bracing to be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees and dog-logged as required.

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumb both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be on edge and spiked to the wall plates with one 100 mm and one 75 mm nail at each end. Where practicable, the ceiling joists are to come alongside rafters and to be spiked there to.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with one 100 mm and one 75 mm nail to the plates. Supply and fix the necessary ridge bearers, hip rafters, valley rafters, valley boards, underpurlins and roof struts and collar ties as required to complete the roof framing and as detailed on the drawings.

All joints nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected sheets with plastic jointer and corner mouldings

Ceiling linings - See Drawing

Wog for and build in the various joinery fittings as supplied under "Joiner" and trim to walls.

Wog for and build in the various fittings as supplied under "plumber" and trim around with splash boards where needed.

Interior doors are to be fitted with 1½ pairs of loose pin butts.

Architraves if used are to be fitted in single lengths, with glued mitred joints.

Skirtings to be fitted to the floor and internal corners and mitred at external angles.

Coat cupboard and wardrobes to be fitted with one shelf 300 mm wide fixed 1.800 m above the floor and with 20 mm galvanised pipe hanger rail under.

Linen, hot water cupboards to be shelved with slated shelves ex 75 x 25 mm

Exterior rooms i.e. garages, carports or outside cupboards are not lined, and without building paper.

Form a ceiling access door in a convenient and inconspicuous place.

Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess and trimmed around as required.

Supply and fix the sunny internal finishing mouldings and trim as required.

All internal finishing timbers shall be free from all hammer marks, splits, etc.

All nails in exposed work (interior and exterior) are to be punched.

PLUMBER AND DRAINLAYER

1. Generally

The whole of the plumbing and drainlaying shall be done in strict accordance with Drainage and Plumbing Regulations 1978 and drains shall be laid by registered workman only. The plumbing contractor shall obtain all necessary permits for the work.

2. Exterior work

Supply and fix all necessary flashings, lead caps, in conjunction with the Builder to make a thoroughly watertight job. Supply and fix spouting to all eaves, laid with a fall to downpipes. Downpipes to run into stormwater drain at foot. Valleys to be standard, galvanised, laid over building paper.

3. Water service

Lay on cold water from the main to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostically controlled electric element. Lay on hot and cold water services to the various fittings as shown on the drawings and to one hose tap positioned as on accompanying drawing. Hot water service to run in Polytherm. Main and cold water may run in Polytherm.

4. Fittings

Provide and set up the fittings as shown on the drawings and provide traps and wastes to same.
Bath, first quality.
Vanity unit - selected top as shown on drawings.
Sink top - select
Shower tray - stainless steel or similar.
W.C. - Porcelain wash-down pedestal, with plastic double-flap seat, plastic flushing cistern.
Tub - stainless steel.
Washing machine to be supplied by the owner.
Taps interior - chrome plated
Exterior hose taps - brass

(Cont.)

JOINER

2.

5. Drains or street channel

Stormwater to be taken in second quality socketted earthenware pipes to stormwater main connection, or standard soak holes.

Sewer drains to be first quality pipes, 100 mm laid with even falls and easy bends to a main connection as directed. If not on sewer provide one septic tank.

Provide and fix all necessary gully traps, terminal and back vents, cleaning eyes, inspection junctions and bends etc, as may be necessary to comply with the local authorities' regulations.

6. NOTE: All underground pipes and gulleys will be located in relation to the natural ground level and no responsibility will be taken by the contractor for subsequent ground work, which alters that level.

1. Windows to be Aluminium unless detailed as Timber

Aluminium windows shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc. To be installed.

Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J.M.P. 'Sundyne' profile, of standard construction and high class workmanship.

The windows are to be glazed with standard quality glass, with obscured glass to bathroom and W.C. windows.

2. Doors

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings. Interior doors are to be flush type.

3. Fittings

Construct the various fittings as shown on the drawings. Cupboards are to be of standard construction and divided into door and drawer units.

Sink top as specified under "Plumber". Other bench tops to be of selected "formica".

Cupboard doors to be custom wood, drawers to have sides joined to fronts and hardboard bottom.

4. Stairs - Closed Type

To be constructed with strings, treads and risers. The treads and risers are to be housed glue wedged and glue blocked to the stringer.

