18 20 074

LIM 16/10/00

7710 A

NAPIER CITY COUNCIL

BUILDING APPLICATION FORM

To the CITY ENGINEER, Date 20/6/1985

I hereby apply for permission to .....

.....

..... according to locality plan and detailed plans, elevations, cross sections, computations and specification of buildings deposited herewith in duplicate.

Primary use to which the building will be put: Residence (Private)

Name of owner: M B & Ms J Berry Phone: 446938

Postal Address: 62 King St, TARADALE

Situation of Building: ~~7~~ 74 Churchill Drive, Taradale (House No. and Street)

Legal description: Lot No.: ~~1~~ 41 D.P. 17313

Suburb: Taradale (Otatara Heights)

PARTICULARS OF BUILDING

Total Floor Area 163.34 sq. m.

ESTIMATED VALUE:

Building	$ 70600
Plumbing and Drainage	$ 8300
Total	$ 78900

APPLICANT'S NAME (please print): BRUCE ROBERT BERRY

ADDRESS: 62 KING STREET TARADALE

SIGNATURE: [signature] PHONE: 446938 (home) 53319 (work)

POWER BOARD REQUIREMENT:

If any portion of the proposed building is within 3.6m. of any power line, approval must be sought from the appropriate Power Authority, M.E.D. or H.B. Electric Power Board.

I do hereby agree to abide by all the provisions of the Napier City Council By-laws, regulations and Code of Ordinances governing and regulating all matters the subject of the foregoing.

OFFICE USE ONLY

Date received: 20/6/85 Permit No.: 31916 Date: 26.7.85 Receipt No.: 5186/7320

CONDITIONS OF APPROVAL:

Town Planner: Application Complies 3/7/85 JOH

Health Inspector: Application approved M.B 5/7/85

Dangerous Goods Inspector:

Structural Engineer:

Building Inspector: APPROVED, Chapple 23-7-85.

FEES, CHARGES AND DEPOSITS:

Building Permit Fee	$ 323-00
B.R.A.N.Z. Levy	$ 79-00
Plumbing and Drainage Permit Fee	$ 130-00
Sewer Connection	$ —
Storm Water Connection	$ —
Water Connection	$ —
Builders' Licence	$ —
Open Formed Footpath Deposit	$ —
Footpath Crossing Deposit 7792	$ 200-00
	$
Total	$ 732-00
LESS	323-00
	409-00

VW 3154

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City of Napier

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

TO: City Health Office,
Napier City Council,
Private Bag,
NAPIER.

I the undersigned ... BRUCE ROBERT BERRY ... [Name]
... 62 KING ST TARADALE ... [Address]

hereby apply for a Permit for the work described as per reverse or set out in the Plans attached, to be carried out in the Premises situated in:

... [No.] ... CHURCHILL DRIVE ... [Street]

Legal description ... Lot No. 41 ... D.P. 17313 ...

Name and Address of person for whom work is to be carried out:

... BRUCE BERRY ... [Name]
... 62 KING STREET TARADALE ... [Address]

Name and Address of Craftsman Plumber or Registered Drainlayer to do work:

Plumber: ~~ARNOLD KAIJSER~~ ? ALAN NEUBERMAN ... [Name]
... [Address]

Drainlayer: ~~ARNOLD KAIJSER~~ ALAN NEUBERMAN ... [Name]
... [Address]

Estimated Value of Work:

[a] Plumbing ...

[b] Drainage ...

TOTAL $ 8,300

Dated this 27 Day of June 19 85

DESCRIPTION OF WORK

[Tick Details where Appropriate]

PLUMBING

NEW WORK

1 . Installation of

Fitting	Ground Floor	First Floor	Above First Floor
Bath		1	
Basin	1	3	
Shower		2	
Sink		1	
Tub		1	
W.C.	1	2	
Urinal			
H.W. Cylinder		1	
Wet Back			
Solar Heater			

ALTERATIONS/REPAIRS

Repair or Replacement of

Fitting	Ground Floor	First Floor	Above First Floor
Bath			
Basin			
Shower			
Sink			
Tub			
W.C.			
Urinal			
H.W. Cylinder			
Wet Back			
Solar Heater			

[Give Numbers if more than one fitting is to be installed]

2. Connection of Premises to City Water Supply ☑

DRAINAGE

Show length of drainage and tick fittings

FOULWATER DRAINAGE

..... 45 ..... **METRES OF 100mm drain**

..... **" 150mm "**

Connection to gulley trap ☑

" W.C. ☑

" soil pipe ☑

STORMWATER DRAINAGE

..... 60 ..... **metres of 90mm drain**

..... **" 100mm "**

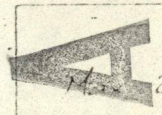
..... **" 150mm "**

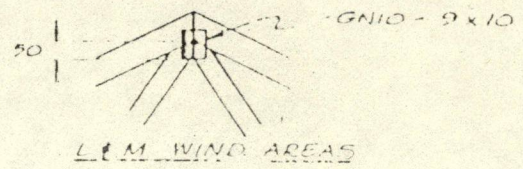
D.T.P.

23-7-1985 CHECK LIST PLAN NO: 7810 A

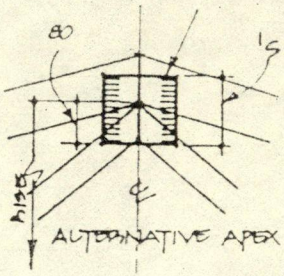
1. Application Complete	✓	25. Rafters	N/A
2. Service Forms	✓	26. Ridge & Hip & Valley Boards	✓
3. Two copies of Plan	✓	27. Under Purlins	N/A
4. Health Inspector's Comments NEW SITE PLAN	✓	28. Strutting	N/A
5. Town Planner's Comments	✓	29. Purlin or Tile Batten	✓
6. Structural Engineer's Comments		30. Truss No NOT SHOWN	✗
7. Drawings & specifications	✓	31. Roof Bracing NOT SHOWN	✗
8. Area of Courts	✓	32. Netting & Paper (Roof)	✓
9. Foundations Piles etc PENETROMETER TEST	✓	33. Paper (Under wall lining)	✓
10. Steel/Stirrups - Starters etc	✓	34. Exterior Wall lining	✓
11. Tie Down Bolts	✓	35. Veneer ties NOT SHOWN	✗
12. Concrete floor	✓	36. Fire Wall	N/A
13. Damp Proofing	✓	37. Required Windows	✓
14. Vents	N/A	38. Size of Room	✓
15. Chimney Block & Flue	N/A	39. Room Heights	✓
16. Joists Floor	✓	40. Heating NOT SHOWN	✗
17. Plates (size)	✓	41. Access by Public Open Space	✓
18. Studs Spacing	✓	42. Veneer to Foundation Detail	✗
19. Ceiling Joist Spacing	N/A	43. Pole construction conditions	N/A
20. Lintels	✓	44. Footpath Crossing	✓
21. Bracing	✓	45. Insulation	✓
22. Beams & Strutting Beams S/E	✓	46. Floor level of building in relation to street	✓
23. Posts FOUNDS NOT SHOWN	✗	47. Soffits - Eaves overhang	✓
24. Ceiling Runners	N/A		

COMMENTS:

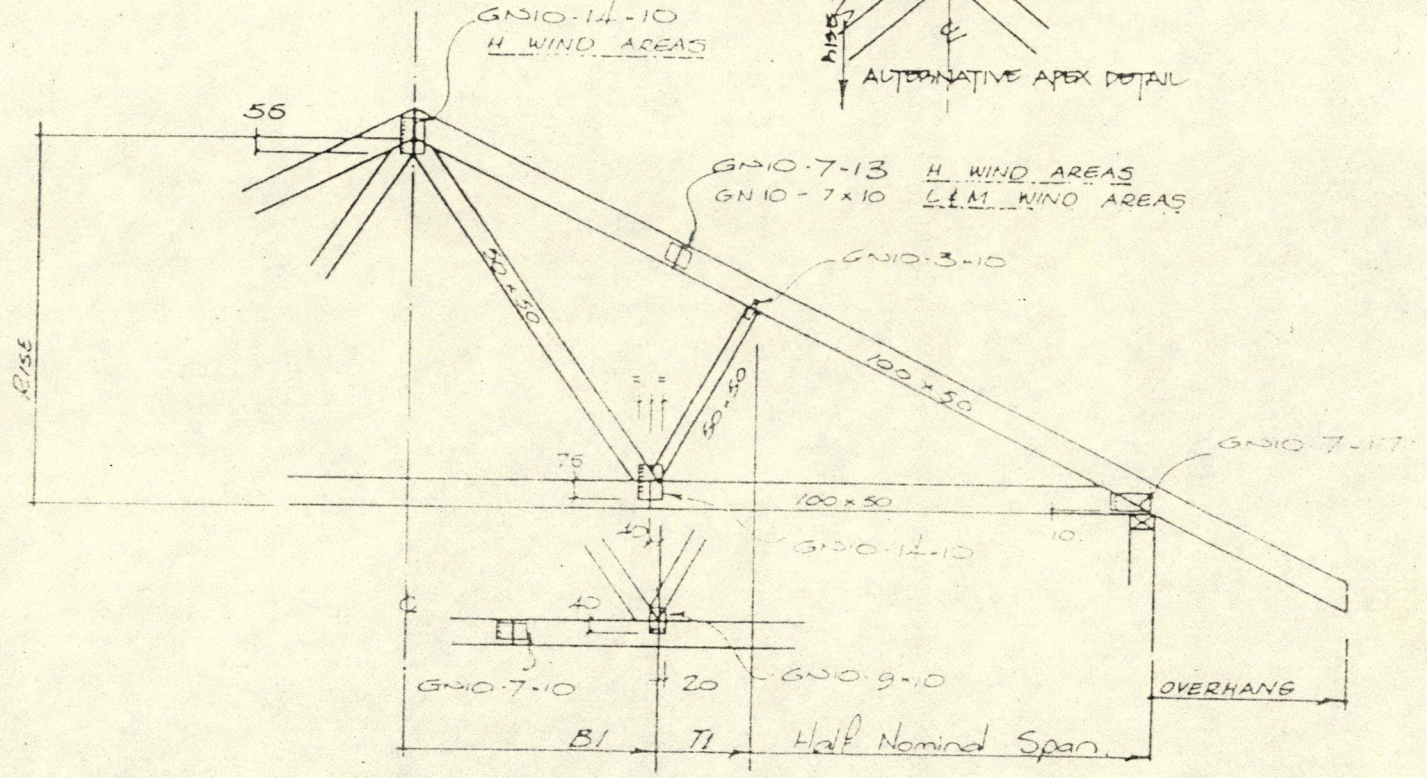




GN10-14x17



ALTERNATIVE APEX DETAIL



REV	DATE	DETAILS OF REVISION	BY	CHKD

GANG-NAIL® COMPONENT

Designed by TIMBER ENGINEERING CONSULTANTS for GANG-NAILS N.Z. LTD.

