

Council Records

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HORIZONTAL DATUM New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator

2.75 5.5 11

MILES Print Map

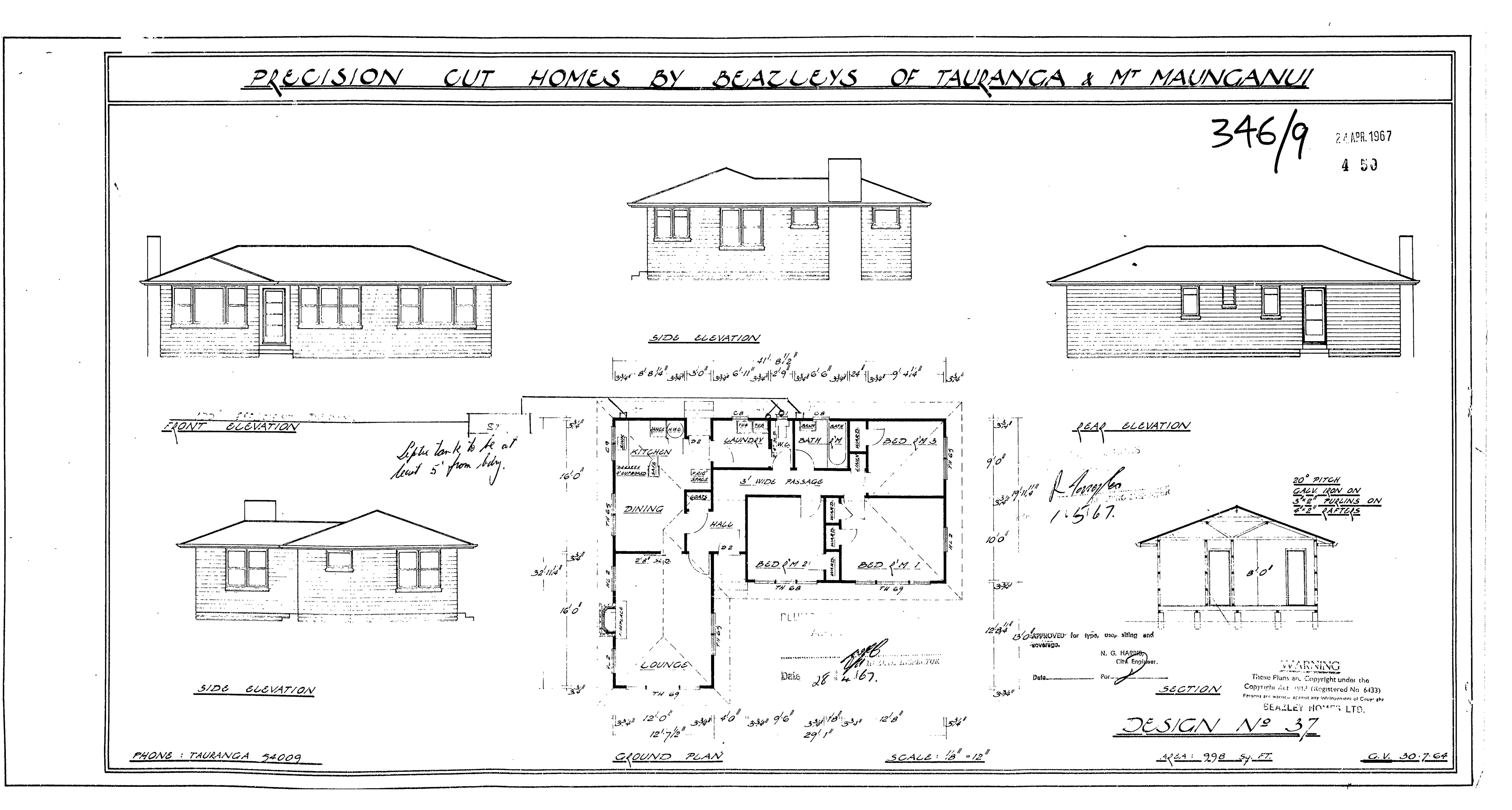


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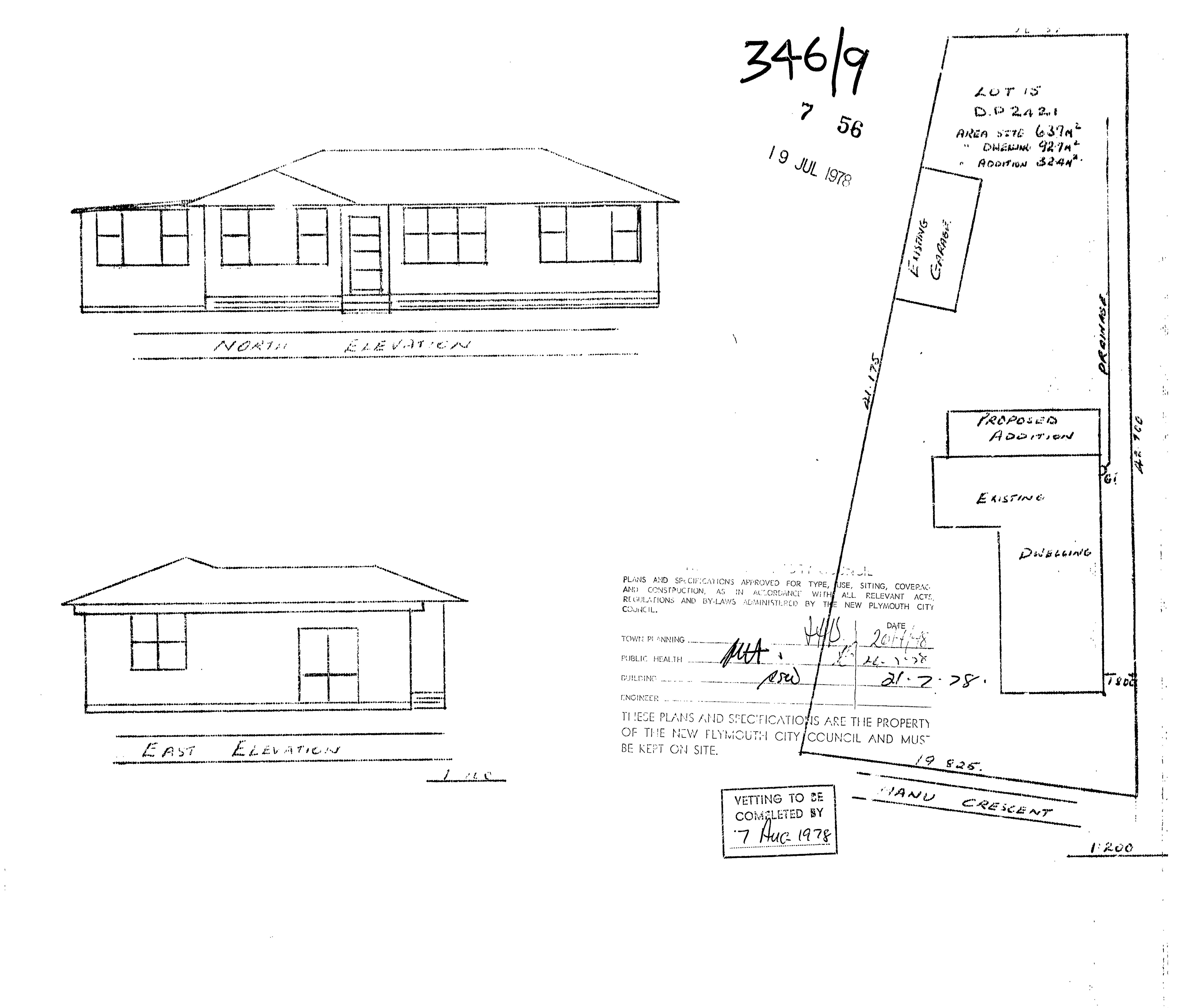