ROOFER

1. Generally

Refer to the drawings for the type of roofing to be used.

2. Concrete Tiles

Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles.

Tiles to be laid with standard laps and nailed or wired down accordance with standard practice.

Hips and ridges to be covered with hip tiles bedded in mortar.

Barge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

3. Galvanised Iron

The roof area is to be covered with galvanised wire mesh stretched taut and securely stapled to the purlins only where necessary, not when "Batts" can support building paper.

Overlay with breather type building paper.

Roofing to be 26 gauge galvanised iron sheeting, in single lengths and nailed in accordance with standard practice.

Ridges to be covered with lead edged ridging, in long lengths with the lead edge dressed down into the corrugations of the iron.

Apply and fix all flashings, lead caps, etc, to make the roof thoroughly watertight.

4. Flat Roofs

Supply and fix over breather type building paper and as per the manufacturer's directions, the flat roofing as shown on the drawings, complete with spoutings, downpipes, barge flashings and flashings as required

2.

5. Stone Chip Tiles

Tile battens are to be nailed firmly to the rafters, spaced to suit the gauge of the tile.

Tiles to be laid with standard laps and nailed down in accordance with standard practices.

Hips and ridges to be covered in like material.

(Cont.)

BLOCKLAYER

Materials

Blocks are to be of the sizes as shown on the drawings, delivered to the site on pallets and 75 % of them to be free from cracks and chipped edges.

Mortar is to consist of sand, cement and a liquid lime based plasticiser, mixed according to the manufacturer's directions.

Laying

Construct the various block walls as shown on the drawings. Corners to be plumbed both ways, courses to be level and straight.

The blocks are to be kept dry before and during laying and while the mortar is setting where possible.

Sills are to be as shown on drawings, jamb blocks are to be rebated.

Ventilators are to be spaced to provide adequate ventilation to Local Body standards.

Joints are to be 10 mm thick maximum.

Build in holding down bolts 300 mm from the corners and at 1.2 m centres.

Reinforce and concrete fill the various bond beam courses and vertical cavities as shown on the drawings.

On completion clean down all exposed faces of the block work and leave free from all defects.

BRICKLAYER

Materials

Bricks to be delivered to the site in packets and 75 % of them to be free from cracks and chipped edges.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the manufacturer's directions.

Laying

Construct the various brick and brick veneer walls, chimney, as shown on the drawings.

All corners are to be plumbed both ways and the courses are to be level and straight. Joints to be 10 mm thick maximum weatherstruck on exposed faces.

Build in vermin proofing at bottom plate level and galvanised ties spaced at not more than 500 mm horizontally and every third course vertically.

Maintain a 40 mm minimum cavity to be kept clear of all mortar droppings and to be drained and ventilated.

Co-operate with the Carpenter in the building in of all exterior joinery.

On completion clean down the exposed faces of all brick work and leave free from all defects.

CONCRETOR

1. Materials

Concrete to be mixed with a test of 17,500 kPa after 28 days.

Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, paint, grease, etc.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed.

2. Concrete Work

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps and porch slabs chimney foundations etc. as indicated on the drawings and reinforced as shown. Steps to have 150 mm risers and 300 mm treads or similar.

Hard filling to be 75 mm sand or 'run of the pit' metal compacted in layers of 150 mm depth maximum. Blind with 25 mm of sand or use, on site soil for all hard filling.

All floor slabs to be laid to true and straight surfaces, with a screed finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires, etc, as required, prior to the pouring of the concrete.

Holding down bolts to be 375 mm maximum from corners and at 1.2 m centres maximum ramset down plates to floor at same spacing.

Piles to be as shown on accompanying drawing set out as shown on the foundation plan and supported on a 100 mm thick concrete footings.

EXCAVATOR

1. Generally

The Contractor shall, of which the cost is of the employer's care remove or cover over vegetation, including trees, from the area to be built on. Bulldoze the site to the level shown on the drawings.

EXCAVATE: As required for all wall footings, pile footings, steps etc, as shown on the drawings.

Footing excavations are to be not less than 300 mm deep. Or as shown on accompanying drawing.

