

BUILDING FILE

Code No. 33 / 10Subject DWLNo. Sheets dots.Permit No Date 24.3.50ADDITIONS
+

FISHER STOVE

23204
20882

21193

ASSESSED REQUIREMENTS

File No. 11.15

Project: ALTON TOWER Check Sheet No. 20822
Owner: M. BLONC Sewer Sheet No. 108 Plotted: Pg.
Address: 10 LAUREY ST Zone: Res R2
Lot No. 4 D.P. 6622 Sec. No. --- Area of Site: Varies to 100

313/10

COMPL 123 8
14 Nov 1980

Designations

Area of Buildings

Coverage

Maximum Height

Front Yard

Relat. of Bldg. Size: (1) Rear Yard

(2) Side Yard

Open Space

Grassed Areas

Trees

Building Lines & Street Widening

Parking

Access to Rear of Site

Accessory Buildings

Service Lanes & R.O.W.

Crossing Length

Gross Floor Area of Shops

Resid. Accor.

Levels of Site

Use of Yards

Loading

Screening

Amalgam. of Titles

Remarks:

SEE SECTION CARD		
TOWN PLANNING	1/1	
BUILDING	4	
DRAINAGE	1	
WATER	1	

Approved

Not Approved

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service _____
 Required Service _____
 Location _____
 Depth _____
 Special Requirement _____
 Common Drain _____

Fee \$ _____

Fee \$ _____

FEE

\$ 10:

B: WATER CONNECTION

Existing Service _____
 Distance from L/Boundary _____
 Distance: Main to Boundary _____
 Boundary to Load _____
 Required Service _____
 Water _____

Height above Datum _____

FEE

\$:

C: PLUMBING

No. Fittings	3	2	1	2	2	2	Others
W.Cs		Baths	Basins	Sinks	Showers	Tubs	
Total Values	<i>Locally</i>						
Supply Pipe Sizes	<i>Locally</i>						
Backflow Prev.							
Other Fittings	<i>Alterations</i>						
Estimated Value	<i>\$100:00</i>						

P.V.C. ☐ Copper ☒ Gal. Iron ☐

Plumbing Fee _____

DRAINAGE

Existing *100'* Required *Nil*

Fittings Required _____

Common Drain _____

Septic Tank _____

Stormwater _____

Estimated Value _____

Drainage Fee _____

Total Estimated Value P. & D. *\$100:00*

FEE

\$ 10:00

D: VEHICULAR CROSSINGS

Type of Footpath *Concrete* Condition *Good*

Kerb & Channel _____

Existing Crossing _____

New Crossing _____ Position _____

Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE \$:

DEPOSIT DAMAGE FEE

\$:

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

Read 12.11.56.
Read 12.11.56.

Approved *8 clean terminals*
12.11.56

Not Approved

Approved *[Signature]*

Not Approved

Approved *[Signature]*

Not Approved

12.11.56
12.11.56

Approved *[Signature]*

Not Approved

Approved *[Signature]*

Not Approved

E : HEALTH & BY-LAWS

Areas _____
 Light _____
 Ventilation _____

Remarks: The bathroom shall be provided with through roof ventilation as required by the Drainage and Plumbing Regulations 1978. The required vent shall have a ventilating area of no less than 0.1 m².

Approved M. J. J.
 Not Approved M. J. J.

F: DANGEROUS GOODS

Domestic or Commercial _____
 Storage Capacity & Location AA _____
 Licence Required _____ Yes/No _____

Approved JB
 Not Approved _____

G : BUILDING

Remarks: The 312x100 beam spanning 6.00m is under design

FEES:		
Bldg.	3080	16.00
Water Bldg.		
B.R.L.	3180	4.00
TOTAL		\$ 20.00

Building Inspector _____

Approved 26.11.80
 Not Approved 11.11.80

Specification: _____

Structural Engineer _____

Approved _____
 Not Approved _____
 Recommended _____
 Not Recommended _____

Fire Service _____

PERMIT NO. 70183

APPROVING ENGINEER

Approved 11.11.80
 Not Approved _____

Inspectors Office
0346:RLB

19 November 1980

Mr P Simon
8 Kowhai Street
NEW PLYMOUTH

Dear Sir

Your application dated 7 November 1980, for permission to make alterations at dwelling at No. 10 Lawry Street, being Lot 4, DP 6622, has been examined and in accordance with the provisions of Clause 2.9.1 of Chapter 2, NZS 1000, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to and providing there are no other problems arising from the vetting of the plans and specifications the permit will be issued within six (6) days as stipulated in the By-laws and subject to the required fees having been paid.

Health & By-laws

The bathroom shall be provided with through roof ventilation as required by the Drainage and Plumbing Regulations 1978. The required vent shall have a ventilating area of no less than 0.1m².

Building

The 300 x 100 beam spanning 6.00m is under designed.

Council Officers will be pleased to assist at
your earliest convenience.

Yours faithfully

N.G. Harris
CITY ENGINEER.

NEW PLYMOUTH CITY COUNCIL

313/10

FOR OFFICE USE

File No. 11 15 Check Sheet No. 20882
 Receipt No. 540 Sewer Sheet No. 180
 Date of Receipt 8.12.80 Zone Roo R.2

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

At (House No.) 10 LAURY ST N.P. Date 7-11-80
 For erection of Alterations Lot No. 45
 OWNER M Blong D.P. 6622
 Proposed Use Residence Sec. No.
 Foundation concrete + piles ADDRESS 10 Laury St N.P.
 Walls Weatherboard Roof Iron

AREA of Site

AREA of existing buildings

AREA of existing accessory buildings

AREA of Building in application

Builder Peter Simon Address 8 Kowhai St

Designer / Address /

Structural Eng. / Address /

Building Projects Authority Required Yes / No Supplied Yes / No

Total Value of Building \$ 3180
 Sanitary Plumbing and Drainage \$ 100
 Value of Building for Permit \$
 Water for Building \$
 Building Research Levy on \$
 Hoardings Mths @

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Starting Date Finishing Date

NAME AND ADDRESS OF APPLICANT Peter Simon
8 Kowhai St N.P.

Phone 85339
 Signature of Applicant M. Blong
 Signature of Owner /

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer

Phone No.

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

House No. 10 Street hawry St Lot No. D.P.

