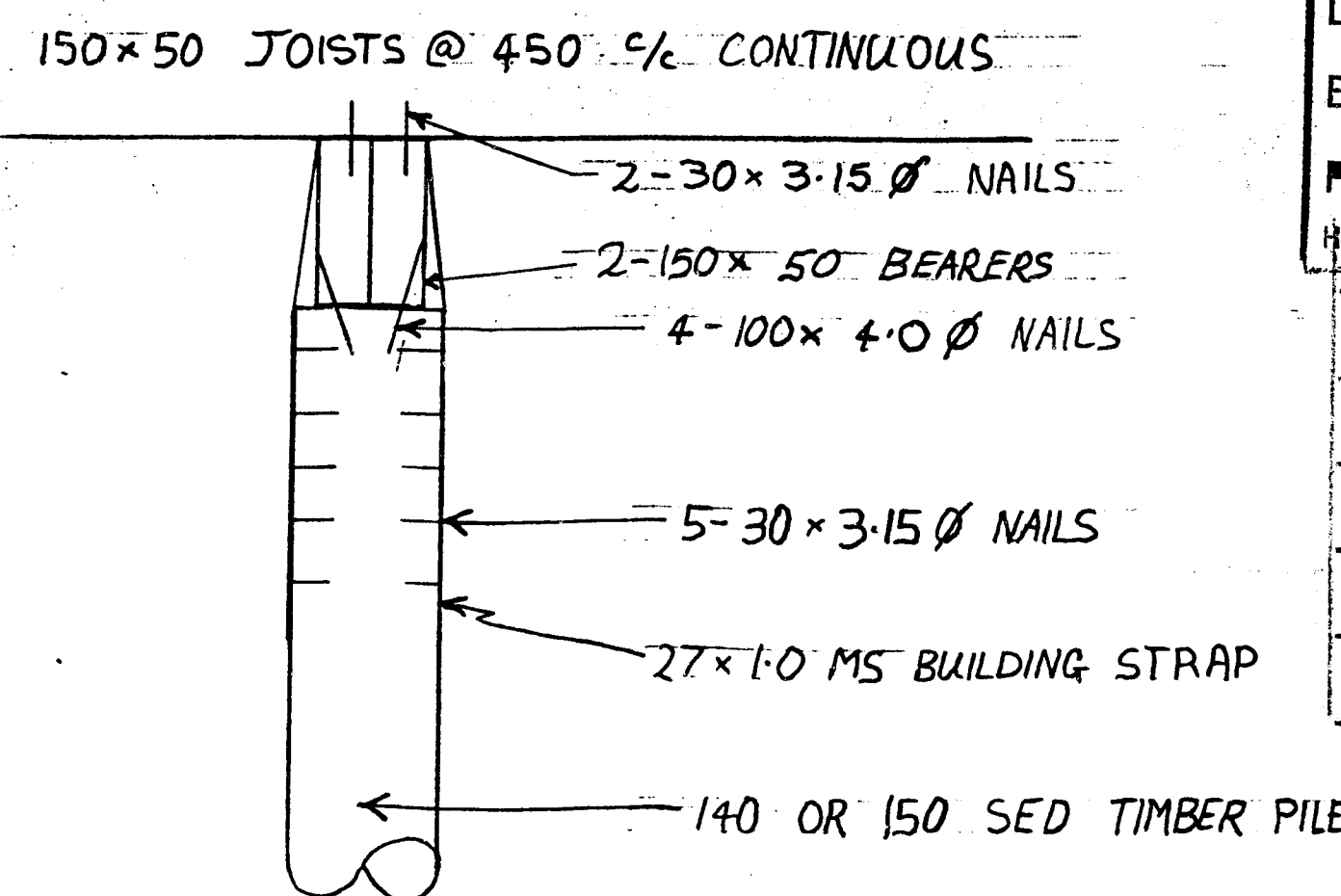
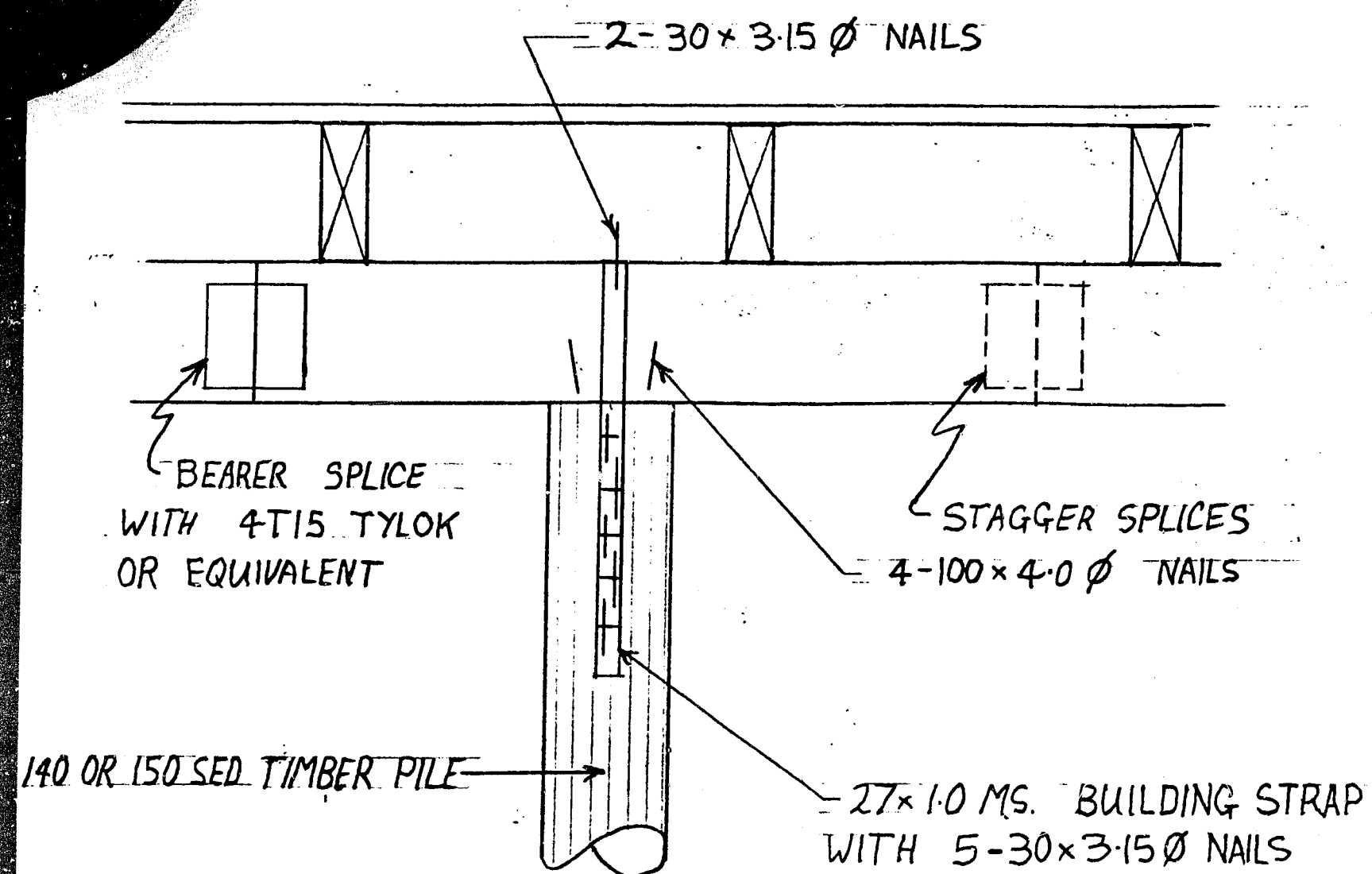