Excavations are to be stepped to suit the slope of the ground, and kept level at the bottom, maintained free from fallen material before placing reinforcing or concrete.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus soil on the site, practical to the Contractor, or as directed by the Employer.

Any excavations for power or water sources, or sewage and drainage to be refilled, but not reinstated to its original condition. Replanting or resealing of owners care.

1. Generally

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority and arrange for all inspections required.

2. Supply

Arrange for a mains supply to the building.

3. Boards

Provide and set up as required one meter board and case with all necessary equipment there on neatly labelled. Provide and set up where directed by Builder, a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient.

4. Lights

Provide and fix the lights, switches and power outlets as listed on drawings.

5. Fittings

Allow the P.C. sum of \$7.56 for the purchase of an electric range and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element.

Earth all metal wastepipes and metal fittings as required by the regulations.

6. Completion

On completion of all work to fill out and present the appropriate certificate to the principal contractor, who will only authorize the connection of power once all payments pursuant to the contract documents are paid to their office.

SOLID PLASTERER1. Materials

Cement to be ordinary Portland cement.

Sand to be clean river sand free from saline, vegetable or earthy matter.

Mortar to consist of sand, cement and a liquid lime based plasticiser mixed according to the lime manufacturer's directions.

2. Chimney

Supply and erect one precast concrete chimney as indicated on the drawings if required.

All units to be well bedded in mortar.

The corners are to be plumbed both ways and reinforced with No. 4 rods, well grouted in.

INSULATION

Where applicable the building shall be insulated in accordance with Council requirements.

1. Generally

All paint and varnish is to be delivered to the job, exactly to the manufacturers direction and currently usable.

2. Exterior

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a good finish.

Stained work - one coat of stain, the nail holes etc. are to be stopped

Metal work, including spoutings downpipes, wrought iron work etc. -
Approved primer for galvanised iron, one undercoat and one finish coat.

Asbestos-cement sheets - Two coats. Solid plaster and concrete block work to be left unpainted.

Iron roof to be left unpainted
Bases, steps and decks are left unpainted.

3. Interior

All ceilings to be given two coats of flat ceiling paint, or textured.

All wall area to be lined with wallpaper, hung in single lengths, plumb, with butt joints unless otherwise stated.

The quality control of the wallpaper is not of the contractors care, any defects which become pronounced due to the nature of the wallpaper will not be rectified at the contractors expense. When walls are sprayed, workmanship is to be of highest trade practice. P.C. value \$ 1.3.3.5.. for wallpaper per roll.

Flush doors, if stained, only to be sealed, and given one coat of satin finish varnish. To be rubbed down between coats. All other interior finishing woodwork to be primed, stopped, undercoated and finished.

4. Completion

On completion the residence is to be left clean and tidy. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