BULDINGFILE Code No. 346/ SUD/ect Dwelling Permit Mo 7213 100

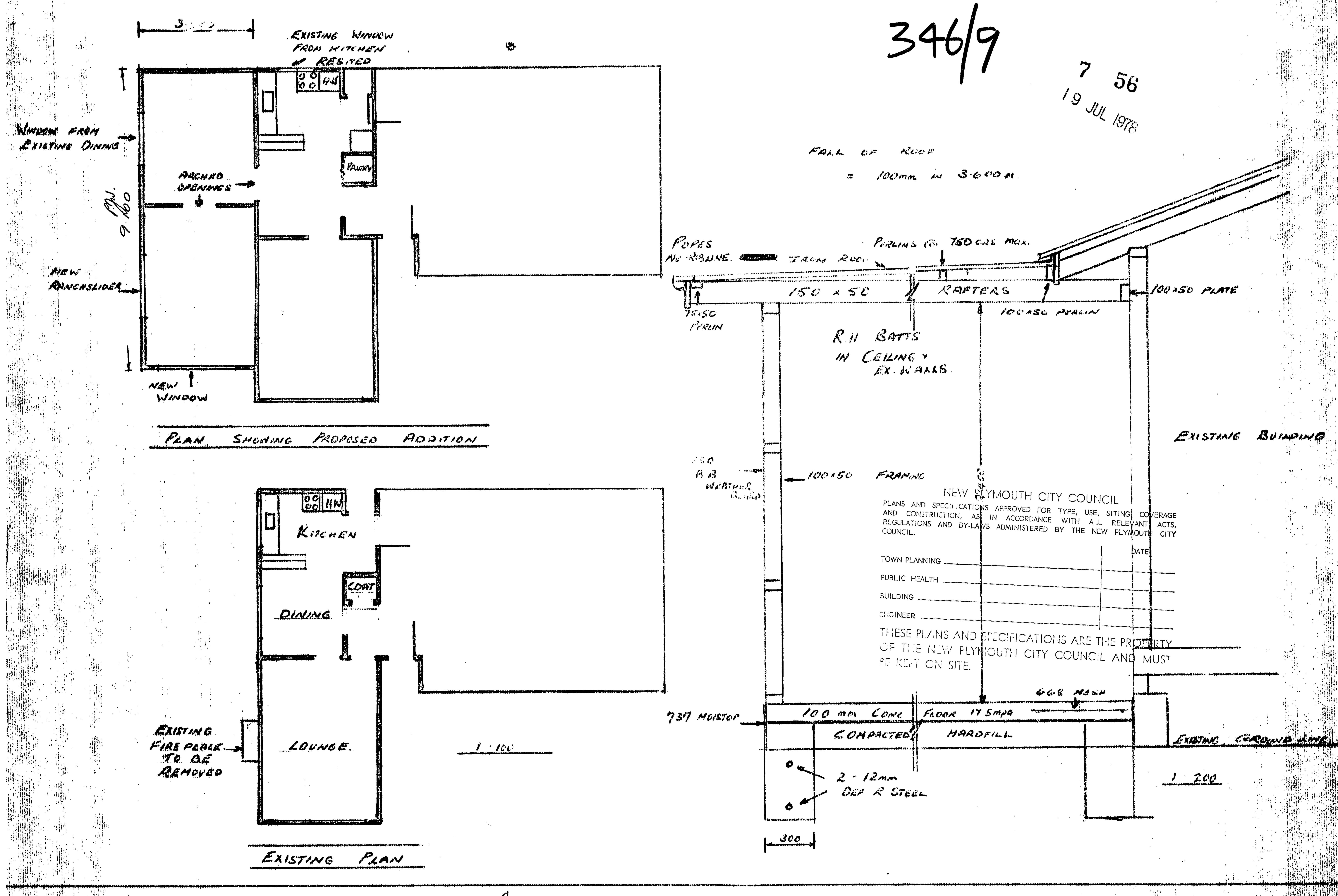
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Document Set ID: 404265



PROPOSED MODITION & MARKET PLYMOUTH



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POPOSED ADDITIONS and ALTERATIONS for MALMAST NAGLE @ 9 MANN CRESCENT, NEW PLYMOUTH

16 mm White

BULDINGFILE Code No. 346 Subject Dwelling, Mel Com. Addn. + Altn. dug. Permit No 72131 Date

No. Sheets 4

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NEW PLY	MOUTH CITY COUNCIL	Date 24: 67
To: The City Engineer.		Date
APPLICATION for Building Permit	and/or Services	D.P. No. 942/
AT (House No. and St.) 9 171	ANU CRES	Section No.
		Zone RESIDENTIAL
For erection of 12 DWEL		Area of Site 25:22
OWNER: TRW NAGLE		/ 53
ADDRESS: SURCESS	PAK	
Proposed use: PRIVATE	DWELLING	
Foundation: Concett	PILES & FOOT	TINGS.
Walls WEATHE SOARDS	Roof CR	GALLIRON
AREA of Existing Buildings	<i>M</i> //89.	
AREA of Existing Accessory Buildings	sq.	
AREA of Building in application	938sq.	ft.
ESTIMATED FINISHED VALUES		£ 13: 10:
Building	5//0::	
Plumbing & Drainage £_	220::	
	3330::	
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Size of Service		£
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Depth of Channel		E
DEPOSIT for Damage to Path : -		£
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INSPECTION of Second-hand Build	dings or Materials	The state of the s
	TOTAL:	£ 62: 17: 6.
REGISTERED PLUMBER: PD	Majning RE LIE	
DECTEMEDED DRATNIAVER : 22	> MEINTYRE 17	
BUILDER: PISHER &	BENION	
	Do Kny	650 ND.
NAME & ADDRESS OF APPLICANT:		Phone:6449
	Δ.	PERENTON
	Signature:	197:10.
		(See Over)
	•	(see over)

TEW WHYLE

CLAUSE 1. As this specification covers work done by Beazley Homes and independent contractors, the word "contractor" shall be deemed to refer to the person or firm who is doing the actual on site building erection.

CONTRACT. The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified, in a thorough and workmanship manner, in strict accordance with the Local By-Laws.