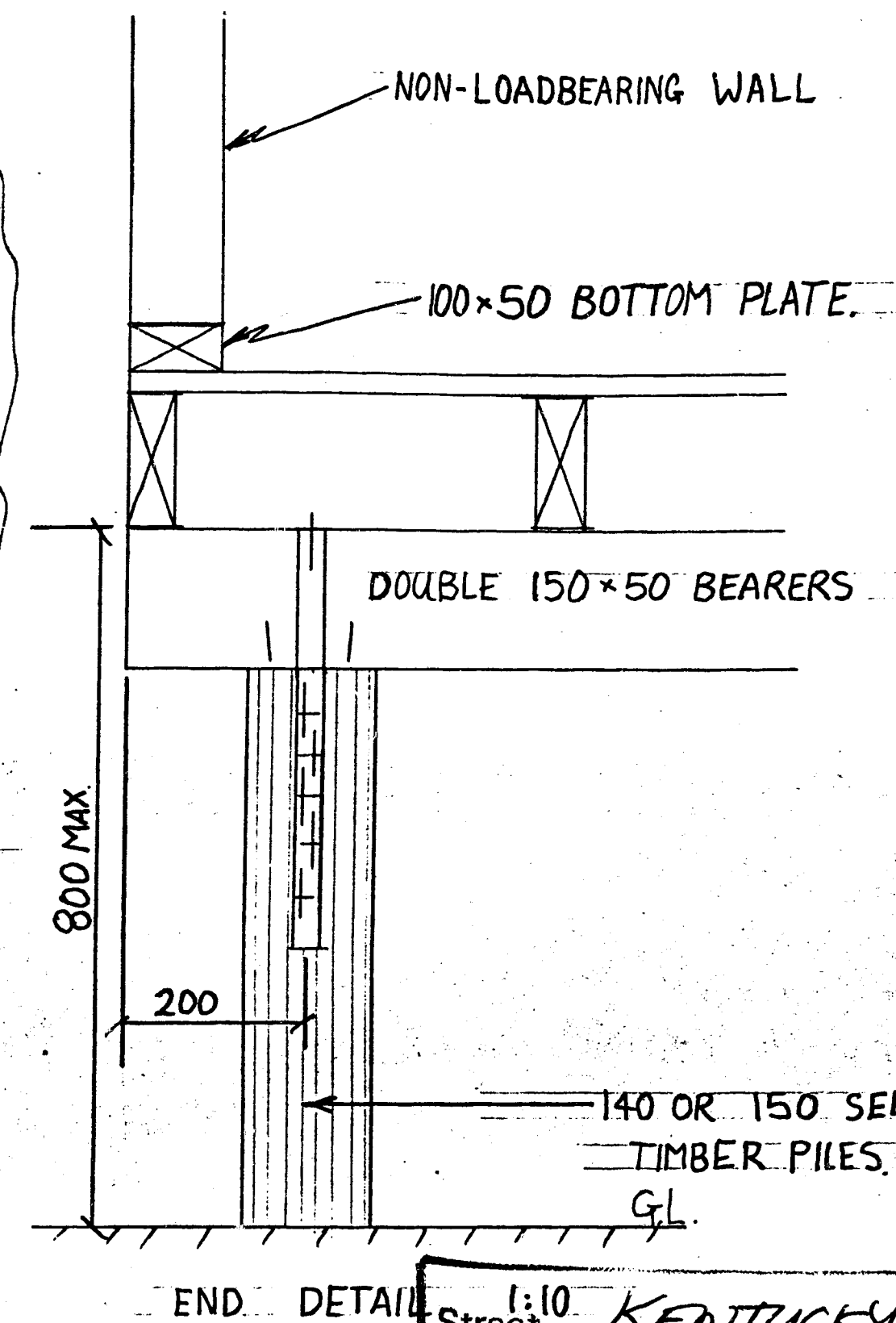
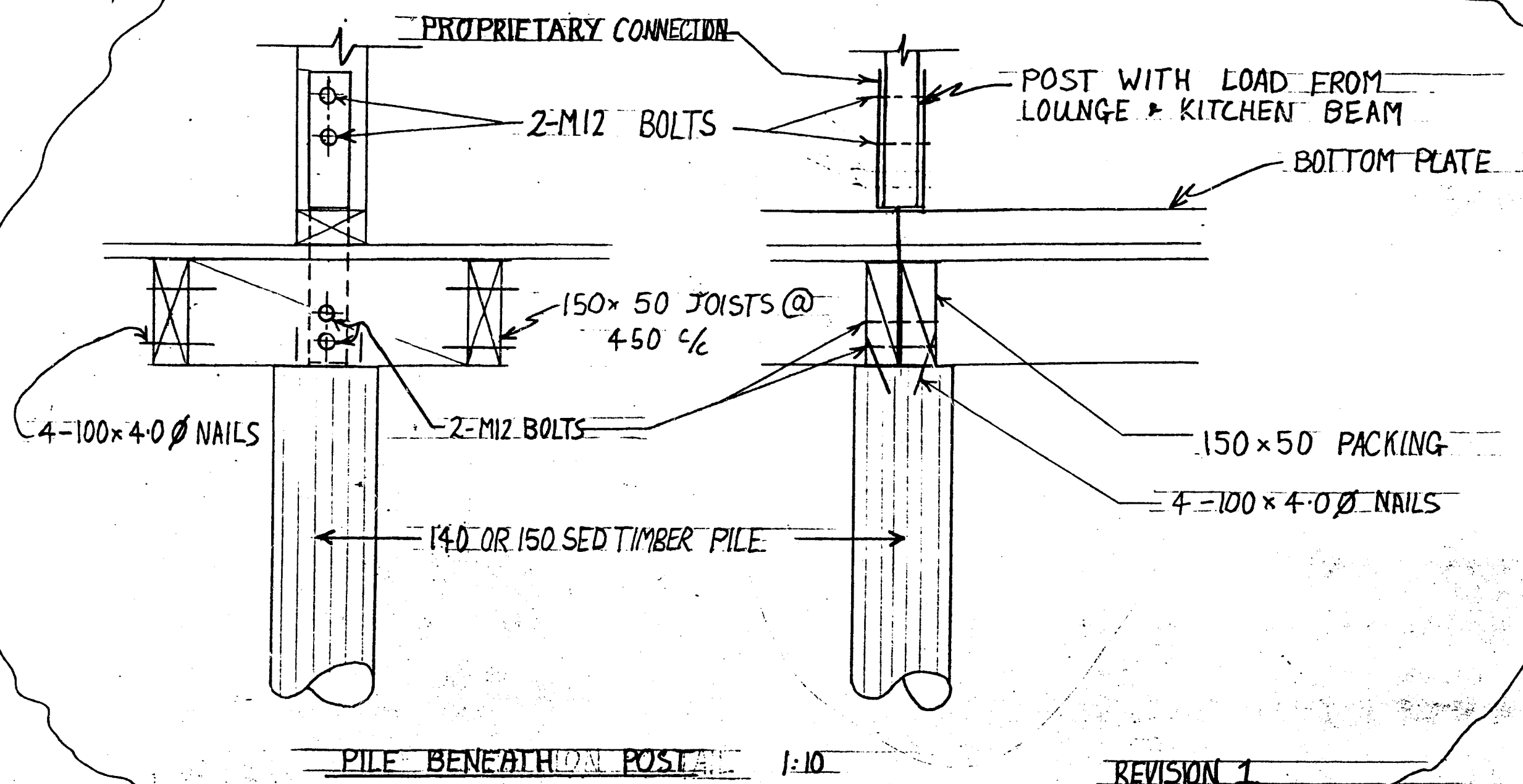