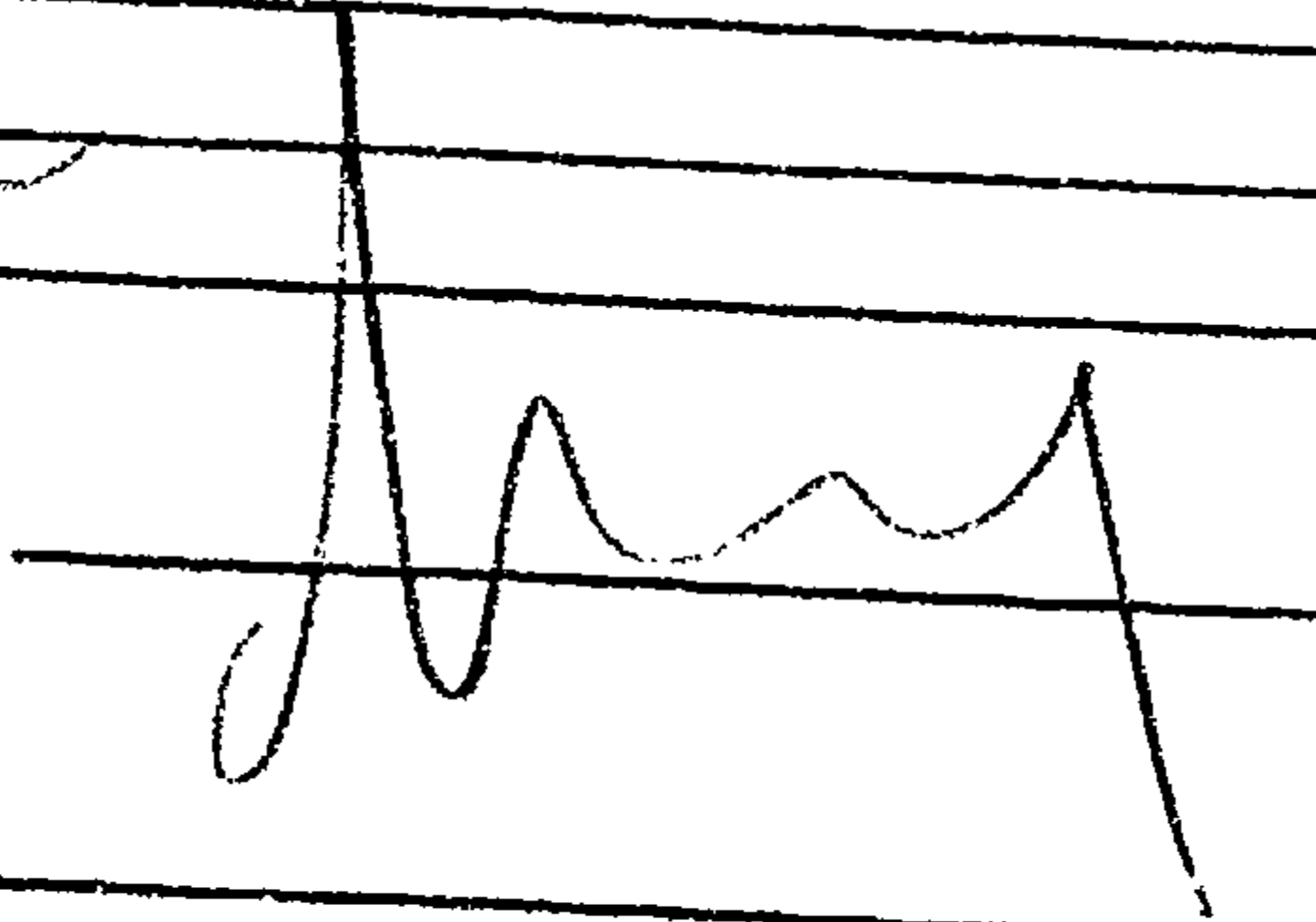
Project DWG File No. 9013
Owner R J BERRY RM SAVAGE Check Sheet No. _____
Address 38 CARLTON TCE Sewer Sheet No. _____ Plotted _____
Lot No. 33 DP 12437 Zone _____ Sec No. _____ Area of Site _____

BUILDING

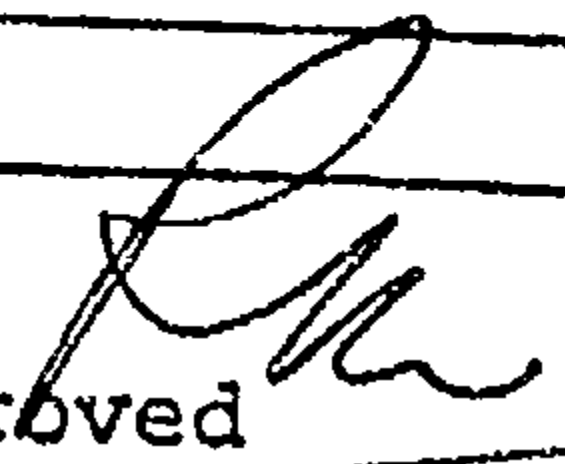
Remarks: Structural

check cables

Structural Engineer



Approved



Not Approved

27/9

Remarks: Fire

Fire Service

Recommended

Not Recommended

HOLMES CONSULTING GROUP
STRUCTURAL AND CIVIL ENGINEERS

To: NPCC	Attention: Barry Reid
From: Russell Nye	Project: House 68 Carlton Tce
Job No. 6846	Date: 24-9-90
Page 1 of 4 Pages	
please ring (067) 80-360 if all pages are not received.	