OWNER M Blong Area of Site

ADDRESS 10 hawry St Signature of Applicant

Proposed Use Residence Signature of Owner M Blong

VEHICULAR CROSSING

When required

Proposed M Position

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection

Size of Requested Connection

Distance from L/Boundary Depth of sewer req'd

Common Drain Yes / No

Stormwater Disposal (specify)

Floor level of the lowest sanitary fittings ismetres
*below/above the ground level of the point where the sewer connection
is required.
*Strike out whichever is inapplicable.

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer Greg Jans

Value of Proposed Work, Labour Only Plumbing \$100

Water Supply Materials Copper Drainage
P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage

Size of Proposed Drainage

Other Works Proposed Shifting HW cylinder and Tub

Stormwater Disposal (specify)

FOR OFFICE USE

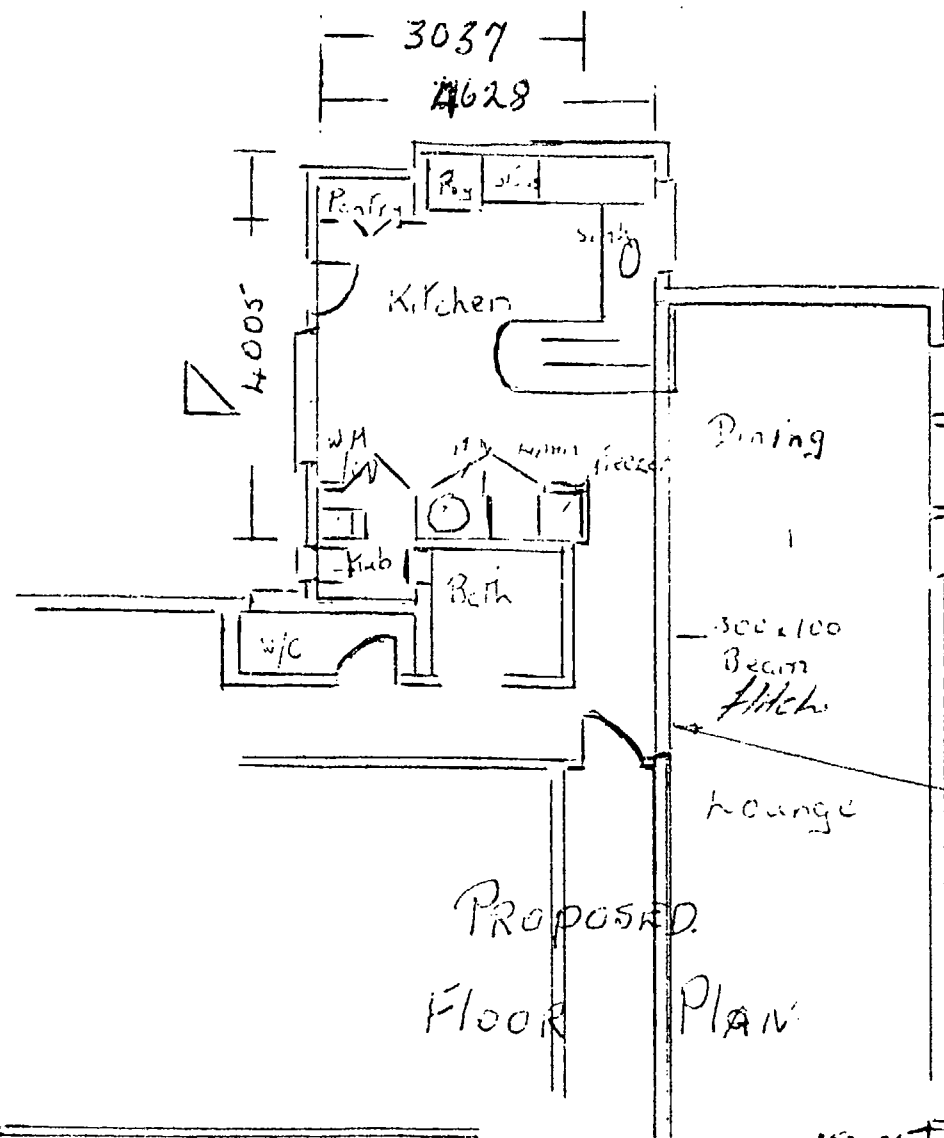
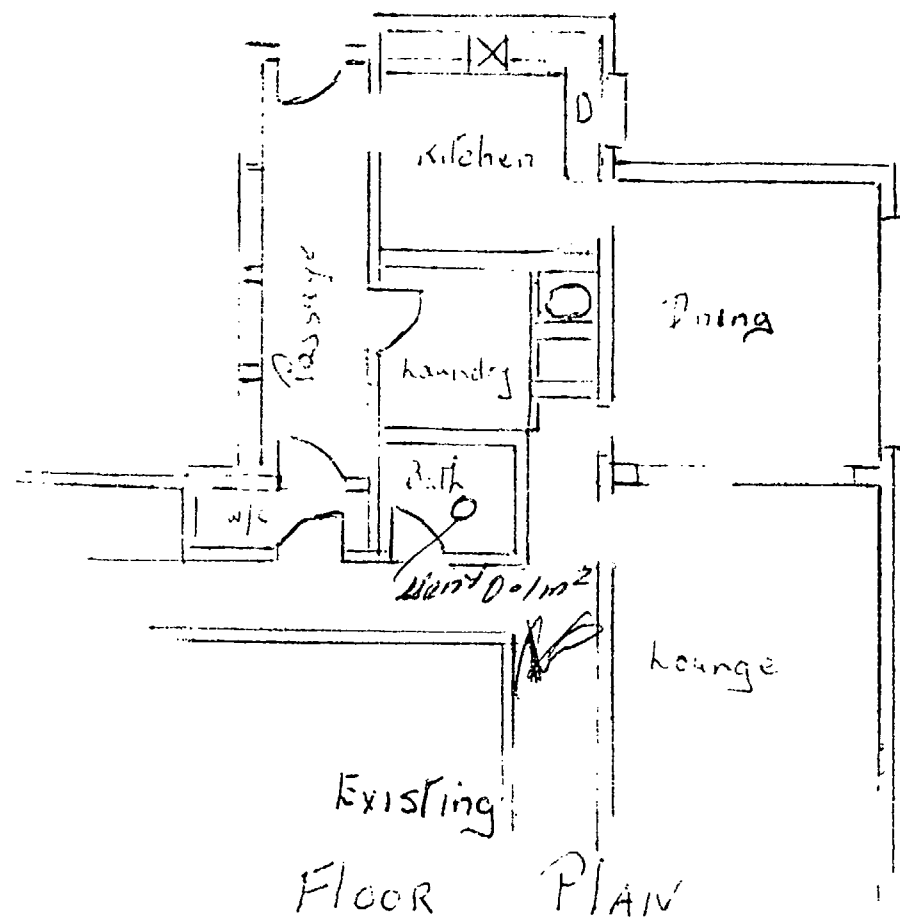
File No. 11 15 Rec. No. 540 Check Sht. No. 20882 FEES Sewer