KENTUCKY-DRS 42356 IL 45 BP 36804



1:10	
Street	KENTUCKY
St. No.	
D.P.S.	42356
Lot	45
B.P. No.	36804
P. & DP. No.	
AMENDED PLANS	
DATE	- 4 FEB 1987
STAT P.	
P. & D.	
BI	
DESIGN	

CRISP CONSULTANTS
CONSULTING ENGINEERS

SOUTHERN CROSS HOUSE
8 HILL STREET
HAMILTON

BOX 4379
HAMILTON
Phone 395-564



CLIENT

MOODIE AND PINFOLD

PROPERTY
LOT 45 DPS 42356

AMENDMENTS

REV DATE DESCRIPTION

1 1/87 CONNECTION

DETAIL

SCALE

DRAWN

TRACED

CHECKED

DATE

AS SHOWN

M.K.

M.K.

W.G.C.

DECEMBER 86

PROJECT

PROPOSED RESIDENCE

KENTUCKY VILLAGE

FILE 232/1

DRAWING 2

REV 1

No. OF SHEETS 3

PRELIMINARY AND GENERAL

SCOPE:

The attached drawings and specifications cover the construction of a light timber framed residence. It does not allow for the provision of concrete chimneys or balconies. Roofing shall be gable roof and there shall be no pickback to walls.

SITE:

The site of the proposed works is Kentucky Crescent, Kentucky Village. The legal description being Lot 45, DPS 42356.

DIMENSIONS:

All dimensions shown are shown in good faith and shall be confirmed on site. This confirmation shall be carried out prior to ordering of any materials or commencing with any works.

PROTECTION OF WORKS:

During construction the builder shall cover and protect the works and all materials stored on site.

STANDARDS:

The work shall be constructed in accordance with the best trades practices and all materials shall be the best of their respective kinds and grades. The proposed works shall in general be in accordance with the Model Building Bylaws NZS 1900 and the Local Authority Building Bylaws.

DRAWINGS:

The drawings and this specification shall be read in conjunction and anything shown on the drawings but not specified and vice versa shall be equally binding as though included in both. The drawings shall be held to illustrate the general character of the work concerned. All dimensions shall be confirmed on site.

AVAILABILITY OF MATERIALS:

Should any of the materials specified for the contract be unobtainable or be prohibited by Government Regulations, negotiations shall be made for the provision of substitutes. Where any such substitutes are included in the contract, the approval of the Principal will be obtained. The price of the substitute shall be agreed before the respective work is commenced. Substitutes must also be acceptable to the local authority.

SUB-CONTRACTORS:

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. Hence, no claims will be admitted for sub-contractors for work not specifically mentioned in a trade section but which is provided for, expressed or implied elsewhere in this specification. Every trade jointly and generally shall collaborate, with as great and tender all necessary assistance to complementary trades.

PROTECTION OF WORKS:

During construction the builder shall cover and protect the works and all materials stored on site.

EXISTING SERVICES:

The Builder shall take sole responsibility for locating and protecting any existing facilities and adjacent properties shall be protected from damage of any kind. Where damage is incurred, it shall be made good to the satisfaction of the Client by the Contractor at his (the Contractor's) own expense.

INSURANCES:

Before commencing the contract the Contractor shall take out an insurance policy with an approved Company to cover any liability of the owner for accidents or worker's compensation for any accidental injury to any worker in the course of his employment. Such insurance to be maintained to the completion of his contract. As well, he shall ensure that he is covered for loss of temporary support to the existing structure during the piling and underpinning operations. The Contractor shall also ensure the works against loss or damage by fire for the full insurable value of the works. Such policy to be maintained until the completion of works.

PERMITS:

The Contractor shall obtain the permits and pay all fees, levies in compliance with the local bylaws. He shall also arrange and pay for all tests and inspections required by the local authorities throughout the duration of the works.

PILING:

Piles shall comply with the provisions of NZS 3605 "Load Bearing Sound Timber Piles". They shall be straight and sound Radiata pine poles of the lengths shown on the plans. Piles shall be treated to F.P.A. Commodity Specification C2. Sampling and testing procedures shall comply with the relevant standards and requirements of the local authority and finance institutions. Piles shall be cut below G.L. Where piles are above G.L. exposed surfaces shall be thoroughly coated with "Enseal" or "Lapath".

FRAMING:

In general all framing shall be ex. Md. 1 Framing Grade Radiata Pine treated to the appropriate commodity specification. Where timber is exposed to damp or weather then it shall be treated to C7. Where timber is to be used for flooring joists and walls and not in an exposed situation then it shall be treated to C7. Beams to flooring shall be constructed in strict accordance with the drawings. Where details are not specific then those details as required by NZS 3604 "Light Timber Framed Buildings" shall be used.

SUPERVISION:

The Engineer shall be notified by the Contractor in advance of commencing of piling to enable the piling to be supervised. In addition to the usual inspections required by the Local Authority and Lending Institutions shall be obtained. The Engineer shall provide observation of the piling operation to ensure that piles are founded in accordance with this document. The Contractor shall provide a competent tradesman to assist the Engineer's observation of piling. The Contractor shall also provide a record of the depths and sets of all piles for Engineer.

PILE DRIVING:

Piles shall be driven with an approved hammer, helmet and lead system. All piles shall be driven to the minimum penetration noted on the plan or to such depth as to achieve safe bearing. All piles are to be founded below all peats and soft silts and onto a firm sandy or other approved layer not less than 100mm thick.