Comments:

Please find attached engineering calculations
for the above house for permit.

HOLMES CONSULTING GROUP, 109 Powderham Street, P.O. Box 4270,
New Plymouth, New Zealand.

Telephone : (067) 80-360
Offices in : Christchurch

Facsimile : (067) 80-360
Wellington New Plymouth

Auckland

Sydney

HOLMES CONSULTING GROUP

STRUCTURAL AND CIVIL ENGINEERS
Offices in Christchurch, Wellington, New Plymouth, Auckland.

CALCULATIONS

JOB NAME
JOB NO

CALCS BY

PAGE
DATE

These calculations are for a pole house
@ 38 Canton Tce, N.P. Architect is
Chris Gornham.

Any questions regarding these calculations
should be directed to

Russell Nagel ph 80360

HOLMES CONSULTING GROUP

STRUCTURAL AND CIVIL ENGINEERS
Offices in Christchurch, Wellington, New Plymouth, Auckland.

CALCULATIONS

JOB NAME House 38 Canton Tce.
JOB NO _____

CALCS BY _____

PAGE |
DATE _____

Design for wind

$$S_2 = 0.74$$

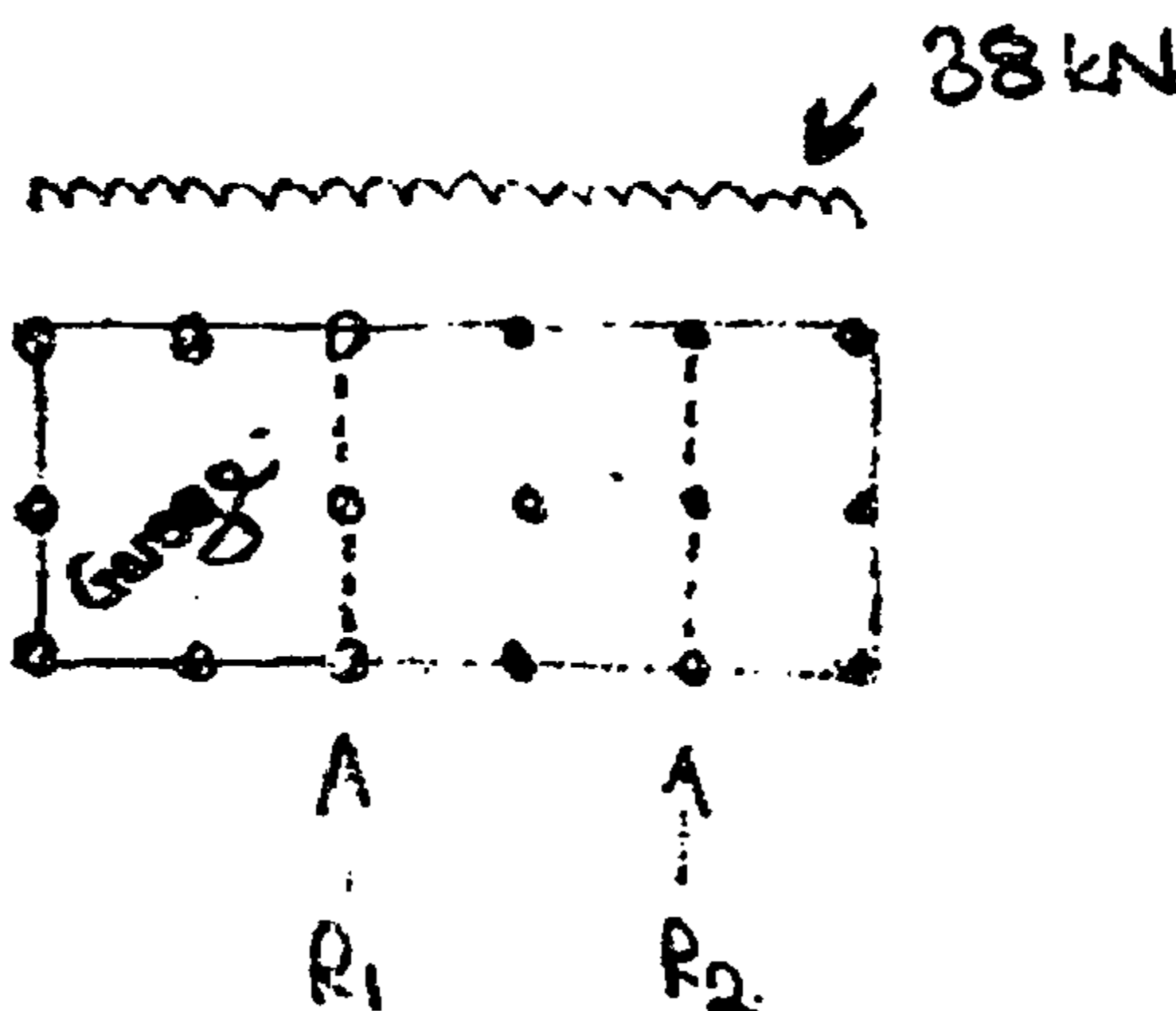
$$q = 0.613 (0.74 \times 4)^2 = 0.57 \text{ kPa}$$