Date 7 NOV 1980 Zone Reo R2 Sewer Sht. No. 108 Water P & D \$10.00

Veh. Crg

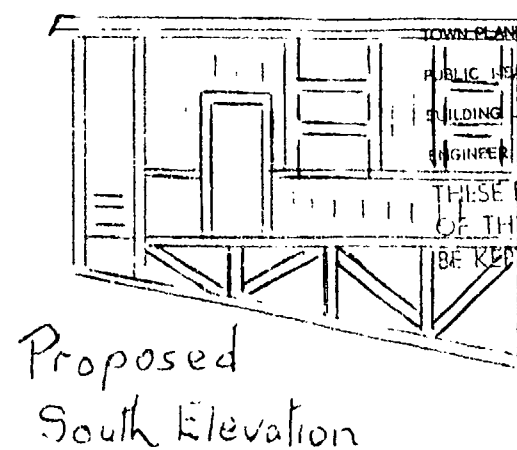
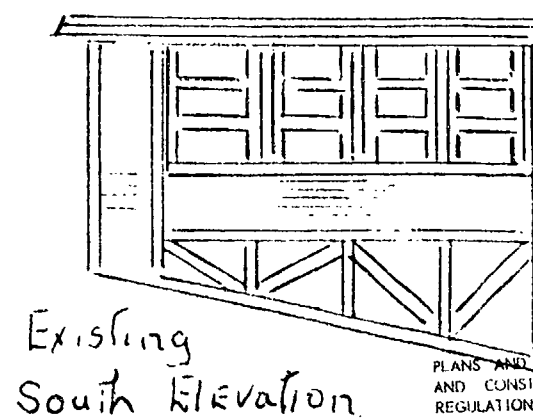
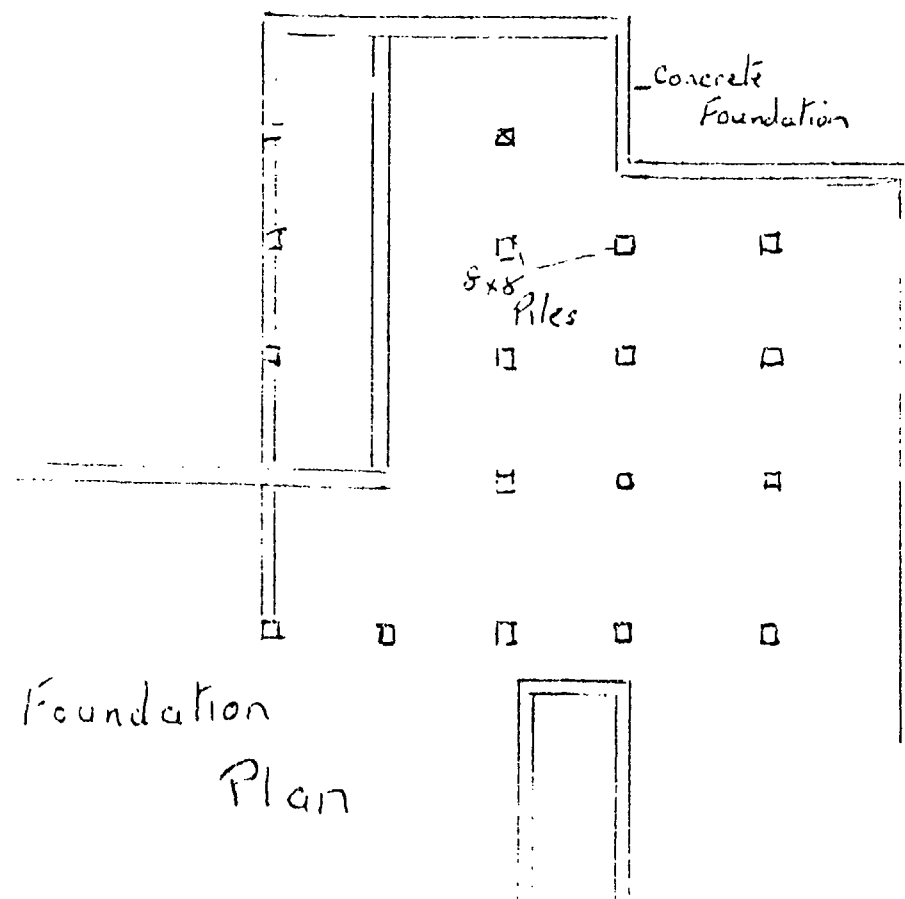
-7 NOV 1980

313/10
15



Specifications for Alterations

- Framing 100x50 Bore treated Pine
- Outside Sheathing Weatherside Red Panels
- Inside lining Grib board.
- Back Door 3 panel glass door
- Door at stairs Flush door
- All inside joinery pre-made & finished
- Windows Aluminium
- Beams 300x100 Tan pine

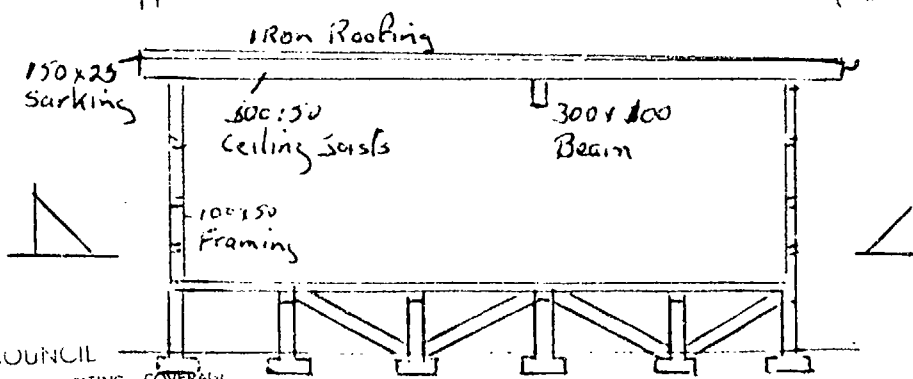


NEW PLYMOUTH CITY COUNCIL
PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS, REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH CITY COUNCIL.