Auckland Office
35 Zeamore Drive, East Tamaki
P.O. Box 58014, East Tamaki
Phone 2747109 Auckland

Christchurch Office
86 Dickens St, Christchurch
P.O. Box 8347, Christchurch
Phone 43877

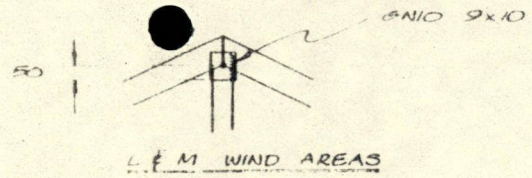
MANUFACTURING DETAILS

DRAWING: TRUSS R41

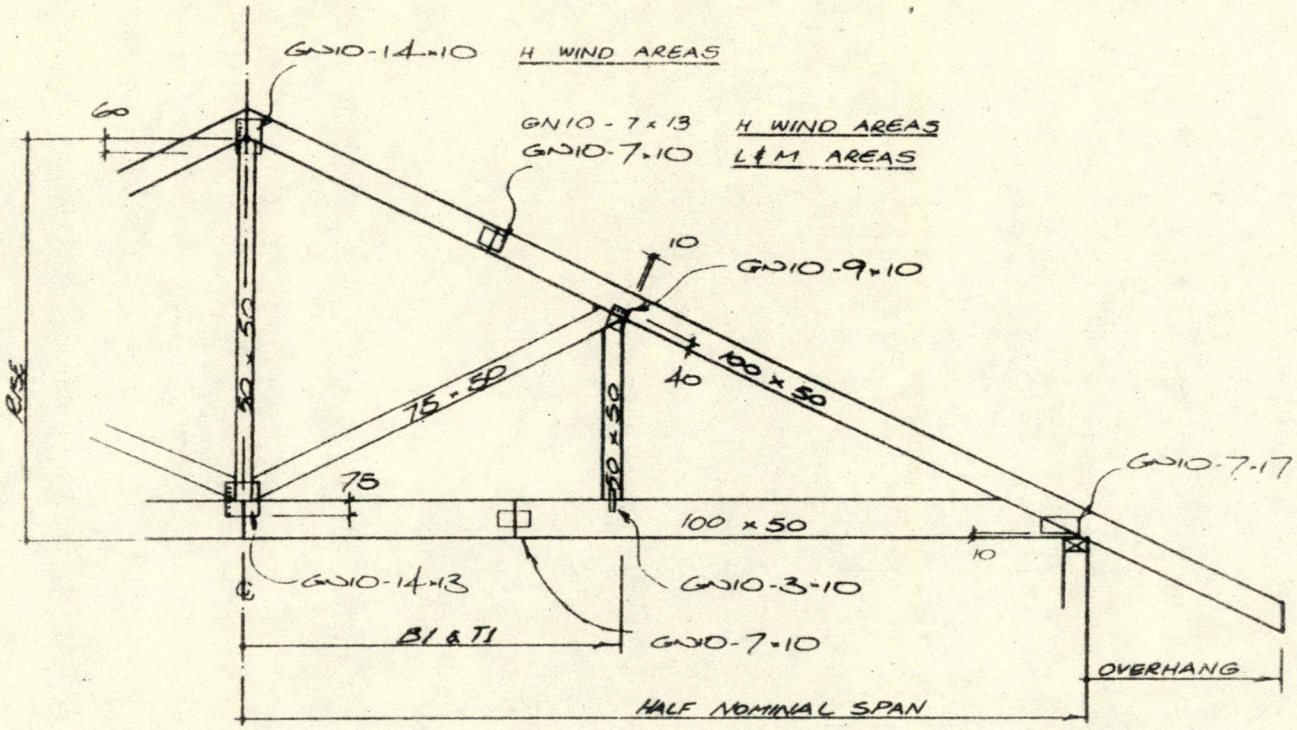
CLIENT :	DRAWN SAID	DRAWING No. 9320
DATE OCTOBER 81	CHECKED	SHEET
SCALE N.T.S.	CERTIFIED	PLATE No.

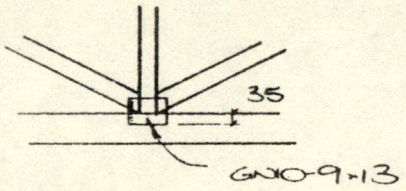
N 7.2.4.

to 25°



L & M WIND AREAS





REV	DATE	DETAILS OF REVISION	BY	CHKD

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Auckland Office
35 Zelanian Drive, East Tamaki
P.O. Box 58014, East Tamaki
Phone: 2747109, Auckland.

Christchurch Office
88 Division St. Christchurch.
P.O. Box 8387, Christchurch.
Phone: 43877

MANUFACTURING DETAILS

DRAWING TRUSS R51

CLIENT	DRAWN SMD	DRAWING No 9320
DATE OCTOBER '81	CHECKED	
SCALE NTS	CERTIFIED	SHEET 1 IN A SET OF 1

N 7.2.6

branz

A

SHEET A

(CIRCLE whichever is applicable)

NAME: B & S Berry

ADDRESS: Churchill Drive Lot 47

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 = 23 B.U.'s/m

EARTHQUAKE ZONE: (A) / B / C

E = 3 B.U.'s/m²

ROOF OR BUILDING LENGTH

BL 20 ~~5225~~ m

ROOF OR BUILDING WIDTH

BW = 9.75 m

GROSS ROOF OR BUILDING PLAN AREA

GPA = 220 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS

E x GPA 3 = 220 = 660 B.U.'s

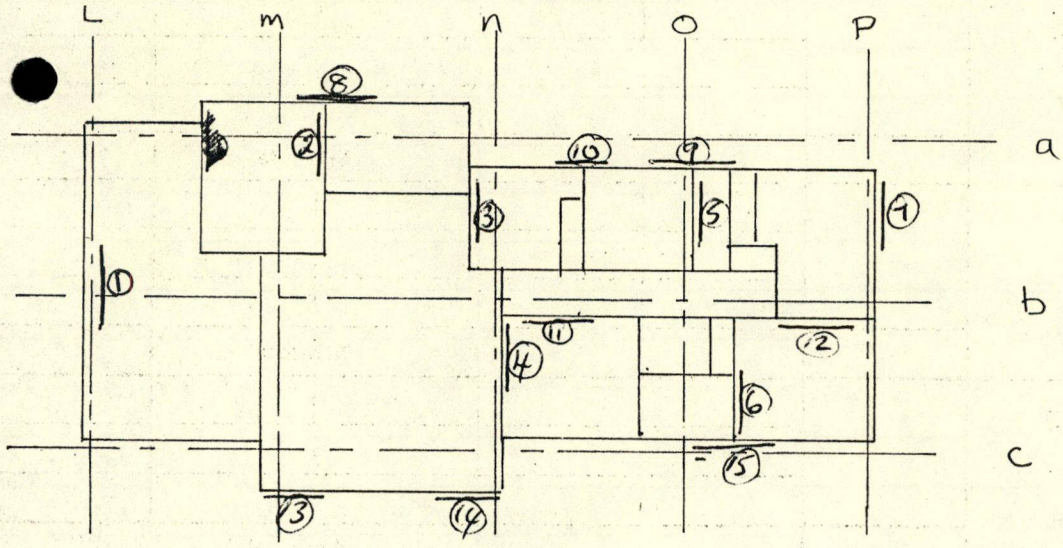
WIND: B.U.'s ALONG

W x BW 23 = 9.75 = 224 B.U.'s

WIND: B.U.'s ACROSS

W x BL 23 = 20.5 = 471 B.U.'s

SKETCH PLAN (external and internal walls) :



1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
ALONG	A		8	1	42	2.0	84.00
			9	1	42	2.4	100.8
		205	10	10	83	1.0	83.0
						Sub-total	267.8
	B		11	2	62	2.5	155
			12	2	62	2.5	155
		70				Sub-total	310.
	C		13	1	42	1.8	75.6
			14	1	42	1.8	75.6
		205	15	1	42	1.8	75.6
						Sub-total	226.8
	D						
						Sub-total	
660	TOTAL	480				TOTAL	804.6
ALONG	L		1	1	42	2.5	105
		97.5					
						Sub-total	105
	M		2	2	62	2.0	124
		70				Sub-total	124
	N		3	21	42	2.4	100.8
			4	21	42	2.4	100.8
		70				Sub-total	201.6
	O		5	2	62	2.2	136.4
			6	2	62	1.8	111.6
		70				Sub-total	248.0
	P		7	1	42	2.4	100.8
		97.5					
						Sub-total	100.8
660	TOTAL	405				TOTAL	779.4

branz

A

SHEET A

(CIRCLE whichever is applicable)