$$C_p = 1.5$$

$$\text{Total wind area} = 15 \times 3 = 45 \text{ m}^2$$

↑
allows for pitch of roof.

$$\text{Total lateral load} = 45 \times 1.5 \times 0.57 = 38 \text{ kN}$$

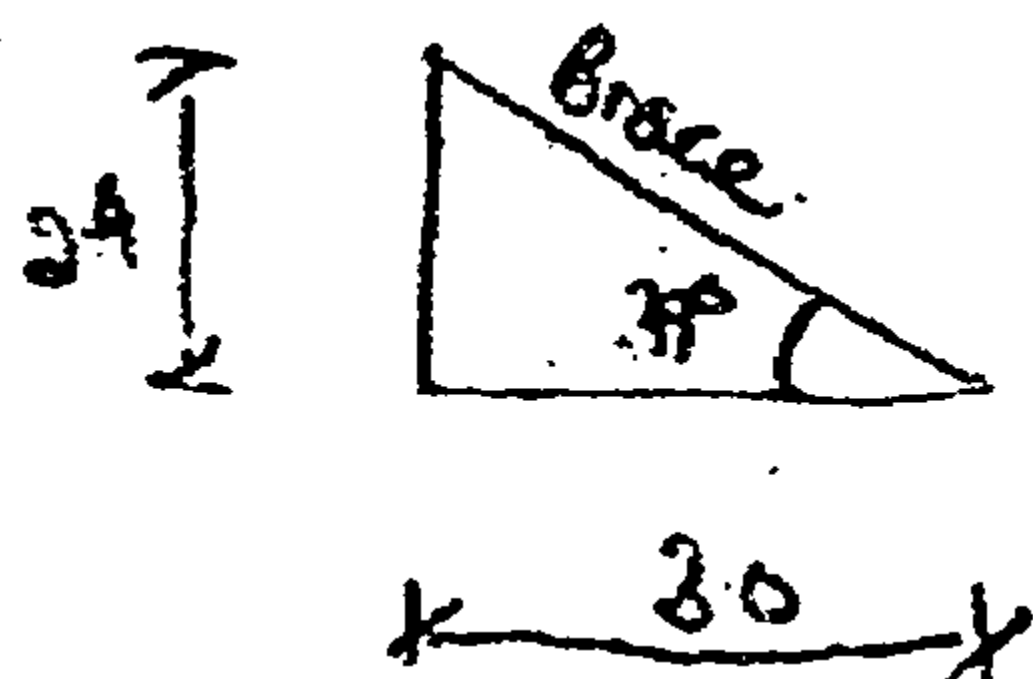


$$38 \times 4.5 - R_1 \times 6 = 0$$

$$R_1 = 28 \text{ kN}$$

$$R_2 = 10 \text{ kN}$$

$$\text{Brace loads } C = T = \frac{28}{2} \times \frac{1}{\cos 39^\circ} = 18 \text{ kN}$$



$$\text{Bosmac connector} = 27 \text{ kN capacity}$$

$$\div 3 = 9 \text{ kN SWL}$$

$$\times 1.75 \text{ for wind} = 16 \text{ kN} \leftarrow \text{close enough.}$$

HOLMES CONSULTING GROUP

STRUCTURAL AND CIVIL ENGINEERS
Offices in Christchurch, Wellington, New Plymouth, Auckland.