TOWN PLANNING
PUBLIC HEALTH
BUILDING
ENGINEER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH CITY COUNCIL AND MUST BE KEPT ON SITE.

COMPLETED BY
17 NOV 1980



Proposed Cross Section

PROPOSED ALTERATION
TO
M BLONS RESIDENCE
10 LAWRY STREET

ASSESSED REQUIREMENTS

File No. 3 48

Project: FISHER STAGE Check Sheet No. 21193
Owner: M. T. BLOOM Sewer Sheet No. 108 Plotted:
Address: 10 LAWRY ST Zone: ~~100~~ R.2
Lot No. 4 D.P. 6622 Sec. No. Area of Site:

$$313 \overline{) 10}$$

VERIFYING TO BE
COMPLETED BY
18 MAR 1981

Designations	
Area of Buildings	
Coverage	
Maximum Height	
Front Yard	
Relat. of Bldg. Size: (1) Rear Yard	
(2) Side Yard	
Open Space	
Grassed Areas	
Trees	
Building Lines & Street Widening	
Parking	
Access to Rear of Site	
Accessory Buildings	
Service Lanes & R.O.W.	
Crossing Length	
Gross Floor Area of Shops	
Resid. Accom.	
Levels of Site	
Use of Yards	
Loading	
Screening	
Amalgam. of Titles	
Remarks:	

Approved _____

Not Approved _____

S E R V I C E S

A : SEWER CONNECTION

STORMWATER CONNECTION

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

 Fee \$ _____

FEE \$:

B : WATER CONNECTION

Existing Service _____
 Distance from L/Boundary _____
 Distance: Main to Bouncary _____
 Boundary to Load _____
 Required Service _____
 Meter _____

Height above Datum _____

FEE \$:

C : PLUMBING

No. Fittings	3	2	1	2	2	2	
W.Cs	_____	Baths	_____	Basins	_____	Sinks	_____
						Showers	_____
						Tubs	_____
						Others	_____

Total Values _____
 Supply Pipe Sizes _____
 Backflow Prev. _____
 Other Fittings _____
 Estimated Value _____

P.V.C. ☐ Copper ☐ Gal. Iron ☐

Plumbing Fee _____

DRAINAGE

Existing _____ Required _____
 Fittings Required _____
 Common Drain _____
 Septic Tank _____
 Stormwater _____
 Estimated Value _____

Drainage Fee _____

Total Estimated Value P. & D. \$ _____

FEE \$:

D : VEHICULAR CROSSINGS

Type of Footpath _____ Condition _____
 Kerb & Channel _____
 Existing Crossing _____
 New Crossing _____ Position _____
 Strengthen Path Sq.Yds. _____ Level at Boundary _____

STREET WORKS FEE \$:

DEPOSIT DAMAGE FEE \$:

NEW PLYMOUTH CITY COUNCIL

313/10

3 48

21193

FOR OFFICE USE:

File No.

Check Sheet No.

Receipt No.

Sewer Sheet No.

Date of Receipt

Zone.

11 MAR 1981

Date

5-3-81

TO THE CITY ENGINEER

APPLICATION FOR BUILDING PERMIT

At (House No.) 10 LAWRY ST. N.P.

Lot No.

D.P.

For erection of FISHER STOVE INTO CHIMNEY

Sec. No.

OWNER MRS M. BLONE

ADDRESS

10 LAWRY ST. N.P.

Proposed Use

Foundation Walls Roof

AREA of Site

AREA of existing buildings

AREA of existing accessory buildings

AREA of Building in application

Builder

Address

Designer

Address

Structural Eng.

Address

Building Projects Authority Required Yes/No Supplier Yes/No

Total Value of Building

\$1000.00

Sanitary Plumbing and Drainage NO PLUMBING

Value of Building for Permit

\$

Water for Building

Building Research Levy on

\$

Hoardings Mths @

FOR OFFICE USE
Corrected Value Fees

TOTAL FEES BUILDING

Starting Date LATE MARCH

Finishing Date APRIL

NAME AND ADDRESS OF APPLICANT

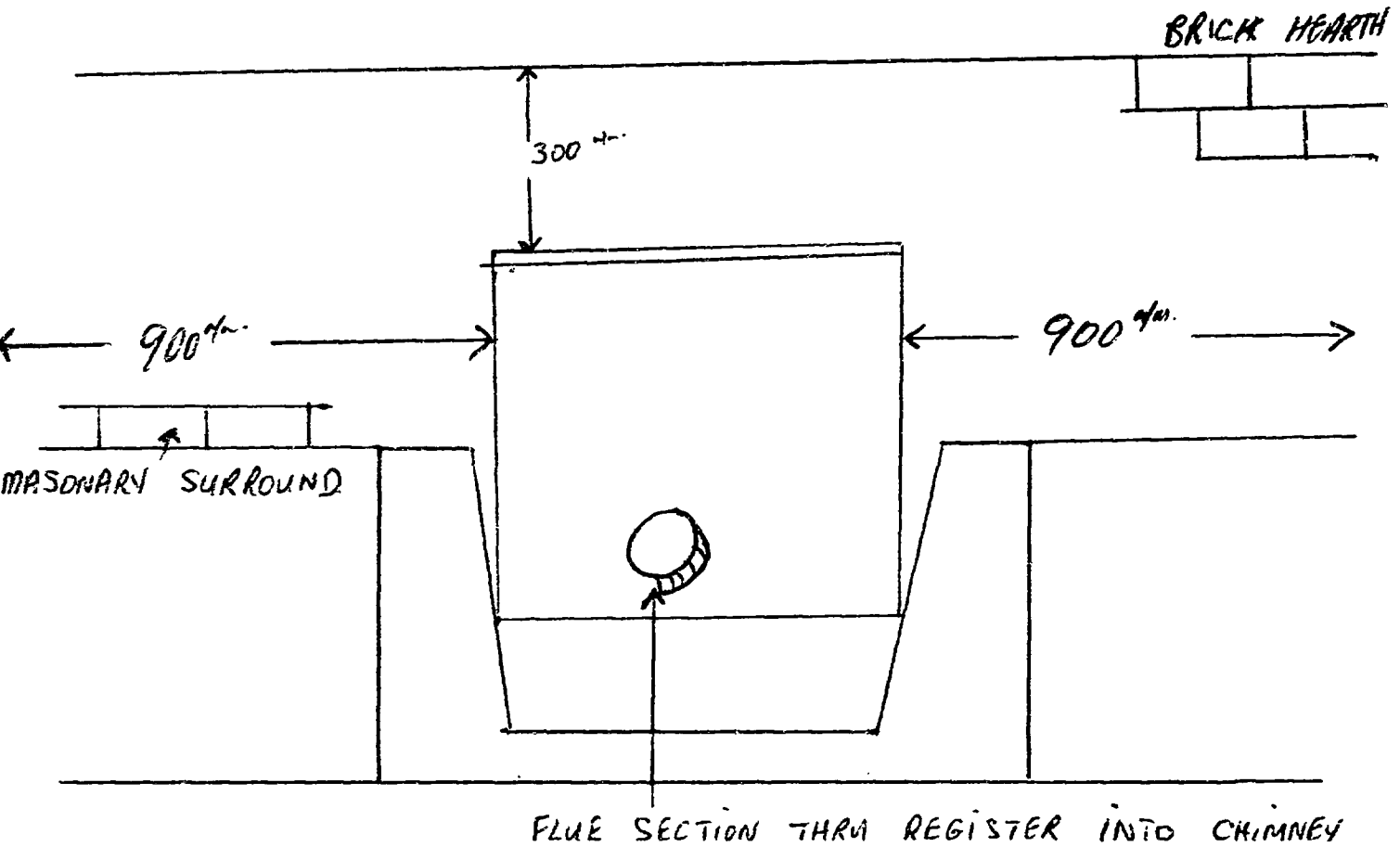
CHEQUE FOR \$10.00 WITH CASHIER.