NAME: B & J. Berry **ADDRESS:** Churchill Drive Lot 4

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 = 53 B.U.'s/m

EARTHQUAKE ZONE: (A) / B / C — E = 6 B.U.'s/m²

ROOF OR BUILDING LENGTH — BL = 10.1 m

ROOF OR BUILDING WIDTH — BW = 9.15 m

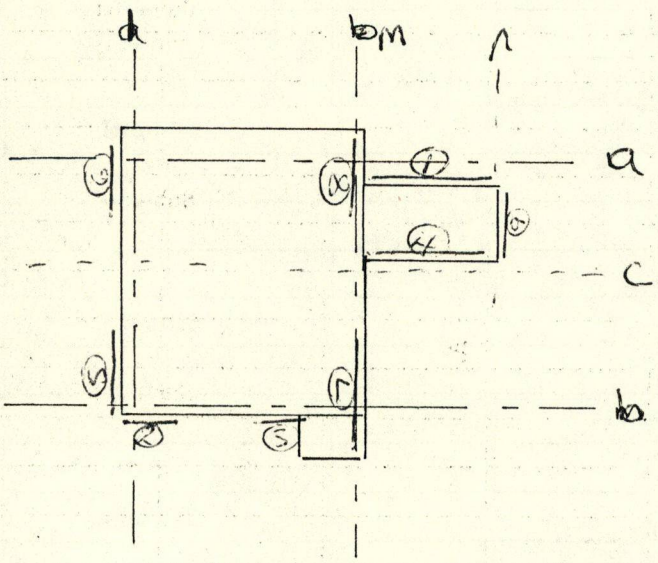
GROSS ROOF OR BUILDING PLAN AREA — GPA = 60.5 m²

EARTHQUAKE: B.U.'s ALONG AND ACROSS — E x GPA 6 = 60.5 = 363.00 B.U.'s

WIND: B.U.'s ALONG — W x BW 53 = 9.15 = 485 B.U.'s

WIND: B.U.'s ACROSS — W x BL 53 = 10.1 = 535 B.U.'s

SKETCH PLAN (external and internal walls) :



1 Total B.U.'s Required	2 Wall Line	3	4	5	6	7	8
			Wall Bracing Elements Provided				
	Label	Minimum B.U.'s Required	Label No.	Type	Rating B.U.'s/m	Length (m)	B.U.'s Provided
ALONG	A		1	11	42	3.5	147
		101				Sub-total	147
	B		2	10	83	1.2	99.6
			3	10	83	1.7	141.1
		101				Sub-total	240.7
	C		(4)	11	42	35	147
		70				Sub-total	147
	D						
						Sub-total	
485	TOTAL	~~272~~ 272				TOTAL	534
ACROSS	L		5	1	50	2.4	120
			6	1	50	3.5	175
		~~191~~ 191				Sub-total	295
	M		7	1	50	~~3.0~~	~~150~~
			8	1	50	2.4	120
		~~191~~				Sub-total	270
	N		9	11	42	1.8	75.6
		50				Sub-total	75.6
	O						
						Sub-total	
	P						
						Sub-total	
535	TOTAL	~~282~~ 232				TOTAL	640.6

GRAEME W. ROBINSON
CONSULTING ENGINEER

CLIENT: BEATTIE & COKER
PROJECT: RESIDENCE, B&J. BERRY
LOT 41, CHURCHILL DR, OTATARA.
30 SIMLA TERRACE, NAPIER

PAGE NO:
PROJ. NO: 1463
CALC. BY: GRobinson
DATE: 23/7/85

A

SCALA PENETROMETER & BORELOG DATA:

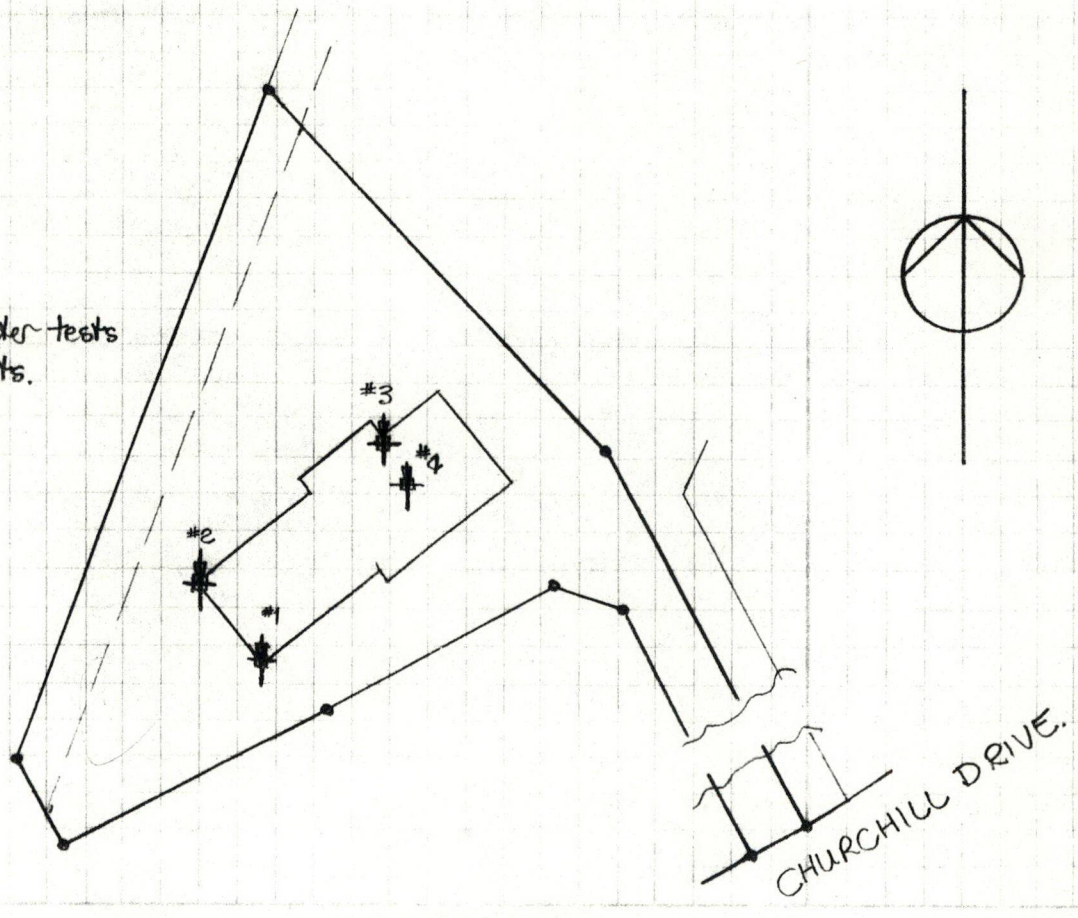
Depth Below G.L. 0.00m	Penetrometer Blow/150mm	Borelog #1	#2	#3	#4
0.15	1	Black soft Topsoil	1 Ditto	1 1 Ditto	2 Ditto
0.30	2	0.30	2 0.30	2 2 0.30	3 0.30
0.45	2	Yellow soft clay 0.45 Some topsoil traces.	2 Ditto 0.45	2 1 Ditto 0.45	2 Ditto 0.45
0.60	6		4	3 3	3
0.75	14	Yellow medium clay.	8 Ditto	2 5	5
0.90	15		6 0.90	5 3	8
1.05	14	0.95	4	8 8	12
1.20	15		14	10 11	>20
1.35	22		>20		
1.50	20				

RESULTS & CONCLUSIONS:

1. Site conditions recorded generally comply with NZS 3604:1984 Section 3 "Site Conditions" for allowable 100 kPa soil pressures, provided foundations extend into yellow medium clay (as required to comply with NZS 3604). (450 min below original GL)
2. Foundation sizes to NZS 3604 (#400 minimum) typically.

SITE PLAN:
1:500

Scala penetrometer tests & Hand-dug pits.



A

Preliminary and General

The builder shall obtain all permits from, and pay all fees demanded by Local Authoroties before the commencement of the work.

Omissions

Any item not shown on the Plan or covered in this specification but deemed necessary for the proper completion of the work shall be included as if fully delineated and specified and the contractor shall not make any extra charge or derive any advantage from such omissions.

Conditions of Contract

The usual conditions of contract shall apply and are to be read with and applied to all trades included in and forming part of the Contract.

Insurance

The builder shall insure his workmen against all claims under the Workers' Compensation Act.

Fire Insurance

Covering the building during the course of construction shall be taken out by the builder.

Sub-Contractors

Sub-Contractors work is the responsibility of the builder. Their work must be given protection by the builder and any damage suffered by the lack of protection must be repaired at the expense of the builder.

Sub-Contract Work

Sub-Contractors shall inspect all preparatory work against which their work is to be placed and before proceeding shall ensure that all such preparatory work is satisfactory and suitable sa as not to impair the proper execution and permanence of the Sub-contract work. Check dimensions before commencing work.

Damage By Sub-Contractors

To the builder's or other sub-contractors work shall be repaired by the sub-contractors concerned at his own expense, or an allowance be made to the builder or sub-contractor for the repairing of the damage to the builder's satisfaction.

Setting Out of Work

The builder will be required to make good at his own expense any errors which may be incurred in the setting out of all the work.
Figured dimensions are to be taken in preference to scale.

Plant, Cartage, etc.

Provide shed or store and workmans facilities, and all plant necessary for the proper completion of the work. Arrange and pay all necessary

Preliminary and General cont.

cartage. Provide all temporary water and power services required, and pay all fees and expenses connected therewith.

Latrine

The builder shall provide a temporary closet for the workmen's use. Maintain scrupulously clean and remove at the completion of the work.

Storage of Materials

Timber shall be suitably stacked to avoid warping and adequate protection must be given to all materials to keep them of a standard equal to that when bought.

Completion of Work

In this specification and also on the drawings although it may not be expressly mentioned or shown, each and every item, class, detail or particular of work indicated, described or implied shall mean unless set forth the providing and finishing of same, complete in every detail, and including all appurtenances in order to leave the work in good order and complete. Any work that is deemed unsatisfactory shall be removed and made good.

Cleaning

Contractor shall from time to time remove all rubbish which may accumulate during the operationscovered by these specifications. At completion of work, the building including glass shall be left clean and free from oil, grease, paint and other stains or marks and in proper working order. Men shall not be allowed to work in heavy or nailed boots on any finished work. Oil or paint pots are not to be placed on floors without proper protection. Leave the site clean on completion.

Protection of Property

The Contractor shall protect all property and shall make good at his own expense any damage to existing services, footpaths, etc. caused by and during his operations.

Site (see Excavation)

Any additional work in foundations because of unforseen circumstances may be deemed recoverable by the contractor and this sum is to be made payable to the contractor by the owners of the proposed residence.

P.C.Sums

Where P.C.Sums are mentioned, should the sum not wholly be expended the balance shall be refunded to the owner. Alternatively, should the P.C. Sum be exceeded the balance shall be an extra payable to the builder by the owner.