PERMITS. Contractor to comply with the Labour and Building By-laws of the district and to apply for and obtain at necessary permits and to pay all fees for same.

FROYIDE AND FIX. The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

INSURANCE. The Contractor to have all his employees except sub-contractors covered against accident by an "Employer's Liability" policy and to take out insurance against fire for a sum sufficient to cover 100% of the Contract sum, both policies to remain in force until the building is taken over by the owner.

MATERIALS AND WORKMANSHIP. All workmanship must be careful, thorough and in accordance with standard was practice and all merites as specified, and in accordance with the Local Body By-laws and the N.Z.S.S. No. 95.

Contractor shall carefully brace and support all parts of his work against damage by wind and total states same

MATERIALS. Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials provided that the substituted materials conform to the Local By-laws, and the lending institution's requirements. Where alternate moterials are specified, Beazley Homes reserve the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

CONTINGENCIES. Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuation in the price of labour or various materials that leading the earlier of the price of labour or materials from the date the tender is submitted, until final payment, and interest to the Contract Price has been affected by such rise or fall a rises.

CONCRETOR

Piles to be precast concrete. Provide as required, dimensions to suit particular local bodies and lending institutions. Set on 12" x 12" x 4" concrete pad. Erect chimney of precast type, not parallel, with 30" opening. Provide ashwell grate to exterior chimneys. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 4" thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option. If continuous concrete foundations are specified in the addendum they shall be:

FOOTINGS. Minimum $12'' \times 6''$ taken to solid bearings at least 12'' below ground. Reinforced with two ½" mild steel rods.

FOUNDATION WALLS. Minimum 5" thick with continuous 2" M.S.R. near top. Concrete shall finish not less than 12" above ground level. Walls over 3'0" in height shall be reinforced with 3'3 room at 15" centres both ways. 6" x 6" piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations.

VENTILATION. Provide vents minimum $9" \times 6"$ at 6' 0" centres and not more than 3'0" from any angle.

PORCHES. To be constructed in 4" concrete reinforced with three &" R.M.S. rods at 12" centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with 4" thick coat of three to one sand and cement rendering.

CARPENTER AND JOINER

All materials are to be the best of their respective kinds and grades, laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the Local By-laws in every respect.

JACK STUDS. To be 4 x 3 fixed from top of piles to underside of stringers. Brace between jack studs at corners with 3 x 2 or 4 x 2 diagonal bracing. Place malthoid dampcourse between jack stud and concrete pile.

STRINGERS. To be 4 20 on algebra space at approximately 5' centres. Il junts to be scatted or solid bearings. FLOOR JOISTS. To be 6 x 2 souled to de mensurace and nailed with 3 and 4" sails to tring its bearers. All joists to be lapped over a solid bearing. Provide double joists under all exterior walls.

PLATES. 18 to be straight and in long lengths, scarfed at all joints and halved at corners and intersections.

STUDS. ** double nailed to all plates with 3" and 4" nails. Stud height to be 8' 0".

TRIMMER. All window openings to have 8 x 2 trimmers supported on 4 x 1 or 4 x 2 stretchers cut between top and bottom trimmers. 4 x 2 jack stud to be cut between bottom and trimmer plate.

BRACES. Wherever possible, brace to all external corners with 3×2 or 4×2 braces cut between studs. Provide 4×2 ceiling runners to all spans up to 8° 0". For spans over 8' 0" provide an 8×1 on edge with a 4×2 nailed to the ceiling joists and spiked to the 8×1 .

ROOF. Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 4×2 spaced at 30''centres, properly birdsmouthed and checked and securely nailed to Call plates and ridges with 3" and 4" nails. Fix 3 x 2 purlins at approximately 24" centres. Rafters will have two birdsmouths, the inner one being for the purpose of fixing 3 x 1½ ceiling joist. **EASEBOARD.** 4×1 , or 3×1 fixed horizontally with approximately 1" spacing boards. Bottom board to be kept 4" clear of ground.

If specified in the addendum, & Fibrolite may be used in place of baseboards. **EAVES.** Allow the rafters to overhang 24" as shown and cut off plumb. Frame down with 2×2 , or $3 \times 1\frac{1}{2}$ and fix 6×1 or 9×1 Fascia board. Line under with asbestos sheets and finish as detailed.

EXTERIOR SHEATHING. Sheathing will consist of 6" bevel back weatherboards as detailed in timber schedule. Lay boards with 1½ lap. All corners to be mitred and covered with galvanised soakers. Gather all butts under windows and cover with galvanised soakers or 3 x 1 pilaster and scribers or scatter joints and cover with galvanised scakers at Contractor's option.

SHEATHING (contd.) Alternatively, sheathing MAD HAR adder MICM

FLOORING. All floors to be covered with 4×1 or 3×1 T & G flooring well cramped and double nailed with all nails punched below floor surface.