Signature of Applicant

Signature of Owner

33/10 3 48
1 MAR 1981

'FISHER' FIRE PLACE INSERT FOR
MR. & MRS M. BLONG
10 LAWRY ST
NEW PLYMOUTH



THE CITY COUNCIL
COVERAGE
CITY COUNCIL
BY LAWS ADMINISTERED BY THE CITY COUNCIL

OWN PLANNING
LIC HEALTH
LIC NG

DATE
18/3/81
12/3/81

DATE WEIGHT
CENTRE
VAULT
10-000 N.P.

VETTING TO BE
COMPLETED BY
18 MAR 1981

5-3-81

NEW PLYMOUTH CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

ASSESSED REQUIREMENTS

File No. 7 95

Project: _____ Check Sheet No. 23204
 Owner: _____ Sewer Sheet No. 108 Plotted: PJC
 Address: _____ Zone: _____
 Lot No. _____ D.P. _____ Sec. No. _____ Area of Site: _____

VERIFYING TO BE
 COMPLETED BY
 16 Aug 1982

313/10.

TOWN PLANNING

Designations _____ ✓
 Area of Buildings _____
 Coverage _____
 Maximum Height _____
 Front Yard _____
 Relat. of Bldg. Size: (1) Rear Yard _____
 (2) Side Yard _____
 Open Space _____
 Grassed Areas _____ ✓
 Trees _____ ✓
 Building Lines & Street Widening _____
 Parking _____
 Access to Rear of Site _____
 Accessory Buildings _____
 Service Lanes & R.O.W. _____ THIS IS A MULTI TITLE SITE
 Crossing Length _____ APPROVED TOWN PLANNING
 Gross Floor Area of Shops _____ APPROVED WATERWORKS
 Resid. Accom. _____ NOT APPROVED
 Levels of Site _____
 Use of Yards _____
 Loading _____
 Screening _____
 Amalgam. of Titles _____
 Remarks: _____

SELECTION CARD

WATER	
SEWER	
STORM	
WATER	

Approved _____

Not Approved _____

S E R V I C E S

A: SEWER CONNECTION

STORMWATER CONNECTION

Existing Service _____
 Required Service _____
 Location _____
 Depth _____
 Special Requirement _____
 Common Drain _____

Fee \$ _____

Fee \$ _____

FEE

\$ _____

B: WATER CONNECTION

Existing Service _____
 Distance from L/Boundary _____
 Distance: Main to Boundary _____
 Boundary to Load _____
 Required Service _____
 Meter _____

Height above Datum _____

FEE

\$ _____

C: PLUMBING

No. Fittings 3 W.Cs. 1 Baths. 2 Basins. 2 Sinks. 2 Showers. 2 Tubs. Others _____
 Total Values _____
 Supply Pipe Sizes Existing P.V.C. ☐ Copper ☒ Gal. Iron ☐
 Backflow Prev. _____
 Other Fittings Alterations
 Estimated Value \$ 400.00 Plumbing Fee _____

DRAINAGE

Existing 006 Required 00 alterations
 Fittings Required _____
 Common Drain _____
 Septic Tank _____
 Stormwater Existing
 Estimated Value \$ 50.00 Drainage Fee _____

Total Estimated Value P. & D. \$450.00 (4/0)

FEE

\$25.00

D: VEHICULAR CROSSINGS

Type of Footpath Normal Condition Good
 Kerb & Channel _____
 Existing Crossing Normal
 New Crossing _____ Position _____
 Strengthen Path Sq. Yds. _____ Level at Boundary _____

STREET WORKS FEE \$ _____

DEPOSIT DAMAGE FEE

\$ _____

REMARKS : CORRESPONDENCE : AGREEMENTS
SPECIFIC REQUIREMENTS

For record & info
Approved 3/8 -----

Not Approved -----

Approved 1/1/82 -----

Not Approved -----

Approved 4/8/82 -----

Not Approved -----

Approved 1/1/82 -----

Not Approved -----

Approved 2/2/82 -----

Not Approved -----

E : HEALTH & BY-LAWS

Areas -----

Light -----

Ventilation -----

Remarks: -----

Approved Wise

Not Approved -----

F : DANGEROUS GOODS

Domestic or Commercial -----

Storage Capacity & Location N/A -----

Licence Required Yes/No -----

Approved KG

Not Approved -----

G : BUILDING

Remarks: A section through the entry area showing full construction details is to be supplied.
The footing and slab in the block wall are inadequate and are to be upgraded.
Insulation is to be provided, to comply with NZS4216.1.