Progress Payments

Payments to be made on a basis of work completed, less 10%, and shall be due by negotiation with the owner or as set out by the lending authority.

A

Preliminary and General cont.

Increase in Cost

Any labour or material rise after commencement of the Contract above 1% of the contracted price shall be deemed recoverable.

Extras

Any extras or alterations to be priced by the builder and signed for by the owner in advance. These extras are then payable during construction or prior to the handing over of the building.

Telephone

Make arrangements for the telephone cable entries and building in of telephone cables, allow to co-operate with the Post Office in this respect. The Post Office shall charge for the installation direct to the owner.

Materials and Workmanship

All work shall be carried out in strict accordance with the Plans and Specifications. All materials shall be the best of theri respective kinds, and all workmanship shall be in accordance with the best trade practice and shall comply with all relevant N.Z. Standards (S.A.N.Z.)

Guarantees

In those portions of the work that require guarantees, the Sub-Contractor involved shall supply his written guarantee directly to the owner. Notwithstanding it shall be the General Contractor's responsibility to ensure that the necessary guarantees are provided and supplied to the owner.

Scaffolding

The General Contractor shall provide all scaffolding and hoists, etc. and these shall be erected and equipped in accordance with the requirement of the Labour Department and other Authorities.

A

Excavator

Generally

Remove all turf or other vegetation, including trees, stumps, etc., from the area to be built on.

Bulldoze the site to the levels shown on the drawings.
(Check original conditions.)

Excavate as required for all wall footings, pile footings, steps, etc., as shown on the drawings.

Footing excavations are to be taken down to a solid bearing and to be not less than 300mm deep.

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

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

Deposit the surplus spoil on the site as directed by the Owner.

A

Reinforcing Steel

Quality

All reinforcing used in this Contract shall be of mild steel in accordance with N.Z.S. 3402P "Hot Rolled Steel Bars for Concrete Reinforcement".

Protection and Cleaning

The steel reinforcement shall be protected at all times from injury. At the time of concrete pouring it shall be free from dirt, loose mill scale and also from paint, oil, grease or other coatings which would destroy or reduce the bond of the steel with the surrounding concrete. Tightly adherent rust or scale such as would resist wire brushing need not be removed.

Fabrication

The reinforcement shall be cold straightened in a manner that will not injure the material and then formed to the shapes and dimensions shown on the drawings. The reinforcement shall not be heated. Rods with kinks or bends not shown on the drawings shall not be used. All reinforcement shall be quite straight between the bends shown.

Laps and Hooks

All reinforcement shall be furnished in the full lengths, except where shown on the plans. Reinforcing rods in long lengths may be jointed by use of laps, but laps, on adjacent bars must in general be staggered at least 60dia, of the bar.

Standard hooks shall have an inner radius of 2dia. of the bar and shall be straight for 4dia. of the bar beyond the hook. Other bends shall have an inner radius of at least 4dia. of the bar except stirrups and column ties which shall be lapped where necessary with a lap length not less than:-

a. 40dia. of the bar for plain rods in reinforced concrete
b. 32dia. of the bar for deformed bars in reinforced concrete
c. 40 dia. of the bar for both plain and deformed bars in reinforced masonry.

Placing and Fastening

All reinforcement shall be accurately placed and securely fixed in in accordance with the drawings. The reinforcement shall be held with the correct cover and from contact with the forms by means of blocks made with cement mortar having cement and sand in same proportions as approved for the finished concrete. Tie or weld starters to ground beam reinforcing.

Soft black iron wire not thinner than 18 s.w.g. shall be used for tieing the reinforcing at intersections and laps.

Alternatively, welding may be used to hold the reinforcing rods in position providing there is no undercutting or other weakening of the steel.

Ties and blocks or stays shall be located at sufficiently close intervals to maintain the rods in their correct positions against displacement during concreteing.

A

Concrete Work

Concrete work shall conform to the specified strength 17.5 M.P.a.

Foundations

Excavate and level site as required for foundation. If found necessary to excavate deeper than normally required by the Building Inspector or Engineer any extra depth shall be paid for at the scheduled rates. In the event of the excavation being taken out deeper than required without instructions, the Contractor shall fill up with concrete the parts so excavated at his own expense, and on no account is any over-excavation to be backfilled with earth, clay or any material other than mass concrete. Mass concrete shall be nominal 1:2:4.

Garage Floor Slab

The floor slab shall be 100mm thick reinforced concrete laid over compacted pea metal, with a moisture barrier over. The moisture sheet vapour barrier material shall be one of the following:

a. a single unprotected layer of polythene not less than 0.25mm thick
b. a multi layer laminate in which one or more layers of polythene having an aggregate thickness of not less than 0.1mm thick are incorporated in layers of other material that provides adequate protection to the polythene.

The vapour barriers are to have heat sealed joints not less than 50mm wide or lap joints not less than 150mm wide sealed with a pressure sensitive plastics tape not less than 50mm wide provided that such tape need not be used with self sealing polythene sheets. Allow for the protection of the sheet material against damage.
N.B. This vapour barrier is to be taken up at least 2 block heights around the outside of the basement perimeter and are to be sealed at the termination with the same tape as used for the joints.

The floor slab shall be laid on a thoroughly consolidated foundation of pea metal. See plans for further details.

Reinforce the 100mm floor slab as follows:

a. Where the maximum plan dimension of concrete cast in one operation does not exceed 15 metres 665 H.R.C. welded reinforcing mesh lapped 225mm at joints.
b. where the maximum plan dimensions of concrete cast in one operation exceeds 15 metres but does not exceed 25 metres, either:
1.665H.R.C. welded reinforcing mesh lapped 225mm at joints or
2.D10 bars at 350mm c.c. both ways tied at each fourth crossing.

Reinforcing shall have not less than 35mm cover to the top surface of this ground slab and shall be supported in position in a way that will not damage the vapour barrier.

Great care must be taken to ensure a perfectly level and smooth surface, free of blemish and arrises.

Compaction

Concrete shall be thoroughly compacted by use of and approved mechanical vibrator moved evenly across the surface to provide a uniform finish to the concrete surface.

When preparing boxing etc. contractor to work in conjinction with electrician, plumber and drainlayer, and cast in all necessary chasens for water pipes, cables and other fittings.

A

Concrete Work cont.

Compaction cont.

Wall foundations to be reinforced with 20mm and 12mm dia. bars as shown. For further dimensions and reinforcing details refer to the drawings.

Bolts and Fixings

Build into foundations where required to fix wood plates, bearers, etc. fixings in one of the following manners:

M10 bolts set at not less than 75mm into the concrete and projecting sufficiently to allow a washer and fully threaded nut above the timber
or
R10 steel dowels bent at least 90% set not less than 75mm into the concrete and projecting sufficiently to allow for not less than 75mm length of dowel to be clinched over the timber.

These fixings are to be located on the centre line of the timber and at not more than 1.200m centres along. Allow for a minimum of 2 fixings per plate. Bolts or rods to be positioned 400mm c.c. maximum from all corners and angle walls.

Hiltie or Ramset systems or approved masonry nails may be used for securing timber plates to concrete floors for interior partitions only, except where wall sheet bracing elements occur. See bracing elements sheet notes.

Placing of Concrete

No concrete shall be placed until the Local Authority Building Inspector has inspected and approved the excavtion, placing of reinforcement, formwork, etc.

D.P.C.'s

All timber coming in contact with the concrete to be protected by a 3 ply malthoid damp course.

A

Carpenter

Timber Grading

As per N.Z.S. 3631-1978. TImber is to be either native or treated Pinus Radiata of grades approved for the specifications. All plates, studs, and dwangs to be thicknessed and unless stated to the contrary all dimensions refer to sawn sizes.

Schedule of Timbers

Location	Timber	Sizes	Spacing
Bottom Plates	No.1 T.P.R.	100 x 50	
Top Plates	" "	100 x 50	
Framing Studs	" "	100 x 50	@600mm c.c. max.
Braces	Pryda galvanised steel	angle braces	(22 x 22 x 1.2mm)
Roof Braces	" " "	strip braces	(25 x 1.2mm)
Lintels	N.Z.D.F.	See table below.	
Trimmers	No.1 T.P.R.	100 x 50	see Specs.
Dwangs	" "	100 x 50	2 rows
Ceiling Joists	" "	100 x 50	@450mm c.c.
Roof Trusses	Pryda Gang Nail or	similar	
Ridges	T.P.R.	200 x 25	
Scotia		25 x 25 C.O.B.R.	
Skirting	C.O.B.R.	75 x 15	Bevelled

Lintels

Opening Width	Lintel Size
1.35m	100 x 75mm
1.35m to 1.8m	100 x 100mm
1.8m to 2.4m	150 x 100mm
2.4m to 3m	200 x 100mm
3m to 3.6m	250 x 100mm
3.6m to 4.2m	300 x 100mm

A

Construction

Interior Wall Linings

All interior walls (unless otherwise stated) shall be lined with 9mm gib-board by the builder fixed to all studs with galvanised flathead clouts. Nailing along edges to be at 150mm centres, intermediate nailing to be at 400mm c.c. Allow to use Winstone metal gib. corners on all external corners.N.B. Builder is to supply and fix all necessary 7.5mm H.P.Utility Structural Plywood.
For the fixing of gib.board Hardiflex,Structural Plywood in relation to the bracing elements are to be as detailed in Bracing Schedule.
Living, Family and Dining rooms shall be lined with 200 x 25mm T & G dressed pine or similar.

Ceilings

All celings to be 9m Gib.board (unless otherwise stated) fixed with flat-head clouts,galvanized.
Exposed beam ares shall be lined with 200 x 25mm Pine Sarking.

Exterior Linings

Band sawn Rusticated N.Z. Redwood.

Plates

Top and bottom plates to be in long lengths nail- plated at all angles and junctions. All junctions to be made over a stud.

Studs

Studs shall be cut squarely on top and bottom unless otherwise stated and shall be securely nailed to plates with 2-100mm x 3.75mm jolthead or flat-head nails to each end. Maximum spacings external are to be 400mm c.c. max. and internal @ 600mm c.c. max.

Dwangs

Cut in between studs in partitions 50mm thick dwangs where required for linings at maximum spacings as shown on the drawings and a minimum of 3 rows (in rows at not more than 800mm c.c.).