Required ultimate bearing capacity per pile: 60KN
Small end diameter 150mm
Free fall height 900mm
Hammer weight 750KG

The range of sets and rebounds are as follows:

Maximum final set per blow (mm)	13.5	16	18.5	21	23.5
Maximum elastic rebound (mm)	5	10	15	20	25

Street KENTUCKY
St. No. -
D.P.S.: 42356
Lot: 45
B.P. No.: 36804
P. & DP. No.: -
NCC BUILDING RECORDS INDEX

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CRISP CONSULTANTS
CONSULTING ENGINEERS

SOUTHERN CROSS HOUSE
6 HILL STREET
HAMILTON



BOX 4379
HAMILTON
Phone 395-564

CLIENT

MOODIE A. PINFOLD

PROPERTY
LOT 45 DPS 42356

AMENDMENTS

REV	DATE	DESCRIPTION

SCALE	AS SHOWN
BROWN	1:100 K.
TRACED	1:100 K.
CHECKED	1:100 G.C.
DATE	10 DECEMBER 1986

PROJECT

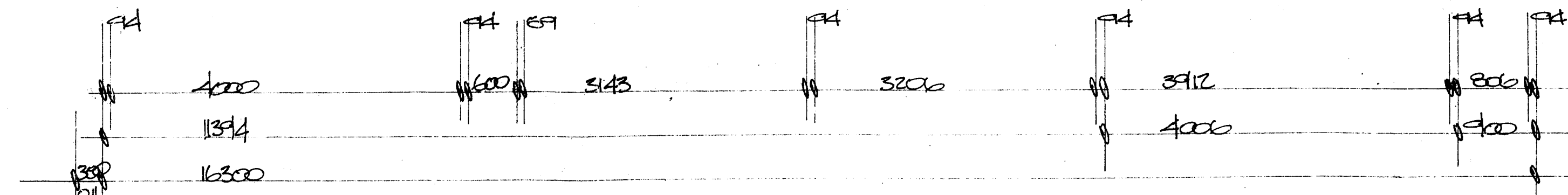
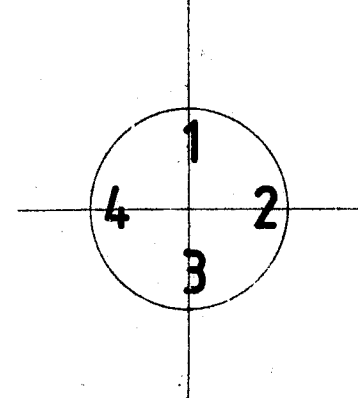
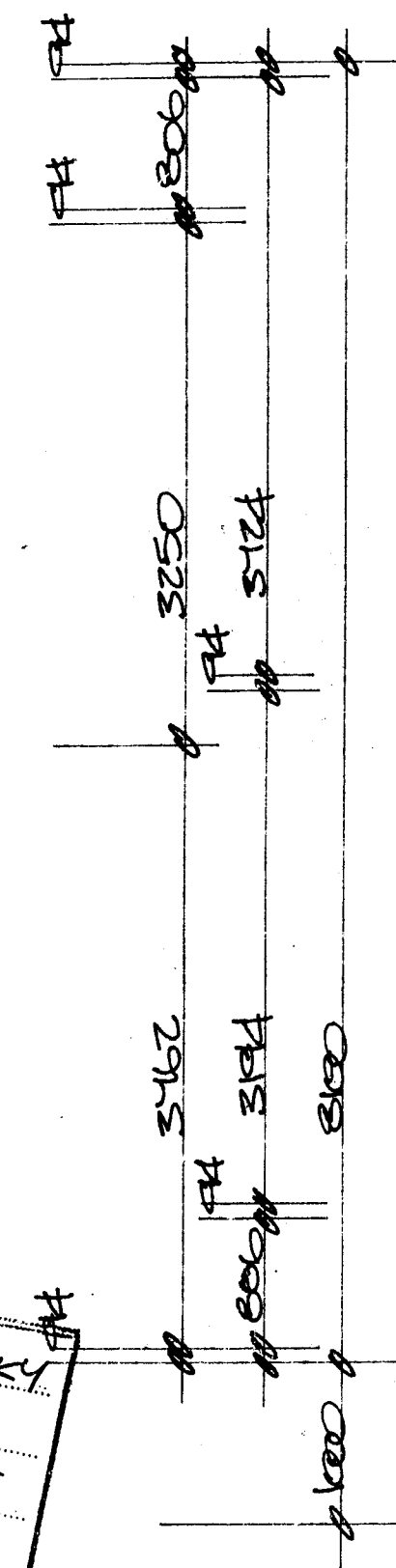
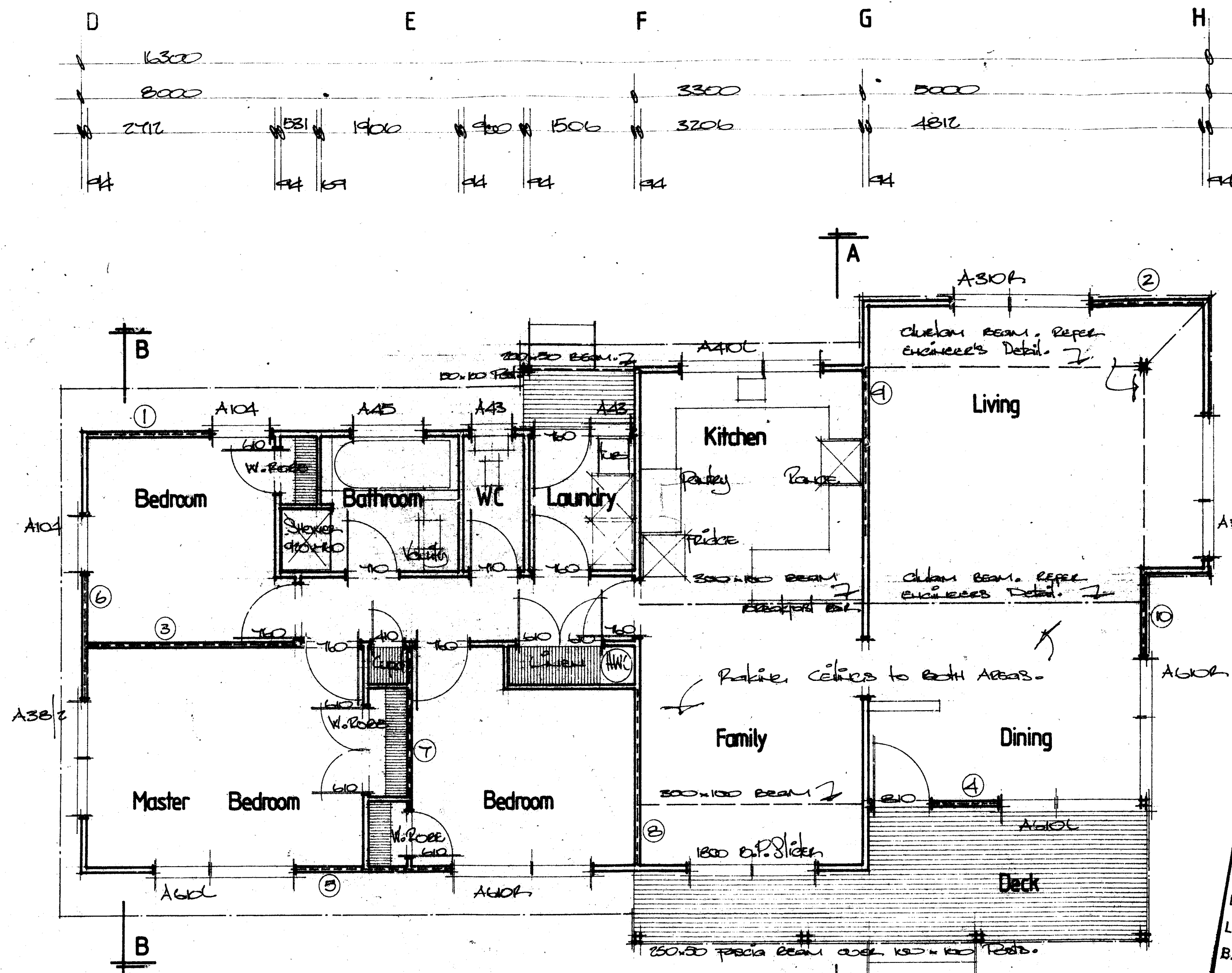
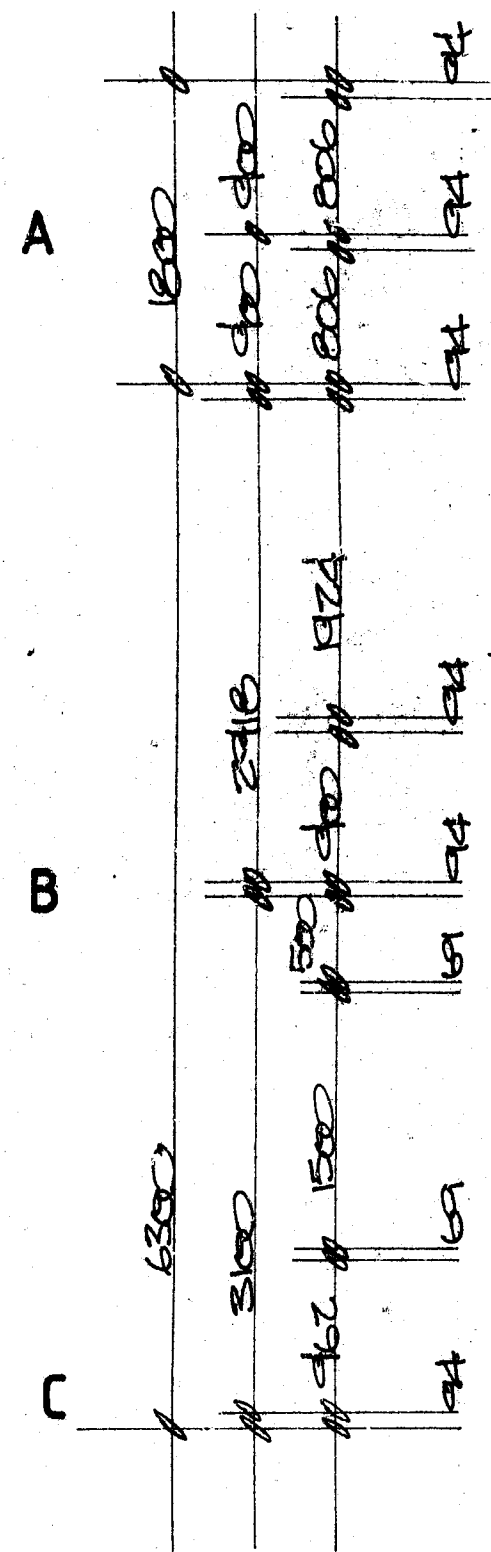
PROPOSED RESIDENCE
KENTUCKY VILLAGE