FEES:	11,550.00	107.00
Bldg.	11,550.00	95
Water Bldg.		
B.R.L.	17,000	17
TOTAL	\$	112

Building Inspector -----

Approved 9/8/82

Not Approved 2.2.82

Specification: -----

Structural Engineer -----

Approved -----

Not Approved -----

Fire Service -----

Recommended -----

Not Recommended -----

PERMIT NO. 127558

APPROVING ENGINEER

Approved 10/8/82

Not Approved -----

NEW PLYMOUTH BOROUGH COUNCIL

313/10

BUILDING APPLICATION FORM

To the Borough Engineer,
NEW PLYMOUTH.

Date. 24 3 1950

Sir,

I hereby apply for permission to erect a residence
at (House No. & Street) Lawson St. for (Owner) Self
of (Address) 21 Lawrence St. according to locality plan and detailed plans
elevations, cross-sections, and specifications of building deposited herewith to duplicate.

Particulars of land: Lot No. 4 & 5 Deposited plan No. O.P. 6622

Section No. ec B. Fitzroy District

Length of frontage 53' 0" Area 32.5 P

Particulars of building: Foundations Concrete

Walls brick Roof gambrel

Area of ground floor 1150 square feet

Area of outbuildings — square feet

Estimated cost: Building	2357: 0: 0
Plumbing and Drainage	45: 0: 0
	230: 0: 0
TOTAL	2587: 0: 0

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose):

Proposed use or occupancy of other part of building:

Yours faithfully,

Postal address 21 Lawrence St. Owner

Builder

Any receipt issued on deposit of plans is NOT a permit.

NEW PLYMOUTH BOROUGH COUNCIL BUILDING BY-LAWS.

Two copies of plans and specifications must be deposited. One set of these will be returned duly stamped when permit is issued.

Note: Any receipt issued on deposit of plans is **NOT** a permit.

All plans must be signed by the architect, engineer or designer responsible for their production.

FEES AND DEPOSITS (By-law 212 (a) STANDARD CODE

Every applicant for a permit under this By-law shall, before the issue of a permit, pay to the Council the following fees and deposit:—

- (a) (1) Fees for building permit, including sewer and water charges.
- (2) Fees for any plumbing and drainage permit.
- (3) Cost of any permanent vehicular crossing as required under any by-law.
- (4) Deposit for possible damage to streets during building operations. The amount of such deposit, unless prescribed by law, shall in all cases be fixed by the Engineer.
- (b) No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

Plumber.....James.....

Drainlayer.....u.....

C.y. of concrete.....L. P. G. S.

Depth of sewer at bdy.....H. M. M. M. M.

313/10

r Hope
B214:PMH

5 August 1982

Mr S Durling
25 Montana Place
NEW PLYMOUTH

Dear Sir

Your application dated 28 July 1982, for permission to erect dwelling additions at No. 10 Lawry Street, Lot 4, DP 6622, has been examined and in accordance with the provisions of Clause 2.9.1 of Chapter 2, NZSS 1900, I have to advise that because insufficient information has been supplied relative to Acts, Regulations and By-laws administered by Council, the issue of the required permit is withheld until the following information has been supplied by way of amendment or addition to the plans and specifications deposited.

As soon as the requirements scheduled below have been satisfactorily attended to and providing there are no other problems arising from the vetting of the plans and specifications the permit will be issued within fourteen (14) days as stipulated in the By-laws and subject to the required fees having been paid.

BUILDING

A section through the entry area showing full construction details is to be supplied.
The footings and steel in the block wall are inadequate and are to be upgraded.
Insulation is to be provided to comply with NZS 4218p.

Council Officers will be pleased to assist at your earliest convenience.

Yours faithfully

N.G. Harris
CITY ENGINEER.

313/10

NEW PLYMOUTH CITY COUNCIL

FOR OFFICE USE: File No. 7 95 Check Sheet No. 23204
 Receipt No. 11742 Sewer Sheet No. 108
 Date of Receipt 26-3-82 Zone Red R2

TO THE CITY ENGINEER

28 JUL 1982 Date 28-July 1982

APPLICATION FOR BUILDING PERMIT

Lot No. 425

At (House No.) 10 Lawry Street

D.P. 6622

For erection of ADDN TO DWG

Sec. No.

OWNER M^r & M^{rs} M Blong ADDRESS 10 Lawry Street

Proposed Use STUDY & Services Rooms

Foundation CON Walls Timber Roof Existing

AREA of Site 1618 m²

AREA of existing buildings m²

AREA of existing accessory buildings m²

AREA of Building in application m²

Builder S DURLING Address 25 Montclair PL

Designer A. Williams Address Ph 86171 UP

Structural Eng. Address

Building Projects Authority Required Yes / No Supplied Yes / No

Total Value of Building \$ 15,200
 Sanitary Plumbing and Drainage \$ 1,800
 Value of Building for Permit \$ 17000
 Water for Building
 Building Research Levy on \$
 Hoardings Mths @

FOR OFFICE USE	
Corrected Value Fees	
TOTAL FEES BUILDING	

Starting Date N00 Finishing Date DEC

NAME AND ADDRESS OF APPLICANT S DURLING
25 Montclair PL Phone 86726

Signature of Applicant [Signature]
 Signature of Owner

313/10

NEW PLYMOUTH CITY COUNCIL - CITY ENGINEER'S DEPARTMENT

APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

To the City Engineer

Phone No. 86726

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

House No. 10 Street Leury ST Lot No. 425 D.P. 6622

OWNER M. B. B. Area of Site 1618

ADDRESS 10 Leury ST Signature of Applicant S. Durbin

Proposed Use Signature of Owner

VEHICULAR CROSSING

When required F. 15. 11. 11

Proposed M Position

L/Boundary to C/ Line

WATER CONNECTION

Size of Existing Connection 1/2"

Size of Requested Connection

Distance from L/Boundary

No. Units served

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection 90mm

Size of Requested Connection

Distance from L/Boundary

Common Drain Yes / No

Stormwater Disposal (specify)

Floor level of the lowest sanitary fittings ismetres
*below/above the ground level of the point where the sewer connection
is required.
*Strike out whichever is inapplicable.