Bracing

Allow to use "Pryda" 22 x 22 x 1.2mm galvanised metal angle braces.

Opening Studs

Window opening studs to be 100 x 50 for openings not greater than 1.350m increased in proportion of 25mm for every 1.350m.

Lintels (Refer to the floor plan for sizes)

All lintels over 900mm and up to 2.700m in length shall be checked into the opening studs 15mm or supported on bearing studs. Lintels over 2.700m in length shall be supported on 50mm solid bearing at each end.

Trimmers

Bottom trimmers 100 x 50mm, or to window openings exceeding 2.400m and up to 3.000m to be not less than 100 x 75mm.

A

Construction cont.

Celing Joists and Roof Framing

The roof pitch is to 25° as shown on the drawings.
Rafters are to be spaced at 900mm c.c. max. birdsmouthed over the packers and are to be securely nailed to the top plates. Note! This is to allow for no birdsmouths on the trusses. Birdsmouths are to 20mm deep. The rafters are to be well spiked to the top plates, ridges, beams, etc. The rafters are to be well strutted for strength and rigidity. Run 100 x050 celing joists @ 450mm c.c. across the celings, joists shall be well spiked to all intersecting top plates. Ceiling joists exceeding 2.400m in length shall be secured by approved runners, as shown on drawings. See floor plans for positions abd sizes of these runners.

Trusses

Builder is to allow to supply and install all "Pryde" Claw-nail Standard B type SC-BL1, SC-AL1 and SC-CT trusses as shown on the drawings. These trusses are to be fixed at a maximum of 900mm c.c. Allow for the following fixing at the external plate line and beam lines:

2/100 x 3.75mm skew nails plus 2/Pryda multi-grips at each end of the trusses.

Note! These trusses are to be fabricated in a factory by an accredited Pryde truss manufacturer.

Exterior Joinery

Ther builder is to allow to install all exterior joinery as shown on the drawings.

Terrace Posts and Beams

The builder is to allow to supply and install all 90 x 90mm columns as shown on the drawings including beams required along with all the necessary metal brackets, bolts, etc. as required.

Interior Doors

Allow to fit into position all doors etc. as shown on the drawings. These doors together with frames and stops are to be supplied by the joiner and installed by the builder unless the builder makes other arrangements between himself and the joiner.

Finishing Timbers

Builder is to allow to provide and install all skirtings, cleats, timber margins, timber scotia (cupboard and wardrobe areas) as required to complete the work as shown on the drawings and mentioned in these specifications. All finishings are to be neatly scribed, mitred and butted as required. The finishings are to be neatly sanded and nailed into position.

Bath Cradle

The builder is to allow to form a bath cradle out of timber and to line the same with 9.5mm gib.board.

Insulation

The builder is to allow for the arranging of the Rocwool/

A

Construction cont.

Hardware

A P.C. Sum of $900 allowed.

Joiner

All joinery to be constructed in accordance with the best methods of woodwork joinery using mortice and tenon, dovetail, tongue and groove, mitre or other approved methods and to be as per N.Z.S. 496.

All Windows and Exterior Doors

Are to be as shown on the drawings and are to be of selected bronze anodised aluminium and timber construction as mentioned with finger jointed pine 20mm gib. grooved jambs. The joiner is to check all dimensions on Site before commencing to manufacture.

Interior Door Jambs

Door jambs are to be finger jointed pine dressing grade 30mm finish gib.grooved. Door jambs are to be polyurathened.

Doors-Interior

Allow to supply all doors for the interior as shown and all doors are to be 1980mm high x widths as shown on the drawings unless otherwise stated. Each door that is hinged is to be hung on 1½ pairs of 89mm B.M.A. butt hinges.
All doors unless otherwise stated are to be first quality flush panel hollow cored Rimu Rotary Cut veneered doors.
Where possible the grain is to be evenly matched so that the end result may be one of neat uniform appearance.

Interior Joinery

Joiner is to allow to supply all interior units as shown on the drawings and this is to include the kitchen joinery and vanities.

A

Plumber

Refer to General Description of Work in Specification.

The Sub-Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

All sanitary work shall be carried out by a craftsman plumber or registered plumber strictly in accordance with the Drainage and Plumbing Regulations 1978 and the Local Authority Drainage and Plumbing requirements.

General

No sanitary plumbing work shall be carried out by an unregistered person, except work carried out by an apprentice plumber in the course of his training whilst under the supervision of a craftsman plumber holding a current practising licence.

No sanitary plumbing work shall be carried out by a craftsman or registered plumber unless he is the holder of a current practising licence.

The management of plumbing businesses are responsible for ensuring that all persons employed as plumbers are holders of a registration certificate and hold a current practising licence.

No person holding a "Limited Certificate" for sanitary plumbing shall carry out any sanitary plumbing work except whilst in the employment of, or under supervision of, a craftsman plumber who is the holder of a current practising certificate.

Neither a registered plumber nor the holder of a "Limited Certificate" may apply for or receive, a permit to carry out plumbing work.

Permits will only be issued to a craftsman plumber(s) who are holders of a current practising certificate, specified on the application for a permit, and permits issued will be delivered by post direct to the tradesman concerned.

Permits once issued are not transferable and shall be deemed to expire if work is not commenced within a period of six calender months from the date of issue thereof.

Permits will be kept available on the working site for the perusal by the Local Authority Inspector.

Except in the case of emergency, to safeguard health or property, no plumbing work shall commence until a permit has been issued.

Tradesmen authorised to carry out plumbing work will prior to commencing work, ensure that specification in respect of the project are available at the working site and that they are fully conversant with both the specifications and any amendments thereto.

Irrespective of any guarantee period in respect of plumbing work carried out, the tradesmen will still be held responsible for rectifying faulty workmanship, or work not in compliance with either the Drainage and Plumbing Regulations 1978 or the Local Authority Drainage and Plumbing requirements and further shall be responsible for the costs involved in rectifying such faulty workmanship etc. and any damage to property arising therefrom.

Plumber cont.

The plumber will be responsible for the pressure testing of all pipework prior to such pipework being covered or concealed in the backfilling of trenches, pouring of floors or fixing of wall linings.

P.V.C. waste pipes shall be connected to gully traps only with P.V.C. waste outlet fittings.

Suspended P.V.C. waste pipes shall have continuous support throughout. The practice of using strapping only for the support of such pipework is prohibited.

P.V.C. factory moulded fittings only will be used.

P.V.C. pipework generally shall be installed strictly in accordance with the manufacturer's specifications, and particular attention will be paid to the provision of expansion joint fittings.

No gully trap shall receive more than four waste pipes.

Workmanship

All to be the best trade practice and conforming with the Plumbing and Drainlaying Regulations and the Local Authorities requirements. Conceal all pipes other than where connected to fittings; exposed plumbing shall be neat, securely strap all piping in position. Nothing in this specification is to be interpreted to mean anything forbidden by or of lower standard than that of the requirements of the regulations.

Sheet Lead

To be the best new milled lead of minimum average weight 2.722kg per .0929m^2 for sanitary purposes.

Flashing of Frames etc.

To be .6mm gauge galvanised flat iron fitted in accordance with standard building practices, where all timber joinery occurs. Allow to use aluminium flashings for the aluminium joinery. Head flashings shall be full length. Extend flashings at least 75mm up and along all sheathing as required. Allow to supply and install all necessary .6mm gauge valley flashings with edges turned up and bent back as required. Refer to the flue flashings later in the specification.

Pipes

"Quest-dux" Polybutylene- Hot and Cold supply to be Qest-dux polybutylene piping of required diameters. Exposed pipes in w.c.'s to be chromed copper piping. All piping is to be set in straight runs with even gradients avoiding all places where air locks are likely to occur. Easy bends are to be used. No jointing of this system is allowed under any portion of the concrete floor. Allow to use magic-seal jointing units as required. All water pipes at taps, valves and other water letting appliances are to be firmly secured by approved methods to prevent any movement of piping when such taps, valves and appliances are operating. All water pipes are to be concealed where possible. Tap fittings to have wide flanges and no exposed threads to mar the appearances. The piping system is to be fully tested under pressure before any concrete is laid for the floors (where applicable for concrete floors).

A

Plumber cont.

Hose Taps (3 of)

Allow to supply and install whre shown 3/15mm Brass Hose Taps. These are to be positioned wherever possible over gully traps.

Pipe Lagging

The exhaust pipe to the underside of the roofing shall be lagged with felt, tightly wrapped around the piping and secured. 900mm of the Cold water feed pipe adjacent to the cylinders shall be lagged with felt, tightly wr apped around the piping and secured.

Hot Water Cylinder 180 litres with wetback connections.

Plumber is to allow and install 1 domestic hot water cylinder complete with sludge pipe, sludge cock, reducing valve, etc. as required to complete the connections. Allow to take the expansion pipe up through the roof line and flash the same. Allow to take branches from the cylinder as required to all fittings and appliances.
Note! Only copper pipes and copper or copper alloy fittings shall be used throughout for all hot water runs, for vent pipes, for Cold feed from the supply tank to the unit or pressure reducing valve, for drain pipes or any other pipe connections to the water heater.
All joints in pipe runs shall be brazed with low temperature brazing alloy or made with copper or copper alloy compression fittings.
No white or red lead or similar hard setting materials shall be used.
The inlet and outlet pipes to and from the water heater shall be not less than 25mm dia. The diameter of the hot water cylinder expansion pipe shall be 19mm dia. At the bottom of the electric hot water cylinder casing shall be located higher than the top of the wetback unit in the fireplace to prevent reverse circulation. No valves shall be fitted into the connecting pipes between the electric water heater and the wetback unit of the fireplace. All pipe runs shall be fixed into position with either copper or brass straps secured by brass screws. Galvanised straps or steel nailing shall not be used.

Wetback Unit

Plumber is to supply and install into position 1 wetback unit for the firebox.

Vanities

These are to be supplied by the Joiner and installed by the builder. The plumber is to allow for the necessary fittings to complete the connections and this is to include taps, plugs, waste, trap etc.

Kitchen Sink

The plumber is to supply the waste, plug, trap, etc. as required for the completion of the sink unit and is to allow for the supply of a chrome sink faucet.