CALCULATIONS

JOB NAME
JOB No

CALCS BY

PAGE 2
DATE

check compressors in brace

$$l = 3.8 \text{ m.}$$

$$S = \frac{3800}{175} = 22$$

$$K_g = 0.63$$

$$F'_C = 0.63 \times 175 \times 5.2 = 5.7 \text{ MPa}$$

$$\sigma'_C = \frac{18 \times 10^3}{\left(\frac{175}{2}\right)^2 \times \pi} = 0.75 \text{ MPa}$$

O.K

1200 15 ✓ 0 =

Tension . O.K

19 September 1990

P.H249/PVB

Mr Read
File:9/73/90

Ray Bassett Homes Ltd
83 Bayly Road
NEW PLYMOUTH

Dear Sir

RE: DWELLING - 38 CARLTON TERRACE

I acknowledge receipt of your application dated 14 September 1990, for a permit to erect a dwelling at No. 38 Carlton Terrace, being Lot 33, DP 12437, but have to advise that the plans and specifications submitted do not fully comply with the various Acts, Regulations and By-laws administered by Council and that the permit will be withheld until amendments or additional information covering the following matters is submitted.

BUILDING

Engineering calculations are required for the pole structure supporting the dwelling.

On receipt of this information further consideration will be given to the application and providing that no other problems arise during the vetting of the application the permit will be issued on payment of the required fees.

Council Officers will be pleased to provide assistance if required.

Yours faithfully

A C Cheyne
DISTRICT BUILDING INSPECTOR



NEW PLYMOUTH DISTRICT COUNCIL

PLANNING REGULATORY DEPARTMENT

9

73

File No

Project: <u>DUOG</u>	Check Sheet No. _____
Owner: <u>R J BERRY + R M SAUAC</u>	Sewer Sheet No. <u>242</u>
Address: <u>38 CARLTON TCE</u>	Plotted: <u>11</u>
Lot No. <u>33</u> D.P. <u>12437</u>	Sec. _____

TOWN PLANNING

Permit No

Zone Residential R1

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

Relat. of Bldg. Size:

(1) Rear Yard

(2) Side Yard

Open Space

Grassed Areas

Parking

Building Lines & Street Widening

Screening

Access to Rear of Site

Accessory Buildings

Loading

Service Lanes & R.O.W.

Crossing Length

Flooding

Town Planning Approvals

Remarks:

SEE SECTION CARD	
PLANNING	_____
BUILDING	_____
DRAINAGE	_____
WATER	_____

☐

Trees

☐

Filling

Approved

Not Approved

11

DEVELOPMENTS

Value of Building	\$	_____
Value of Land	\$	_____
Reserve Contribution Assessed	\$	_____
GST	\$	_____
Total to be paid	\$	_____
Letters Sents	<u>19/9</u>	_____

SERVICES

SEWER CONNECTION

STORMWATER CONNECTION

Existing Service
Required Service
Location
Depth
Special Requirement
Common Drain
Fee \$ Fee \$

FEE

\$

Approved

Not Approved

WATER CONNECTION

Existing Service
Distance from L/Boundary Height above Datum
Distance: Main to Boundary
Boundary to Load
Required Service
Meter

FEE

\$

Approved

Not Approved

VEHICULAR CROSSINGS

Type of Footpath *Concrete good* Condition
Kerb & Channel Inst. No. *7182*
Existing Crossing *nil* Position *Self 19-8-00*
New Crossing *5-5 m LD* Level at Boundary
Strengthen Path Sq.Yds.

STREET WORKS FEE \$1425:00

DEPOSIT DAMAGE FEE \$370:00

Structural Engineer

Approved

Not Approved

APPROVING OFFICER

Approved

Not Approved

BUILDING

Remarks:

Eng. Calculations are required for the pole structure supporting the ~~dwelling~~ dwelling

	VALUE	FEE
Bldg		
Eng Calcs		
BRL		
TOTAL		

Approved
Not Approved

[Signature]
[Signature]

29/9/90

18/9/90