On completion of all trades, clean off bye wood to an even surface with a sanding machine.

NOGGING. Noggings to exterior studs will be 3×1 ribbon checked in flush on the inner side. The interior partition studs will have 3×1 ribbons checked in flush. Against the 3×1 ribbon cut in 3×2 dwangs. Alternatively at Contractor's option, interior nogging may be three rows of 4 x 2 dwangs. The purpose of the ribbons is to act as stiffener and regulators for height of dwangs. There will be three noggings in the length of the stud. Ceiling noggings will be 3 x 1 checked in flush with the bottom of the ceiling joists spaced as required to take joints of ceiling sheets. For veneer construction exterior nogging will be three rows of 4 x 2 dwangs.

CEILINGS. All ceilings to be lined with &" Gibraltar board sheets. All sheets to be securely nailed to all joists and ribbons with 14" galvanised flat head nails and to have joints covered with splayed or square batten.

CORNICES. Provide 1½" wooden scotia moulding to all ceilings.

LININGS. All interior wall papered walls to be lined with *" Gibraltar board sheets flush jointed. All shade he hailed word?" galvanised flat head nails an joints every 6" and intermediate study and nogging every 9". All stopping to be done with the best Plaster of Paris, filled to an even surface and all spots and risers removed. All interior painted walls as above but joints covered with 14" half round battens. Private Bag, Mount Maunganui

INGOING TO PORCHES. Ingoing to back and front porches to be lined with 34" asbestos sheets. Cover joints with "D" mould batten. WARDROBES. To be lined and ceiled at 7' 0" from floor and to have 9" wide full length hat shelving. Provide 6' 6" x 2' 0" doors to front. Provide hanger red.

LINEN. To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced at approximately 18" centre.

KITCHEN CUPBOARDS, ETC. Construct kitchen cupboards, safe, h.w. cupboard and sink unit where and as shown on plan. Cupboards to be similar type to Government Housing Units. Fit Chester type catches.

HOT WATER CUPBOARD. Provide hot water cupboard where shown. Cupboards to have slatted shelving above the cylinder. Element to be boxed in to Power Board's approval.

JOINERY. All interior door and window frames and sills to be as mentioned in schedule and to be grooved, throated and constructed in a proper manner and primed before fixing.

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ADDENDUM TO SPECIFICATIONS			▼	JOB	No
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OWNER'S SOLICITORS	•			SOLICITOR'S PHONE No.	4049
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SASHES. Casement sashes generally to be 4' 6" and 3' 6" by 2' 0" totara, cedar or S.A.C. approved material with one glazing bar 92" down from top, glazed in 18 oz. clear glass. 3' sashes to be hung on two 3" galvanised butts, 4' 6" sashes to be hung on three 3" butts, the sashes to be fastened with a bronze telescopic stay and wedge fastener unless alternate is specified in the addendum. Landscape sashes to be 4' 6" x 4' 0" with matching glazing bar, top pane to be glazed in 18 oz. glass, bottom pane in 24 oz. Split rail sashes to be to sizes as shown on the plan and glazed with 18 oz. glass. Top portion of split sashes to be hung on two 3" galvanised butts and fastened with two bronze quadrant stays unless alternate is specified in the addendum. Bottom portion of sash to be fixed

DOORS. Interior (Main) 6' 6" x 2' 4" and 2' 6" hardboard, rimu, matal or radiate flush, paint grade unless afternative is specified in the addendum.

W.C. bathroom. 6' $6'' \times 2' \cdot 2''$ hardboard, rimu, matai or radiata flush paint grade. Wardrobes, etc. 6' 6" x 2' 0" rimu, matai or radiata flush, or hardboard, paint grade.

Kitchen cupboards. ?" thick, hardboard faced drum type.

Back. 6' 6" x 2' 4" and 2', 6, two, three or four light obscure glazed.

Front. 6' 6" x 2' 8", two, three or four light obscure glazed. Doors to be flush type hung in 1" jambs with 2" planted stops.

Fit all doors with bakelite latch sets unless afternate is specified in the addendum.

FINISHING. Finish off inside of door and window openings with 3" bulinosed architraves. Windows to have 1" sillboards, 5kirting 3 to be 3" bullnose fitted to all walls.

BATHROOM. Bath to be built in with 3 2 framing and covered with wallboard sheets. Build in single shaving cabinet with mirror.

MANHOLE. Provide a 20 x 20 opening in ceiting and provide cover of same material as ceiling.

LAUNDRY Provide a set of two compartment tubs and fix on stand except where single compartment tub is shown on plan of specified on the addendum?