FILE 232/1

DRAWING

REV 0

No. OF SHEETS 1



FLOOR PLAN AREA 107.20 SQ. M

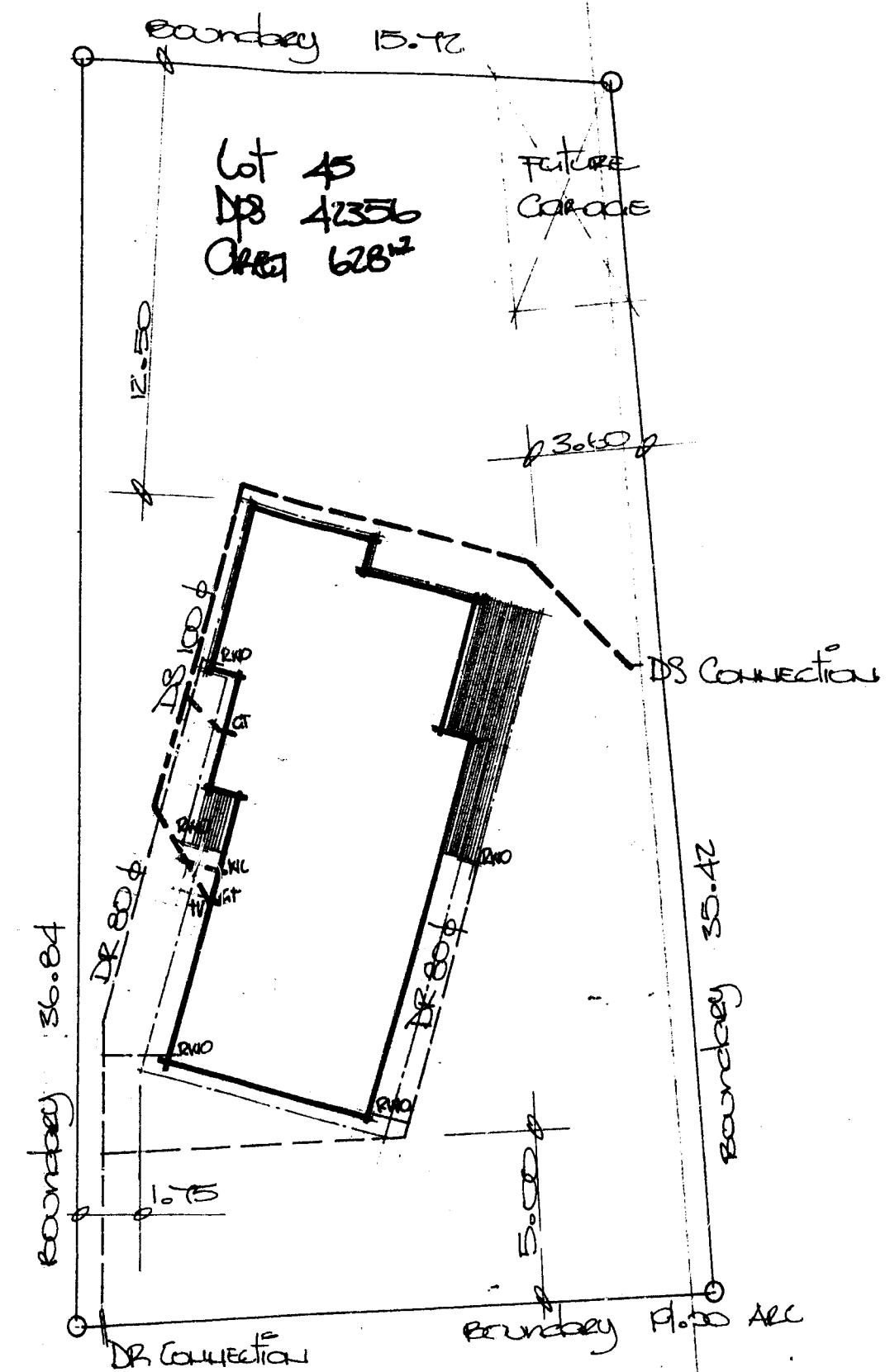
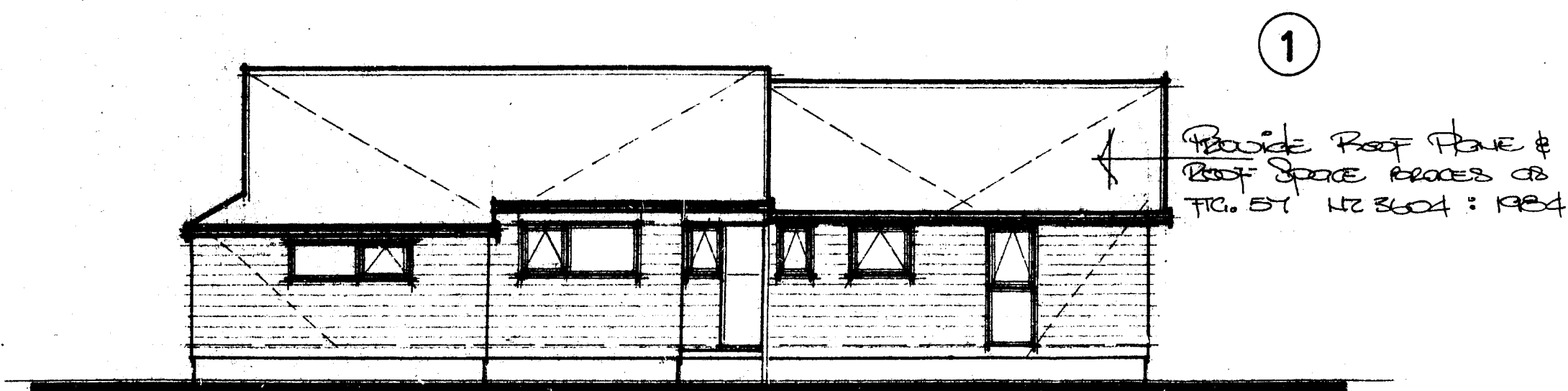
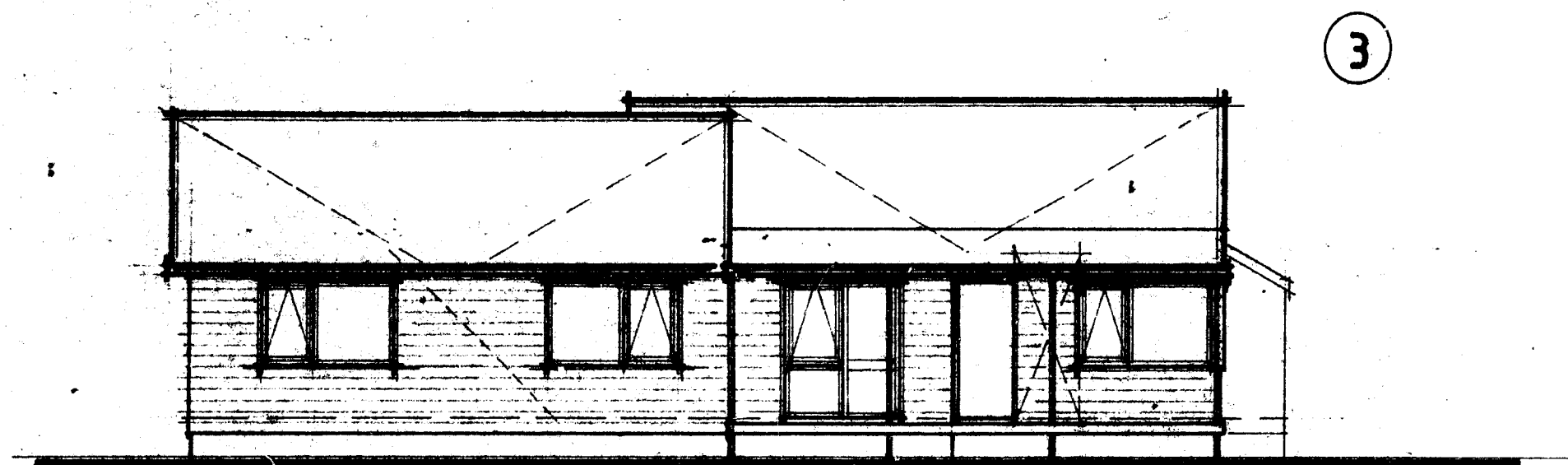
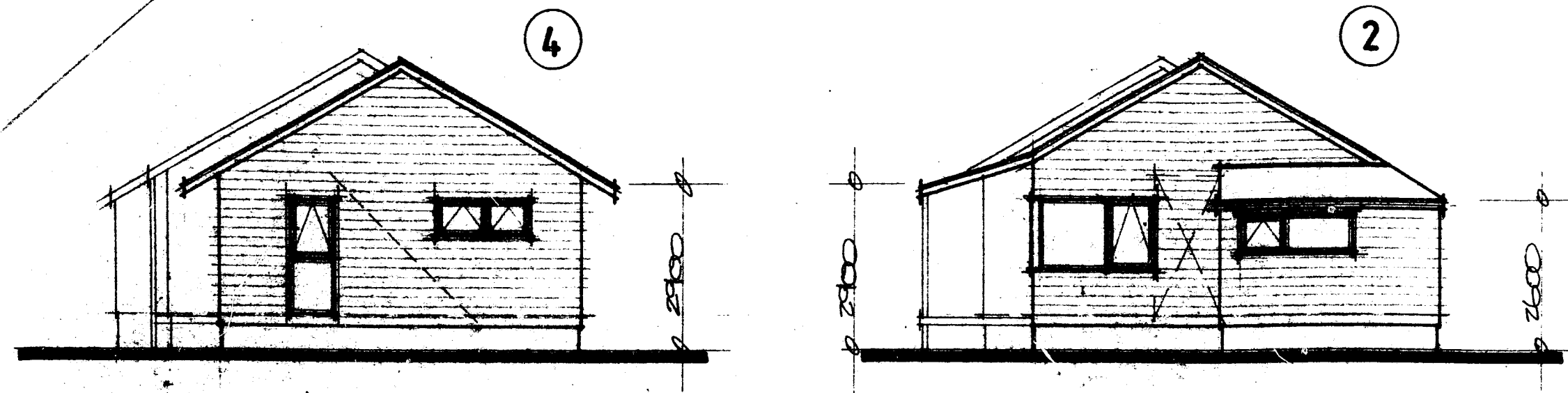
Street KENTUCKY