Depth of sewer req'd

PLUMBING AND DRAINAGE

Name of Registered Plumber / Drainlayer R. W. G. Rowe

Value of Proposed Work. Labour Only

Plumbing 800 2400.00

Water Supply Materials

Drainage 400 50.00
P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage 40mm

Size of Proposed Drainage 90mm

Other Works Proposed

Stormwater Disposal (specify)

FOR OFFICE USE

File No. 7 35 Rec. No. 11742 Check Sht. No. 23204 FEES Sewer

Date 28 JUL 1982 Zone 130 R2 Sewer Sht. No. 108 Water P & D 25.00

Veh. Crg

allan and kaye williams

delta

313/10

THE
PLAN
CENTRE

designs

SPECIFICATION

of work to be done and materials

required in the alterations to
existing house at
10 Lawry Street
NEW PLYMOUTH

NEW PLYMOUTH CITY COUNCIL
TOWN PLANNING DEPARTMENT
RECEIVED FOR THE
TOWN PLANNING DEPARTMENT
REGULATIONS AND BY-LAWS ADMINISTRATION
COUNCIL

	DATE
TOWN PLANNING	
PUBLIC HEALTH	
BUILDING	
ENGINEER	

for

MR & MRS M BLONG

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY
OF THE NEW PLYMOUTH CITY COUNCIL AND MUST
BE PRELIMINARY

1. LOCATION OF SITE

Being Lots 4 & 5 , DP 6622, C.T. F2/916 - C2/318, 1618 m²

2. GENERAL CONDITIONS

The contractor shall provide all labour and materials, obtain all necessary permits, pay all dues and generally complete the dwelling in the best trade manner in accordance with the true intent and meaning of the accompanying drawing and this specification taken separately or collectively.

3. BY LAWS

The contractor shall conform in all respects to the by-laws of local authorities having jurisdiction over the work, obtain all licences, consents and permits of these authorities and pay all fees and customary charges. He shall also be responsible for all damage to public property occasioned by the work.

4. INSURANCE

Before commencing this contract. The contractor must effect an insurance to cover liability of the owner for accidents or workers compensation for any accidental injury to any worker, or death, of same, in the course of his employment and the contractor must maintain such insurance until the completion of the job. The contractor will also insure the works and keep them similarly insured until they are delivered up, against loss or damage by fire, in the joint names of the owners and contractor for the full insurable value of the works executed.

5. SUB-CONTRACTOR

Every trade jointly and separately shall collaborate wait on, and render all necessary assistance to complimentary trades. This specification is subdivided into trade sections for the convenience of reference only and it shall not be construed that each trade section is an entire and separate contract.

86.171

66 vivian street new plymouth. ph.

6. Should any of the materials specified for this contract be unprocurable at the time of purchase, negotiations shall be made for the provision of substitutes to allow for work to proceed without delay. Before any such substitutes are included in the contract, the approval of the Owner will be obtained. The price difference resulting from the inclusion of the substitutes must be agreed upon before the respective work is commenced. All materials placed by the Contractor upon the site of the proposed dwelling house and not incorporated in the said dwelling house and works and all waste materials shall be the property of the contractor and shall be removed by him within fourteen days after the completion of the said dwelling house and works.
7. P.C. (PRIME COST)
The owner reserves the right to select or purchase some items under the P.C sum and the accounts will be adjusted accordingly on completion.
Items thus affected in this contract are as follows:-

Light Fittings P.C. sum	\$ 50.00
Hardware P.C. sum	\$ 25.00
8. COMPLETION
The contractor shall remove all debris and leave the whole site tidy. All floors shall be left clean.
9. DIMENSIONS
Where any portion of work is not specially mentioned such as sizes of timber, dimensions not shown and other matters not clearly specified or indicated, such is to be carried out generally to match the rest of the work and in such a manner so to be thoroughly workmanlike and adopting the best recognised methods of construction.
10. COST INCREASE
Arbitration court award increase and/or basic materials cost increases in all trades mentioned herein and which are beyond the control of the building contractor, shall be agreed upon as extras to this contract and will be met by the owner.
11. MAINTENANCE
The work shall be kept in adequate repair for a thirty day period after signing of the employers certificate of completion and any damage, defects, stains or imperfections of whatsoever description that may arise during the maintenance period owing to carelessness defective workmanship or materials and fittings shall be made good at the contractors expense.
12. PROGRESS PAYMENTS
Progress payments to be (90% of the value paid monthly). On completion total amounts less 10% to be paid. Final 10% to be paid after 30 day maintenance period.

313/10

13. EXTRA WORK

No extra work may be carried out without the authority of the owner in writing.

14. GROUND CONDITIONS

This design is based on solid, satisfactory ground conditions, giving adequate bearing qualities exposed down to a depth of 450mm only, at the lowest ground level of given building site. Any alterations from this are to be given in writing to the contractor before foundations are commenced.

B. SITE EXCAVATION

1. Generally the area to be excavated is shown on sections a - a and b - b on accompanying plan. All earth from these works shall be removed from site.

C. DRAINLAYER

THE CONTRACTOR SHALL:-

1. Provide and fix all materials which must be the best of their several kinds in accordance with the best trade practice.
2. Excavate for all trenches, gully traps, soak holes, drains etc to depths required for approved laying of sanitary and stormwater drains.
3. Relocate existing soil stack to new position as shown on plan.

4. DRAINLAYING

Commencing at the lowest point of the system, lay and solidly bed all drains to sizes and gradients required. The whole of the drains are to be accurately laid and jointed and connected to all traps, vents and other fittings as required by the local authority.

5. COMPLETION AND TESTING

On completion the whole of the drainage is to be handed over in thorough working order according to the Health Departments requirements and the local by-laws, to the satisfaction of the Inspectors. Defective pipes, joints or connections and any breakages shall not be patched but shall be carefully cut out and replaced in a proper manner.

D. CONCRETOR

1. CONCRETE

All concrete is to be composed of six parts of approved aggregate to one part of cement to give a compressive strength of 17.5 MPa at 28 days.

2. CONCRETE SLAB

On compacted hardfoul lay continuous welded polythene sheet D.P.C. Slab to be 100mm thick with H.R.C. 66# mesh reinforcing placed at central position.

3. PILES

Shall be pre-cast 200x200 set on 300x300x100 concrete pads.

E. DEMOLITION

The areas to be removed are shown dotted on the plan this also includes the ceiling to the existing bedroom on southern side of house.

Piles and jack framing affected by the new work shall also be removed.

F. BLOCKLAYER

1. MATERIALS

Shall be of first quality 200 series as manufactured by Firth Industries or similar quality, laid in the best trade manner with joints neatly struck on each side.

2. FOOTINGS

Shall be 300x200 with 3-D 16 rods
600 crs.

tied with R 6 at

3. REINFORCING

For blocks shall be D12 Rods 600 crs both ways.