FIREPLACE Provide and fix tiled slab to open fireplace, value £12/19/0= SINK TOP To be 5' 6" Laminex or Formica with stainless steel bowl to manufacturer's standard colour range.

PLUMBER

FLASHWIG. Flow Chimney and all openings through roof with coppropriate materials and anake the building water tight of VALLEYS. To be 24 g. Galvanised Iron. Spouting to be 5" quarter round supported on brackets at 36" centres and given evenly to graded falls to downpipe outlets. Downpipe to be 2½" diameter.

ROOF. 26 g. Corrugated Galvanised Iron. All laps to be primed. Under roofing lay tightly stretched fowl-netting and on top of this lay building paper.

WATERPROOF. Leave the building absolutely waterproof in every respect. Any part or parts pmitted from this specification and necessary to make the billding water-tight, shall be taken as mentioned.

COLD WATER. Lay water from supply through 1" galvanised W.I. and/or copper piping, fitted with all necessary bends, tees, elbows, etc., and with all joints made in the best quality lead and hemp, to points over basin, sink, W.C., tub and bath.

HOT WATER. Provice and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through copper piping lagged where required by local authority to bath, basin, sink, laundry washer and one tub.

BATHROOM. Provide and fix in bothroom one 5' 6" W.P.E.C.1 standard quality of R.V. pressed steel enamelled both. Provide one 22 x 16 W.P. earthenware wall basin on C.I. brackets.

WATER CONNECTION Fees for water connection to be paid by Contractor to Local Authority

WASTES. Boths, tubs and sink to have 12", basin to have 12", lead or copper traps and tead, wrought inon or copper wastes at 2, Contractor's aption. All wastes to discharge over gully traps and joints to be neatly wiped. Provide and fix all necessary anti-syphons. All somitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPSE All tops and extensions, except to laundry and stop cacks to be chronmlum plated streamlined bib and pillar cocks indrked "Hot" and "Cold" nespectively. Laundry and stop cocks to be brass. Install one brass hase tap?

W.C. To be provided complete with white earthenware pan, spot buffers, etcetera. 3 gallon low set flush distern, flush pipe, cast soil pipes, fittings and vent. Contractor to collow in his quatation for extra water pipe where house is sited more than 40 feet from mains water supply

DRAINER

DRAINAGE Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and comnections to be 4" first quality earthenware with sound sacket joints to be laid to a true and even fall. All joints to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected and generally do a thorough ich and leave the whole in perfect working order. The whole of the drainage and sanitary arrangements to comply with the By-laws and to the satisfaction of the Sanitary Inspector.

Allow for approximately ten feet of glazed drainage from W.C. to septic tank.

SEPTIC TANK. Where town severage is not available provide one five-person concrete tank and make complete with sump to comply with the Health Regulations, -Contractor to allow in his quotation for extra 4" glazed pipe and fittings where house is sited more than 40 feet from mains sewer.

PAINTER AND PAPERHANGER PROSER PARTY PARTY

MATERIALS. All materials used in this trade to be the best of their respective kinds and workmanship to be according to best trade practice. All woodwork to be sanded between coats. Exterior woodwork and interior of sashes to receive one coat of first quality priming. Putty all noil holes and finish with two coats of approved paint, as selected. Spouting and down pipes to be given two coats of approved paint as rejected.

ROOF. Painting of roof to be Owner's responsibility.

366233

ENAMEL. Walls and ceilings of all service rooms to have a coat of pigmented sealer. Finishing timber to be given a coat of white primer, then all work to be given one coat of undercoat and one coat of selected enamel in shades to suit owner. All woodwork to other than service rooms to be given one coat of white primer, one coat of undercoat and one coat of selected 3 enamel in shades to suit owner. Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint. Alternatively, woodwork not to be painted to have one coat of clear sealer and two coats of varnish.

COLOURS. The number of colours per room shall not exceed three. Additional colours may be added at extra cost.

WALLPAPER. Walls of other than service rooms to be papered with paper to average 12/6 pelaroll as agreed with the Contractor. Papers to be hung plumb and joints butted where possible. Walls first to have a coat of sedler.

ELECTRICIAN

ELECTRICIAN. The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Rower Board and the Underwriter's Association Provide and fix all necessary materials for the installation of the following points complete with 60 watt lamps.

METER PANEL. Provide and fix one meter panel complete where directed by the Power Board Authority

SWITCHES. Provide and fix flush switches to all light politic ?

LIGHTS. Provide and fix a light point to each room and 3 to shall where directed.