Taps

All other taps apart from those mentioned shall be chrome with Astra tops.

Shower Mixer (2 of).

Allow for 1/Markham Supersafe mixing valve for the shower unit and also 1 Gemini Shower Rose No 155 for the unit at a height to suit the owners.

A

Plumber cont.

Shower Mixer Cont.

Allow to make all necessary connections for this unit.

Bath

Plumber is to allow to supply and install 1 Plix selected coloured bath in a timber cradle as provided by the builder and is to complete the work with plug, chain, washer cap, waste, trap, etc. as required. Taps are to be polished brass marked with either hot or cold.

W.C. (3 of)

Allow to supply and install 3 McSkimmings W.C. toilet pan to be placed into position where shown on plan. Allow for a matching Caroma (or similar) wall cistem and seat. Allow to complete all necessary connections to this unit in strict accordance with the manufacturers recommendations. Allow to supply and install recessed hand basin, taps and necessary connections including plug, waste, etc.

Laundry Tub

Allow to supply 1/560mm x 450mm x 240mm Pressed 1st Quality Stainless Steel Tub and allow to install in a unit as supplied by joiner in position shown on plan. Allow to make all necessary connections for an Automatic Washing Machine.

Laundry Units.

Plumber is to allow for all necessary pipework which is to be concealed wherever possible and complete the connnections for an Automatic Washing Machine.

Water Connection

Allow for a 20mm P. V.C. Lead into the residence from this point. Allow for a wheel valve at the point of entry into the proposed building.

Flashing of Flue

Allow to supply and install all necessary galvanised iron flashings with lead edges etc. as required to flash flue and to make completely waterproof.

Shower Tray (2 of)

Allow to supply and fit into position selected first quality stainless steel shower tray 925 x925.
Note: The shower tray is to be fitted into position over purpose made polystryrene base and allow to complete with waste etc. as required. Allow to give the tray adequare protection against those trades that may follow. Failure to do this will mean replacement at the plumbers expense.

A

DRAINAGE

The Sub-Contractor shall pay attention to that section of the General Specifications dealing with relations with the other trades.

All drainage work, including stormwater drainage, shall be carried out by a registered Drainlayer strictly in accordance with the Drainage and Plumbing Regulations 1978 and the Local Authority Drainage and Plumbing Specifications.

The Building Contractor will be held soley responsible for any cost involved in the relaying or alteration of a drainage system, or any other work necessary if, by reason of building being commenced without prior liaisan with the drainage contractor, the foundations of the building are of sufficient height to enable the drainage contractor to install an effective drainage system.

No drainage work, including stormwater drainage, shall be carried out by an unlicenced person, except work carried out by a trainee drainlayer whilst under supervision of a registered drainlayer.

Except in case of emergency, to safeguard health or property, no drainage work shall commence until a permit is issued.

Tradesmen authorised to carry out dr ainage work will, prior to commencing work ensure that plans and specifications are available at the working site and that they are fully conversant with the details of the work concerned.

Soil Drainage

Shall be laid in approved 100mm pipes (sewer grade P.V.C.)

Shall be firmly bedded throughout the entire length of the drain, to half the depth of the barrel of the pipe, in 152mm of pea metal.

The gradient of the soil drains shall not be less than 0.30 metre in 18,0 metres. (1in 60).

Shall without exception, to provide ease of acess for cleaning and to eliminate haphazard future digging, have dry inspection chambers constructed over inspection eyes in s uch a po sition as to provide cleaning acess to all lengths of the soil drain.

Dry inspection chambers shall be constructed with a solid concrete base around the drain pipe, on soil that has been thoroughly compacted to prevent subsidence. The chamber shall be of such dimensions as will permit easy access to the drain inspection eye for removal and replastering, and easy insertion of drain rods. The chambers shall be covered with a durable lid set at finished ground level.

Gully traps shall be firmly set in concrete and the surrounds to same shall be raised at least 76mm above finished ground level. Any extension of a gully trap shallbe as short as possible, shall be in 100mm pipe and shall not be more than 0.60 metres above the water seal of the trap.

A

Drainage Contd

Stormwater

Drainage is to allow for 80mm dia P.V.C. land drain as shown on the drainage plan. Land d rains are to discharge into the existing stormwater outlet as shown on the plan.
Note: the land drains are to be laid in pea metal.

Drainage testing

As far as possible at least 24 hours notice shall be given to the Inspections requirement to test a drain.

Drains notified for test shall be completely ready for such test when the inspector arrives on site, being prepared as follows:
a. S oil Drains(100mm)

1. Complete drainage system, including the gully traps in concrete, installation of dry inspection chambers and reinforced where applicable, shall be finished and the drain plugged and filled with water. Additi onal water shall be available for topping up as necessary

2. Drains under test shall be fitted with wate r to the top of the lowest gully trap of the drainage system.

3. In the case of drainage connecting to the sewer system, the actual sewer co nnections shall be left exposed for inspection.

Jointing W.C.

The joint between the water closet and the s il pipes shall be made with an approved mastic.

Mortar and Concrete

Water, cement, sand and gravel shall be of the same grades and qualities as those specified in " Concrete work" herof, except that the sand is passed through a 12mm mesh. All mortar is to be composed of one part of fresh cement and two parts of sand, but 10% of the cement may be replaced by lime to allow for easy working.

Guarantees

Irrespective of any quarantee period in respect of drainage work carried out, the tradesmen shall be held resposible for rectifying faulty work manship or work not in compliance with either the drainage and plumbing regulations 1978 on the Local Authority Plumbing requirements and further shall be resposible for the costs involving and rectifying such workmenship or any damage to property arising therefrom.

Painting & Paperhanging — To be done by owners.

A

Electrical Work

The Sub Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

The installation shall comply with the requirements of the Electrical Wiring Regulations 1976 and amendments thereto.

Draw-in boxes, inspection elbows and tees shall be so located that all conductors are drawn from point without damaging the installation on the conduction.

All cutting, drilling and fitting necessary for the electrical installation is to be included in this work but no work of other trades shall be cut into so that it may cause damage or injury to structual or finished work.

All work is to be left protected from weather in an approved manner and against all possible injury during the progress of work.

All vertical flush switches and switch sockets are to be P.D.L. 200 series.

Any special light fittings fixed by special arrangements.

One complete set of approved wattage lamps shall be provided to all lighting points. Power points are 10amp with switches.

Electric Range — Supplied by owner.

Switchboard

Switchboard is to be boxed in with the door front as required by the Electrical Supply Authority and is to be placed between studs as directed by the supply authorities.

Earthing of Neutral

Switchboard is to be bonded to the water system.

Hot Water Cylinder

Allow to supply a 2kw element and thermostat for the Hot Water Cylinder.

WF4313

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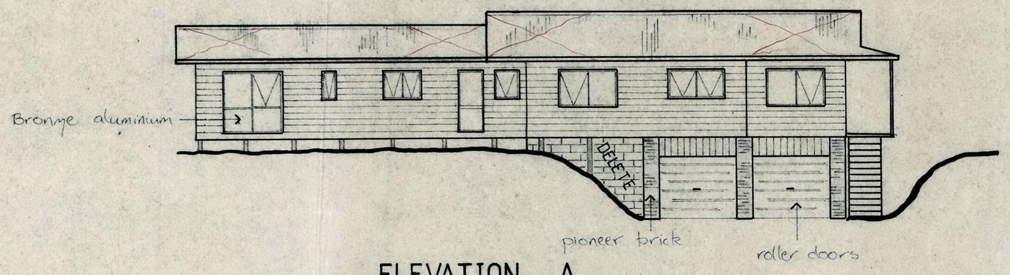
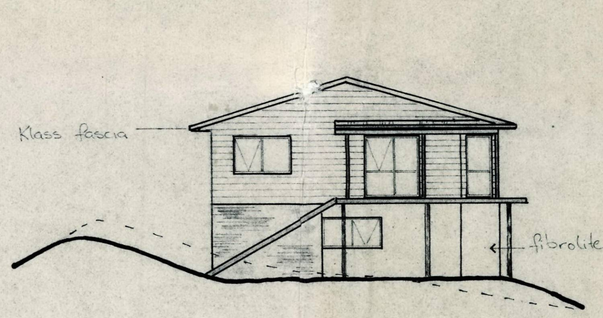