G. CARPENTER AND JOINER

1. TIMBER GENERALLY

All timber must be the best of its kind free from large loose or dead knots and waney edges, suitable for its purpose and in as long lengths as possible.

313/10

2. WORKMANSHIP

The whole of the Carpenter and joiner work must be framed, trussed braced and assembled in a workmanship manner and in accordance with the best trade practice.

All joinery must be constructed according to best trade practice.

3. BUILDERS IRONMONGERY

The contractor shall provide all nails, brads and screws bolts, and other ironmongery required. All interior and exterior finishing work shall be punch nailed.

4. SCHEDULE OF TIMBER

Top and bottom plates
Studs

100 x 50 Boric Pine
100 x 50 Boric Pine

Dwangs ceiling
Dwangs walls
Trimmer Heads

75 x 50 Boric Pine
100 x 50 Boric Pine
100 x 75 Boric Pine

Skirting
Floor joists

Ex 75 x 12 Boric Pine
150 x 50 Boric Pine

5. A. SLEEPER PLATES

100 x 75 on all conc. work to be securely bolted with rag bolts at 1200 crs. Place a strip of 3 ply malthoid D.P.C between all timber and concrete bearing surfaces.

B. TOP AND BOTTOM PLATES

100 x 50 in long length halved at angles and joints.

C. STUDS

100 x 50 to all walls, double studs to be fitted abutting end studs to all partitions.

D. DWANGS

Fit three rows of 100 x 50 to all walls.

E. BRACES

Steel 25 x 25 cut in wherever possible at an angle of 45 degrees from top to bottom plate. To be fitted tight and flush and double nailed.

F. TIMBER FLOOR

To be 21mm high density particle board sheets, securely fixed with 60 mm galv. brads well punched.

6. SHELVING

Allow a P.C. sum of \$150.00 for timber shelving to wardrobes, linen cupboard, and store cupboard.

7. INTERIOR WALL LININGS

Shower to be lined with Formica wall board. All other walls to be lined with 9.5 mm gib board stoped and flushed ready for wall paper finish.

Walls of passage between garage & toilet to be gyp lining.

8. CEILING LININGS

Line all ceilings with 12 mm pinex sheets fixed to 75 x 50 battens cut between beams.

9. EXTERIOR WINDOWS AND DOORS

Windows and doors as shown shall be anodised aluminium supplied and constructed in best joinery standard by local manufacturer.

10. INTERIOR DOORS

All interior doors including wardrobe doors shall be hollow core flush ply.

11. INTERIOR JOINERY UNITS

Cupboards and drawers shall be constructed as shown on drawings to best joinery trade practice.

Schedule of Fittings:-

(see plan for elevations and details)

12. EXTERIOR LINING

To be bevelback weatherboard to match existing.

13. HARDWARE

ALLOW a P.C. sum of \$ 25.00 for such items as: - Handles and catches to bathroom cupboards, door stops, toilet roll holders, towel rails, soap holders etc.

14. BUILDING PAPER

Fit lightweight building paper to exterior walls behind weatherboards.

15. INSULATION

Fit R11 type batts in exterior walls

313/10

H. PLUMBER

1. MATERIALS

All materials used by the plumber must be the best of their several kinds and must fully conform to all governing regulations or by-laws. Provide and fix all fittings complete with wastes, plugs and chains, washers, unions, vents etc as required. Conceal all pipings, run in as short and easy flowing runs as possible with connections of approved type and well securely supported to prevent water hammer. Allow for barge covers at gables and aluminium head flashing for windows.

2. FLASHINGS

Flash vents etc necessary to make completely water tight.

3. WASTE PIPES

Carry polypropylene waste pipes from all fittings, with traps cleaning eyes etc as required.

4. VENT PIPES

Carry all vent pipes to drain with fittings as required.

5. COLD WATER

Lay on cold water from supply in 12mm PVC pipe to basin, W.C. flushing cistern, shower.

6. W.R. RAILS

Allow to supply galvanised water pipe for hanging rail to all wardrobes.

PLUMBING SCHEDULE

1. W.C. Flushing Cistern

Provide and fit one Royal Doulton Flowline coloured system complete connections and connect to sewer. → wall cistern if poss.

2. Handbasins

Provide and fit one Royal Doulton Consort wall basin. → vanity unit

3. Shower

plix or Fibreglass white

Allow to box in one 925 x 925 ~~stainless steel~~ shower base.
Complete with clearlite Acrylic shower door.

4. Taps

Caroma taps

Supply and fit ~~Harmony Dome~~ taps to all taps.

5. Water Heaters

Provide and fit one Renhardt Model R3 to shower and one
Model R2 to handbasin.

I. PAINTER AND PAPERHANGER

1. All materials used in this trade must be the best of their respective kinds, workmanship must be of good standard and carried out by qualified tradesman.
2. Adequate precaution must be taken during and after painting operations to protect the work from dust, dirt or any disfiguration whatsoever.
3. EXTERIOR
All exterior woodwork to be primed with priming and all nail holes stopped with best linseed oil putty. Second coat to be genuine white

313/10

lead oil paint in tints as selected. Final coat to be approved manufactured prepared paint in colours as selected.

4. Allow for all cuttings in against other work to be carefully and neatly done.
5. INTERIOR WORK
All hardboard to have approved sealer applied first and then one coat of approved enamel undercoating, and finish with one coat of high gloss enamel.
Frames in all rooms and woodwork in kitchen, laundry, bathroom, W.C. to have one coat priming, one coat of enamel undercoating and finished with one coat of high gloss enamel.
All ceiling and cornices to be painted with two coats approved paints in colours selected.
Architraves to be painted. Skirting boards to be painted.
Inside of cupboards to be painted.
Doors and ~~all skirting boards~~ to be stained and varnished.
All bedrooms, wardrobes, lounge, ~~dining room~~ and passage to be prepared with one coat of glue size ready for papering.
The paperhanger must ensure that all walls are free from blemish of any sort.
Allow the sum of \$12.00 average per roll for the purchase of wall papers as selected.
All papers to be butt jointed, neatly matched and hung true and plum, cut out neatly to all architraves, skirting and fittings.

J. ELECTRICIAN

Allow to extend existing meter board to take new loading if necessary.

Provide and fit the following.-

- Wire in Renhardt hot water heaters.
5 interior ceiling light outlets
1 single socket outlets
1 double socket outlet
1 shaver socket outlet
1 T V. outlet
1 two way switch set