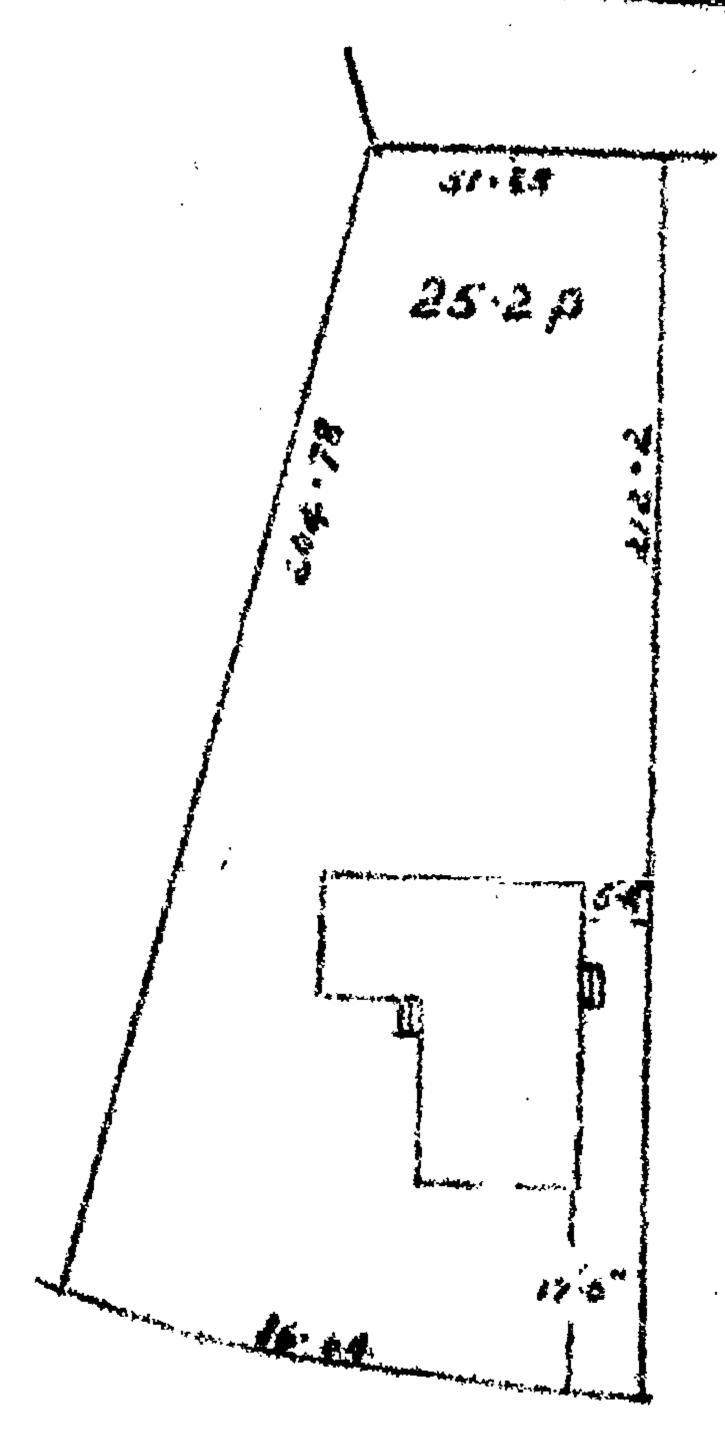
POWER Provide and fix a total of 3 power points where directed and make connections to hot water sylinder and stove. STOVE Allow the P.C. sum of £48/2/8 for supply of electric stove and fix where should be a like to the store of the store

Any required amendments not shown in the plan or mentioned in this specification will be shown on an addendum to specification to be etteched berete.

B.P.T. - 56948

CHEDOF

SITE PLAN FOR MRTRW NAGLE 40715 DP 9421.