ELEVATION A



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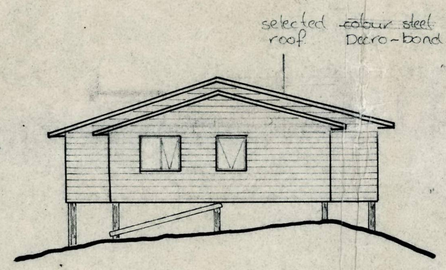
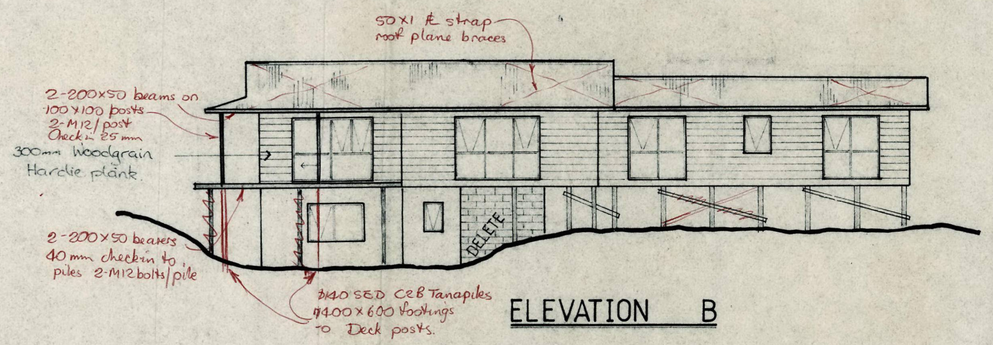
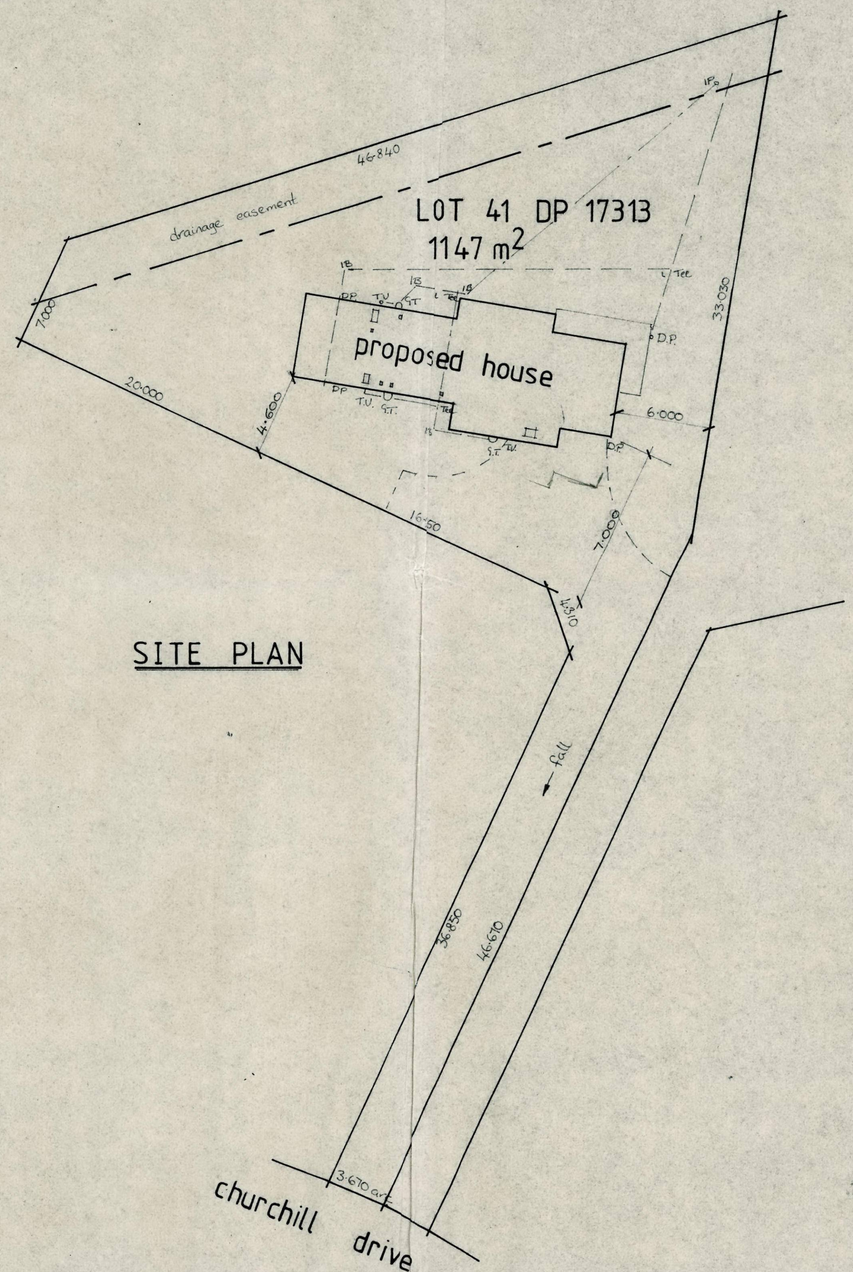


ELEVATION D



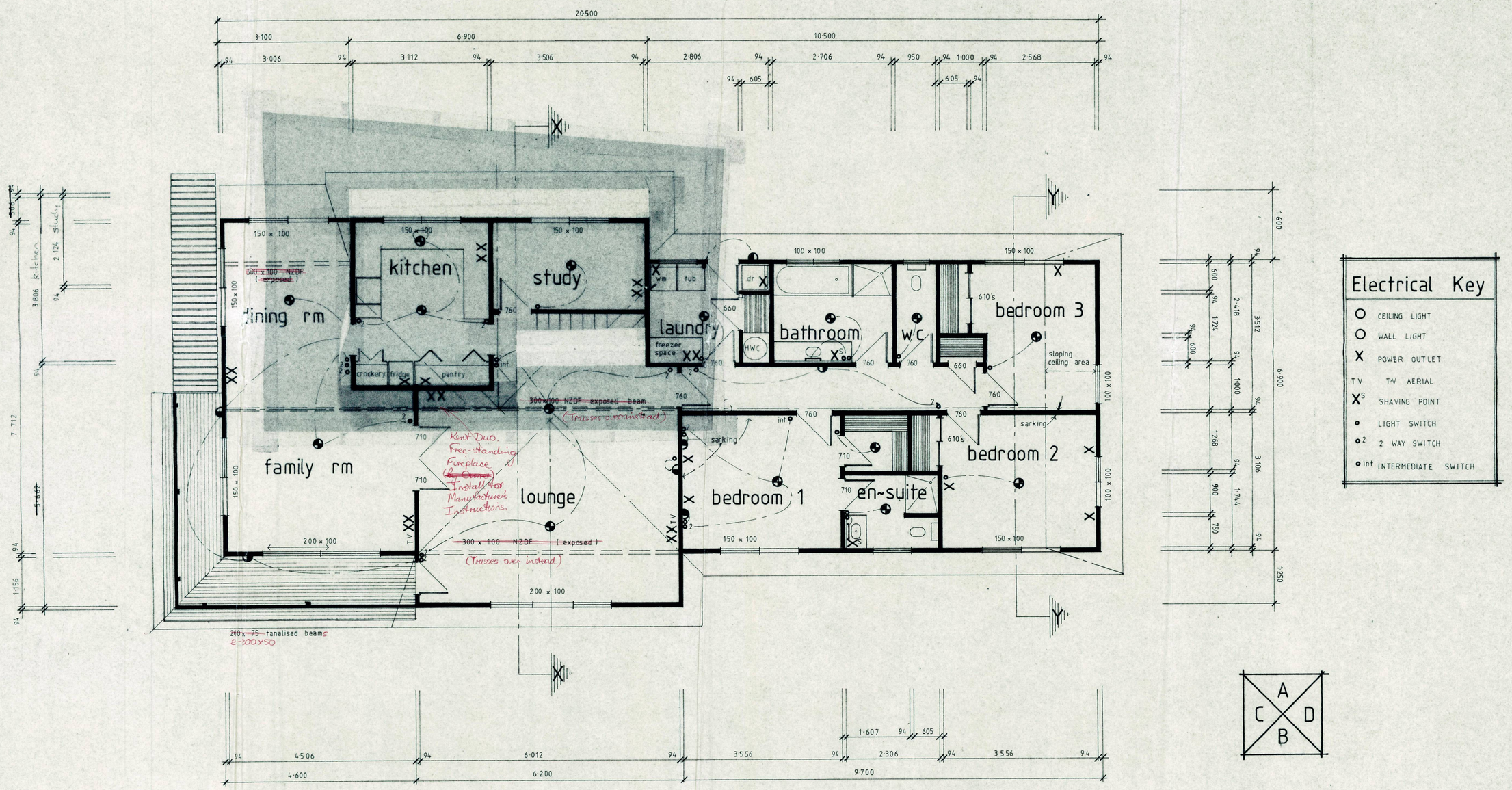
ELEVATION B



SITE PLAN

PROPOSED RESIDENCE FOR B & J BERRY	BUILDERS : BEATTIE & COKER	Scales 1 : 100 & 1 : 200

AMENDED 7810



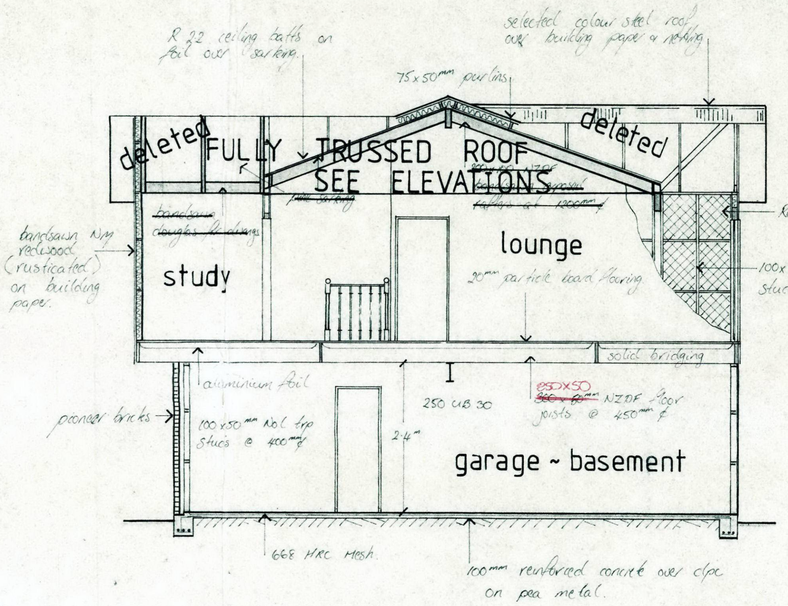
Electrical Key

- ○ CEILING LIGHT
- ○ WALL LIGHT
- X POWER OUTLET
- TV TV AERIAL
- X^S SHAVING POINT
- ○ LIGHT SWITCH
- $○^2$ 2 WAY SWITCH
- ○ int INTERMEDIATE SWITCH