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 Lot 45
 B.P. No. 36804
 E. & D.P. No. -
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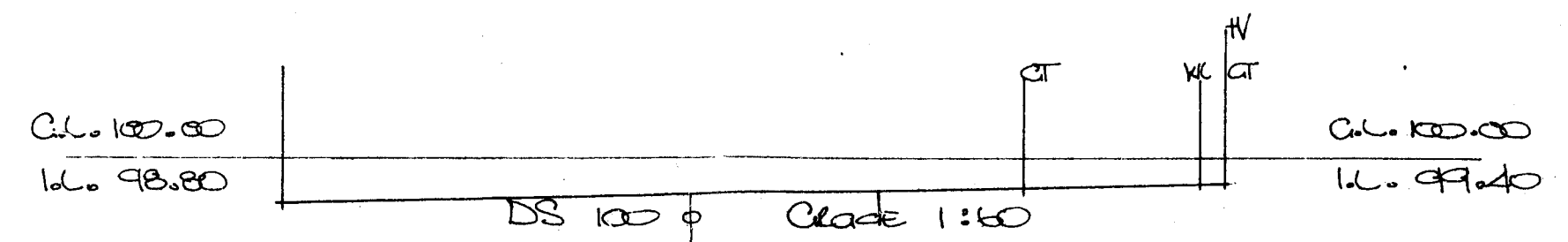
B.S. Lucas
 Architect
 Hamilton 64700

MOODIE & PINFOLD
 P.O. BOX 985 10331
 HAMILTON

492525
 Dave Moodie



Kentucky CRES.