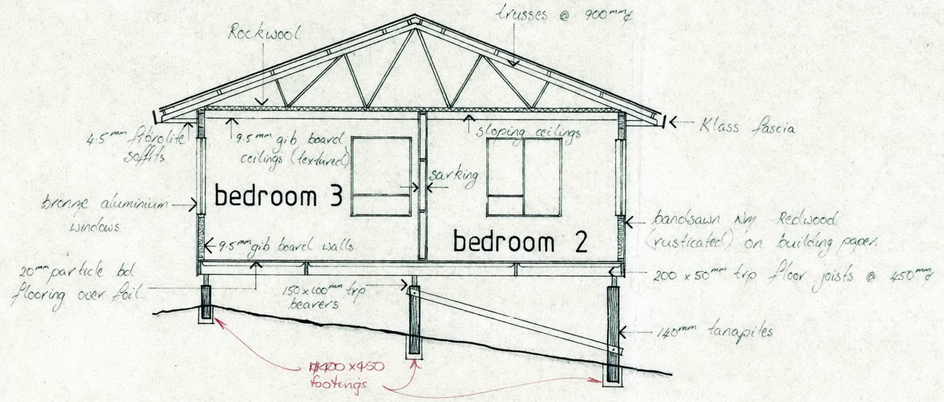
A
C D
B

PROPOSED RESIDENCE FOR B & J BERRY	BUILDERS : BEATTIE & COKER	Scale 1 : 50

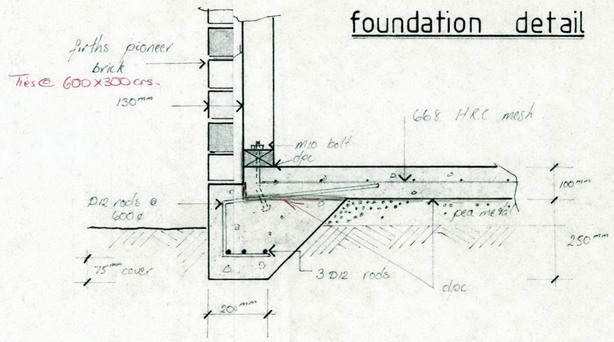
A

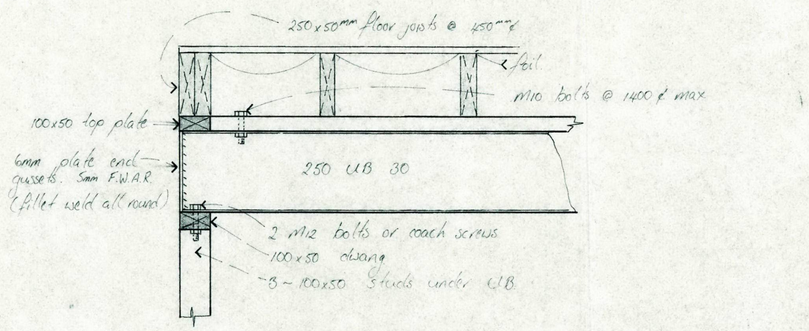


section XX



section YY



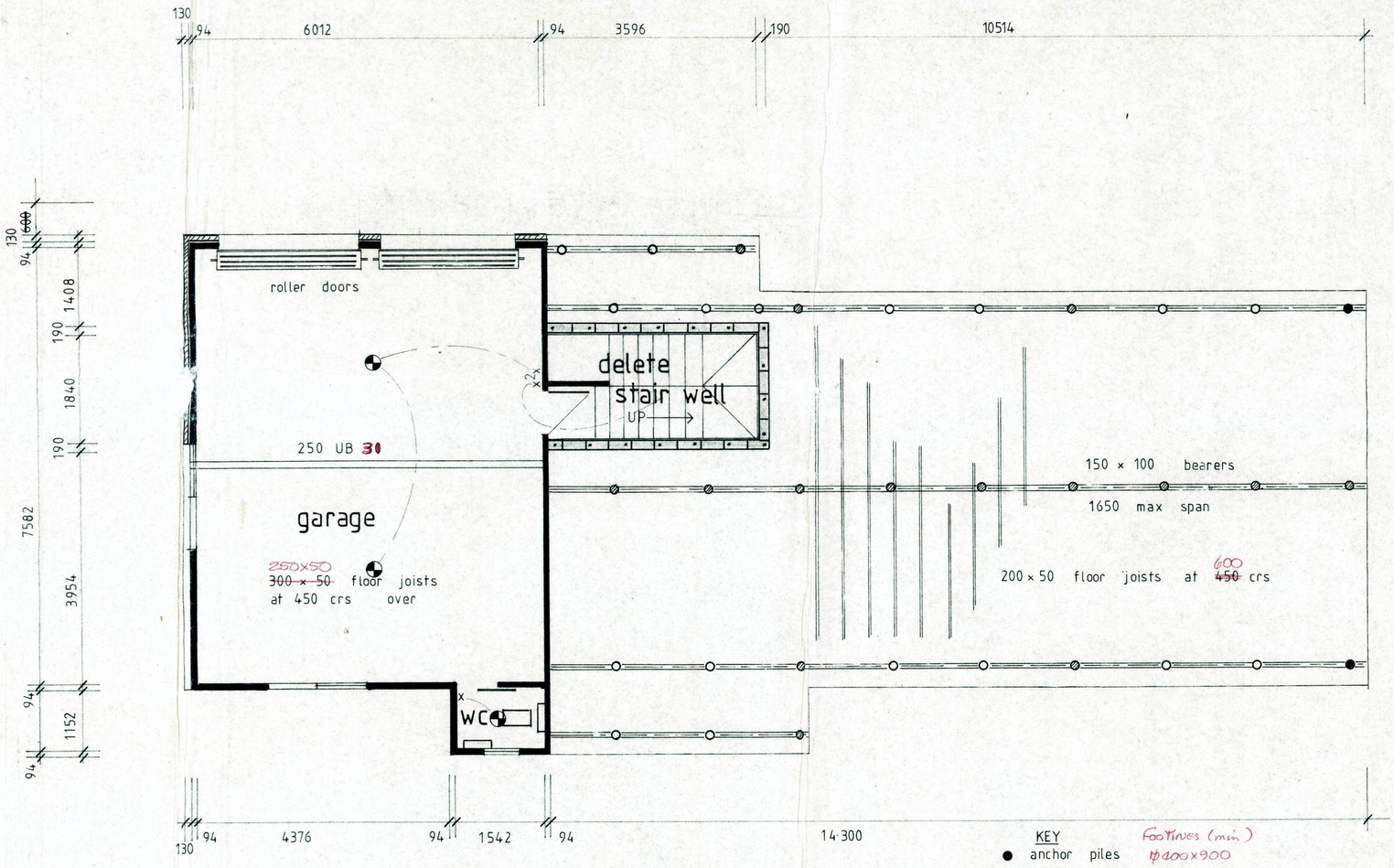


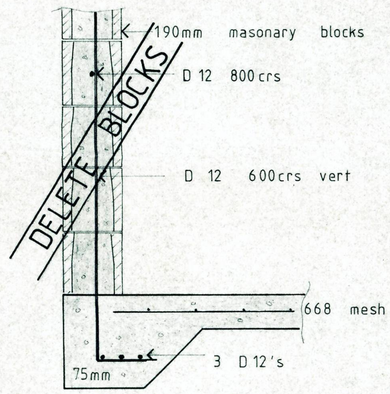
beam end detail

PROPOSED RESIDENCE FOR B & J BERRY	BUILDERS : BEATTIE & COKER	Scales 1 : 50 & 1 : 10

AMENDED PLAN

A





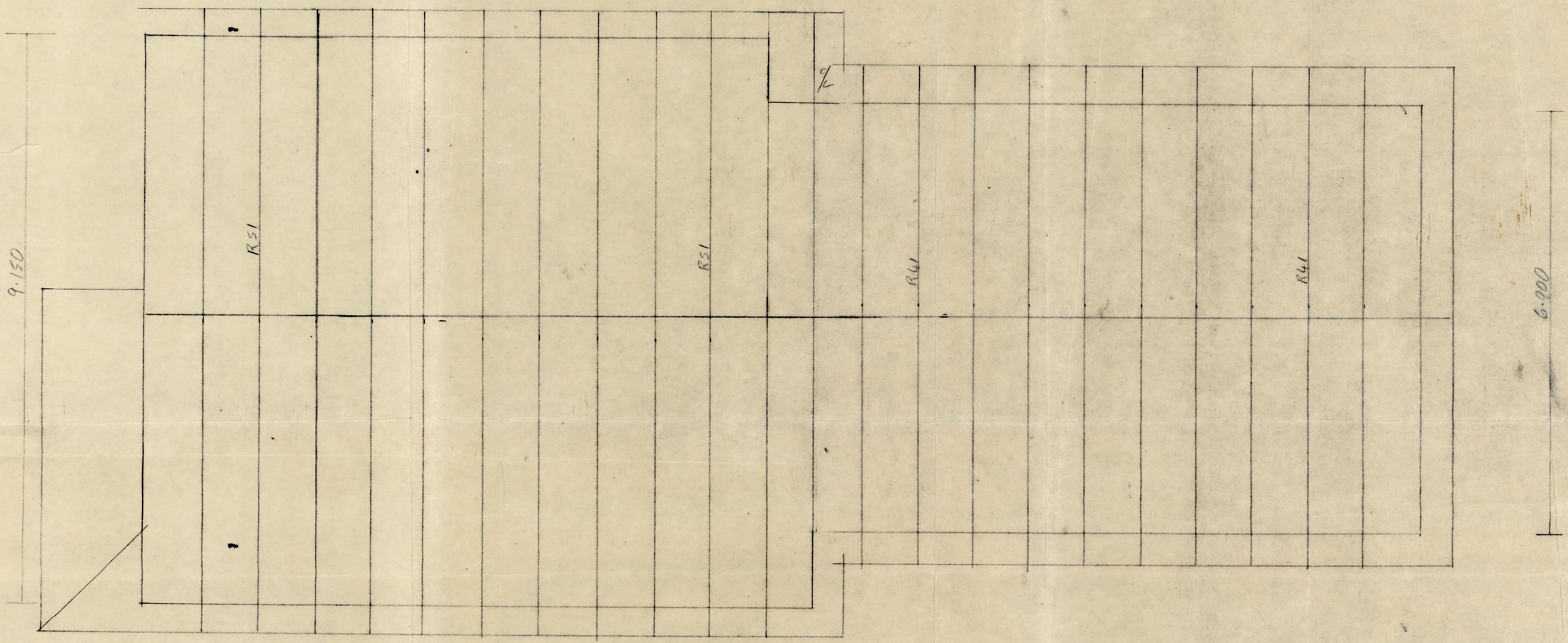
stair well detail

PROPOSED RESIDENCE FOR B & J BERRY	BUILDERS : BEATTIE & COKER	Scales 1 : 50 & 1 : 10

AMENDED 78/0

CARTER HOLT CENTRAL LTD.
WOOD PRODUCTS DEPT.
P.O. BOX 146
FORD RD.,
NAPIER

Barry / Beattie + Baker	
CENTRES	900
OVERHANG	600
PITCH	15°
ROOF	Iron



Barry / Beattie + Baker
17-7-95

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