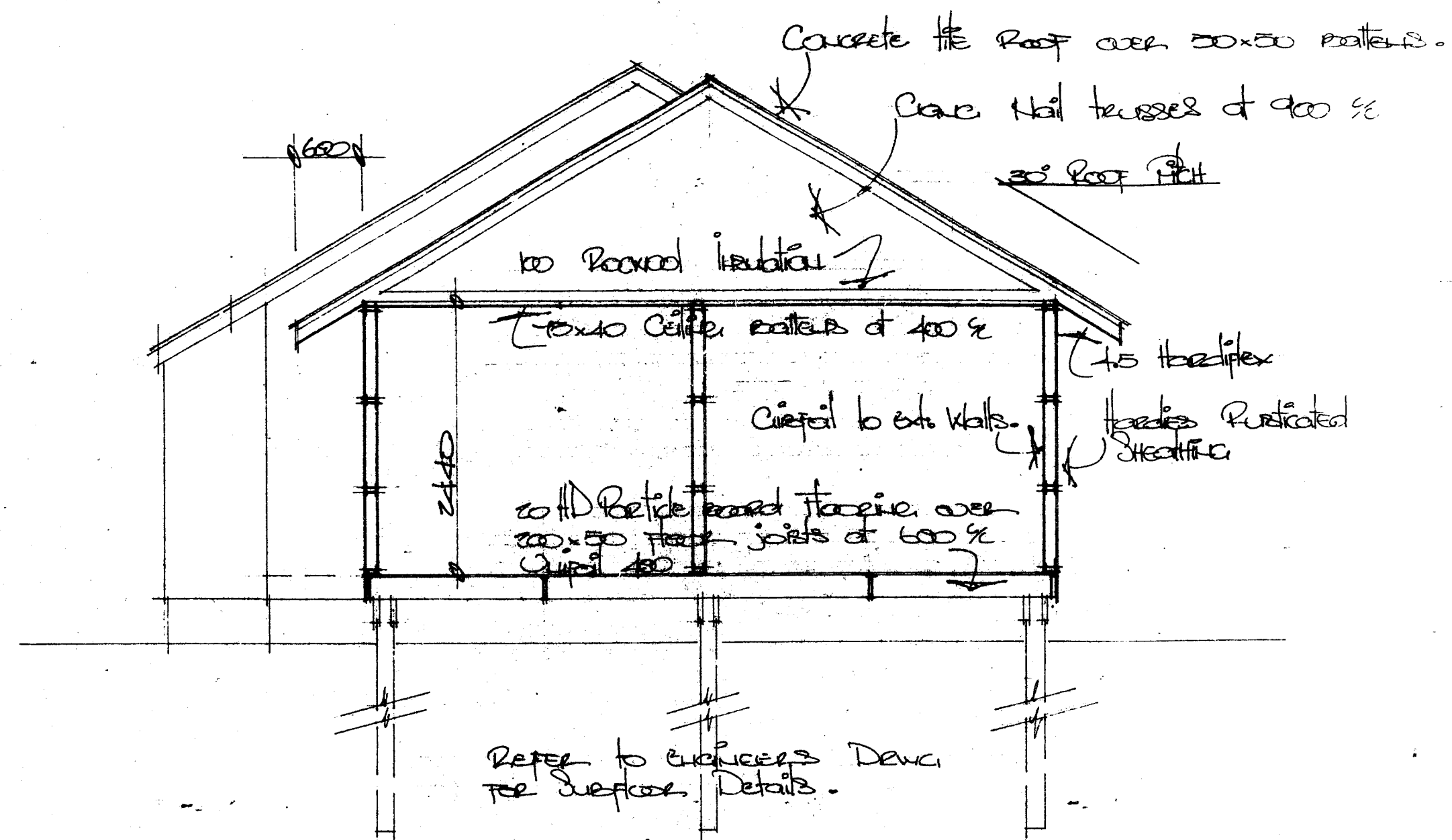


SITE DRAINAGE PLAN

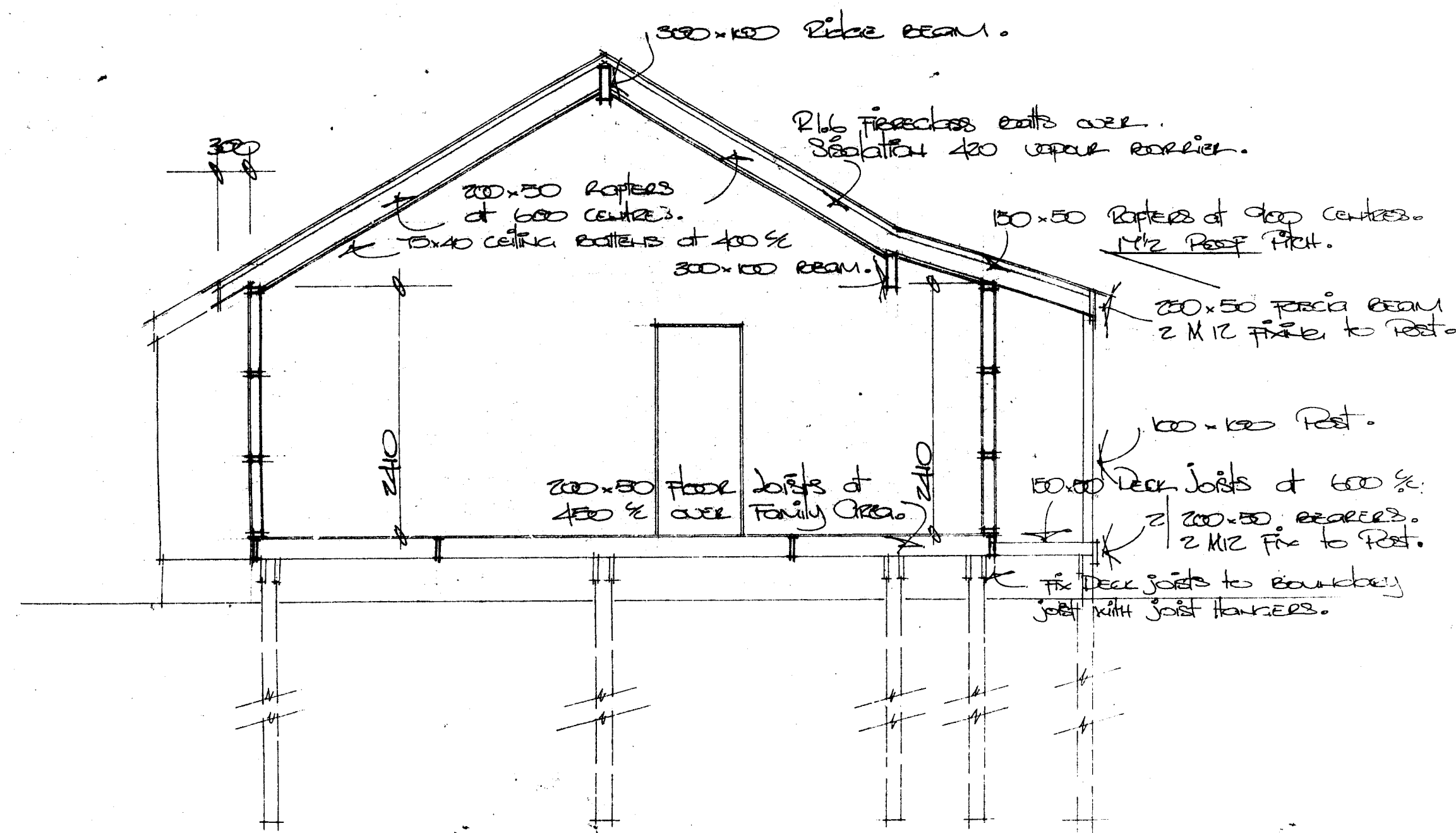
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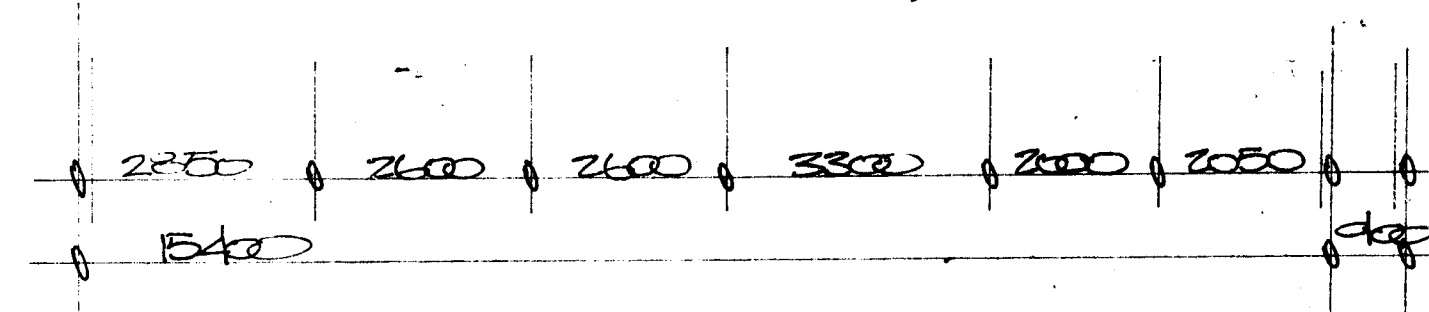
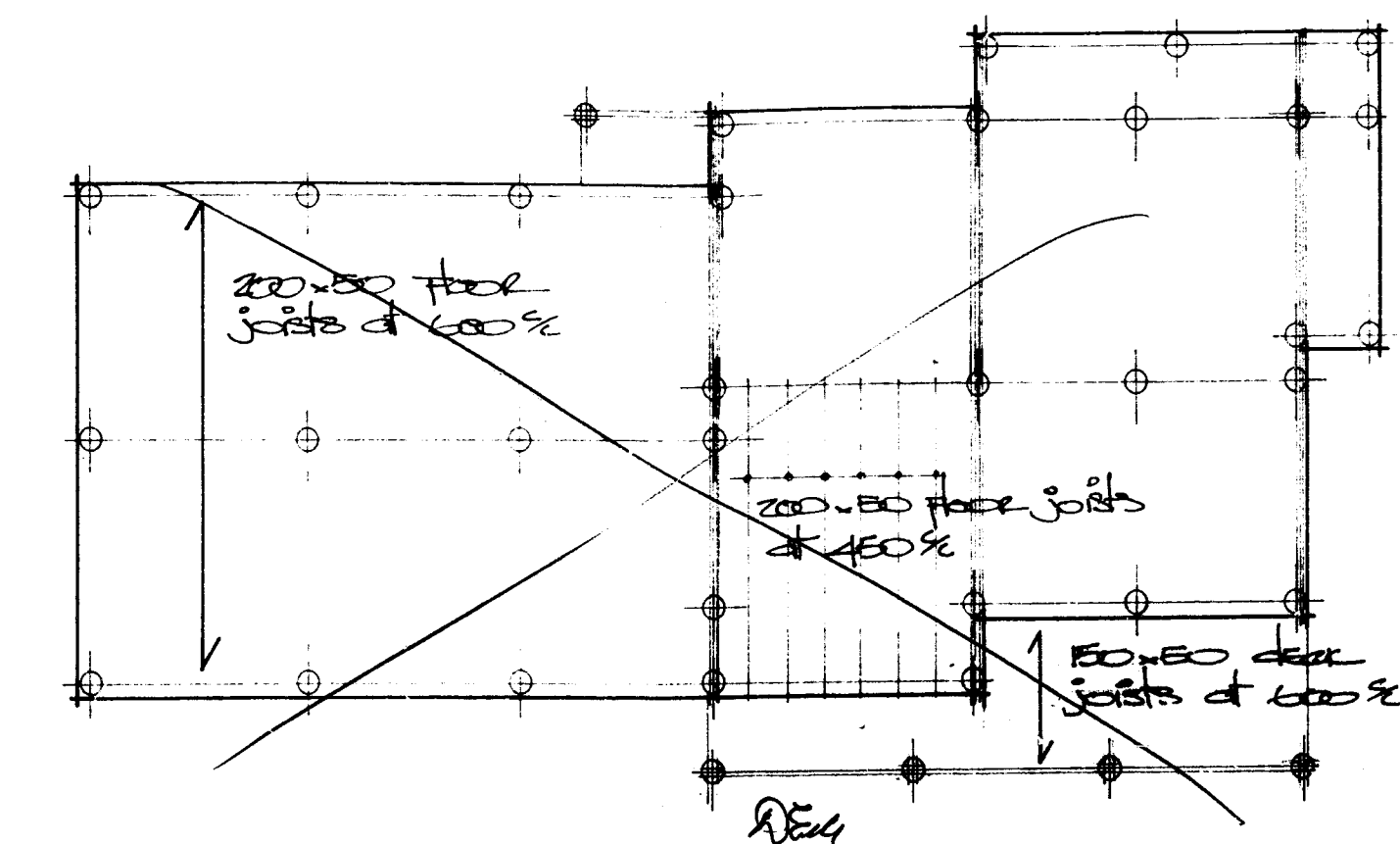
P.S. Woods -
architectural designer
Hamilton 64700



SECTION BB 1:50



SECTION AA 1:50



FOUNDATION PLAN 1:100

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R.S. Lucas
 architectural designer
 Hamilton 64200