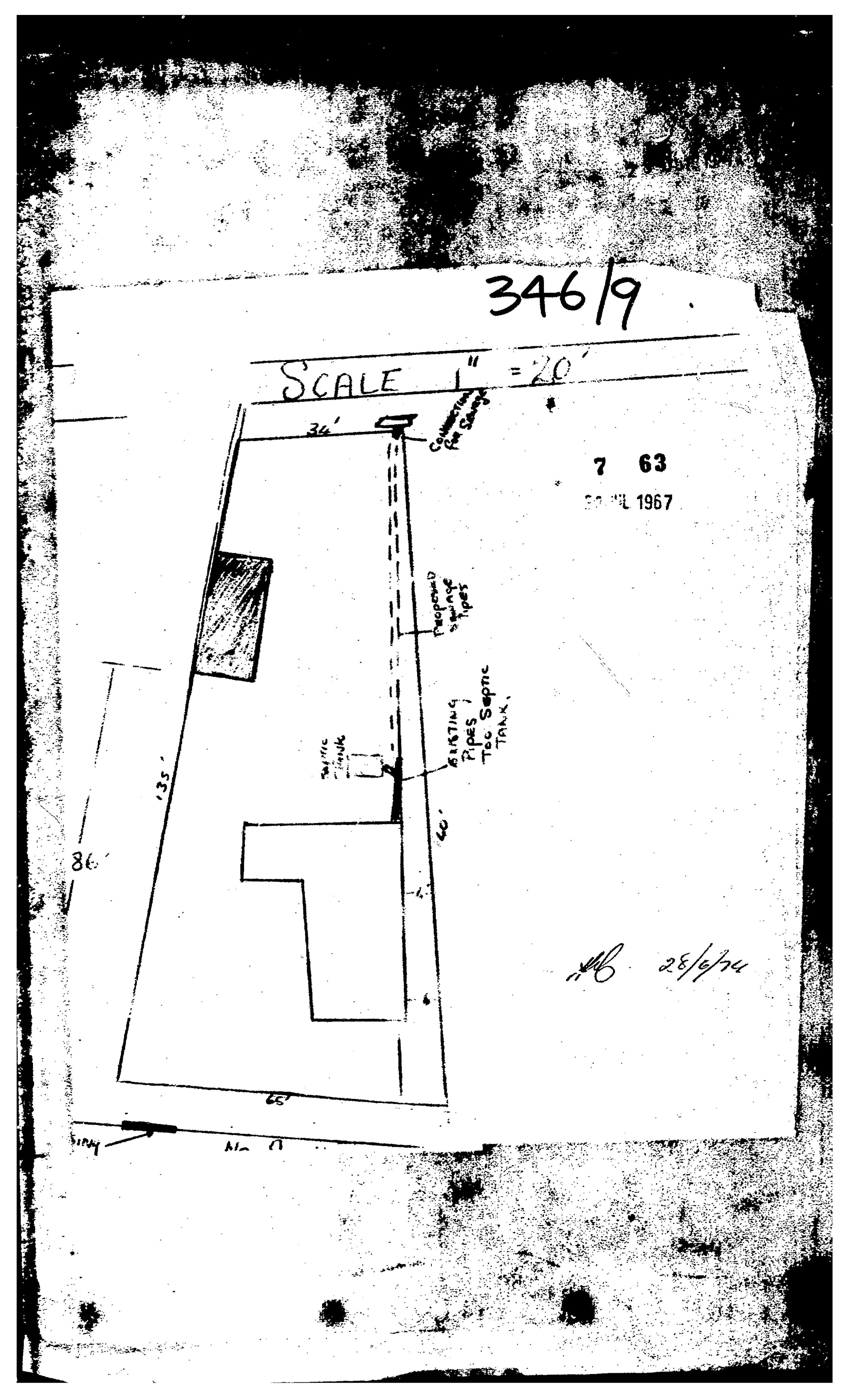


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NEW PLYMOUTH CITY COUNCIL—CITY ENGINEERS DEPARTMENT APPLICATION FOR SERVICES, PLUMBING & DRAINAGE

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I wish to apply for permission to carry out the work descri	ribed in the plans and specifications deposited herewith at:—
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OWNER 7 RW OML 1109/	_Area of Site
ADDRESS 9 Manu Cres M	Signature of Applicant COUNTY LEADER SOUND THE
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e de l'afo galiter e reglateire, es flais coult regar ตามอาการแบบของ เป็นได้ เหมือาการให้ เมืองการย้าย TO THE CITY ENGINEER APPLICATION FOR BUILDING PERMIT At (House No. For erection of Acid 3 914 4 OWNER ME MAIS T. NAGLE ADDRESS Y MANY CRES. Mod and seed bounded out the Proposed Use das Ma comes andre contrage armen andiblick referre Rook No-Ribert IRON Foundation. AREA of Site that go the white there is a growing of the growing the first time. AREA of existing buildings e de altaquias estilloques, mentre grabilistiquals person, aucura in comercia defense instituciona esti AREA of existing accessory buildings with the first of th AREA of Building in application P.J. WILLS रामान्य क्राप्त क्राप्त कर है। विकास राज्य स्था क्रिकेट क्षेत्र क्रिकेट क्रिकेट क्रिकेट क्रिकेट क्रिकेट क्रिकेट े विशिष्ट विद्यान प्रशासी : Designer. Address Structural Engineering and the little of the Address of the Addres and the the stagest of the two that he there are the theory Building Projects Authority Required Yes/No Supplied Yes/No FOR OFFICE USE Total Value of Building Corrected Value Fees \$4,700.00 Sanitary Plumbing and Drainage \$ 4,700.00 Value of Building for Permit Vater for Building Building Research Levy on Hoardings Mths @ TOTAL FEES BUILDING JULY. Starting Date END AUG. Finishing Date

Phone

J. WILLS

S-.

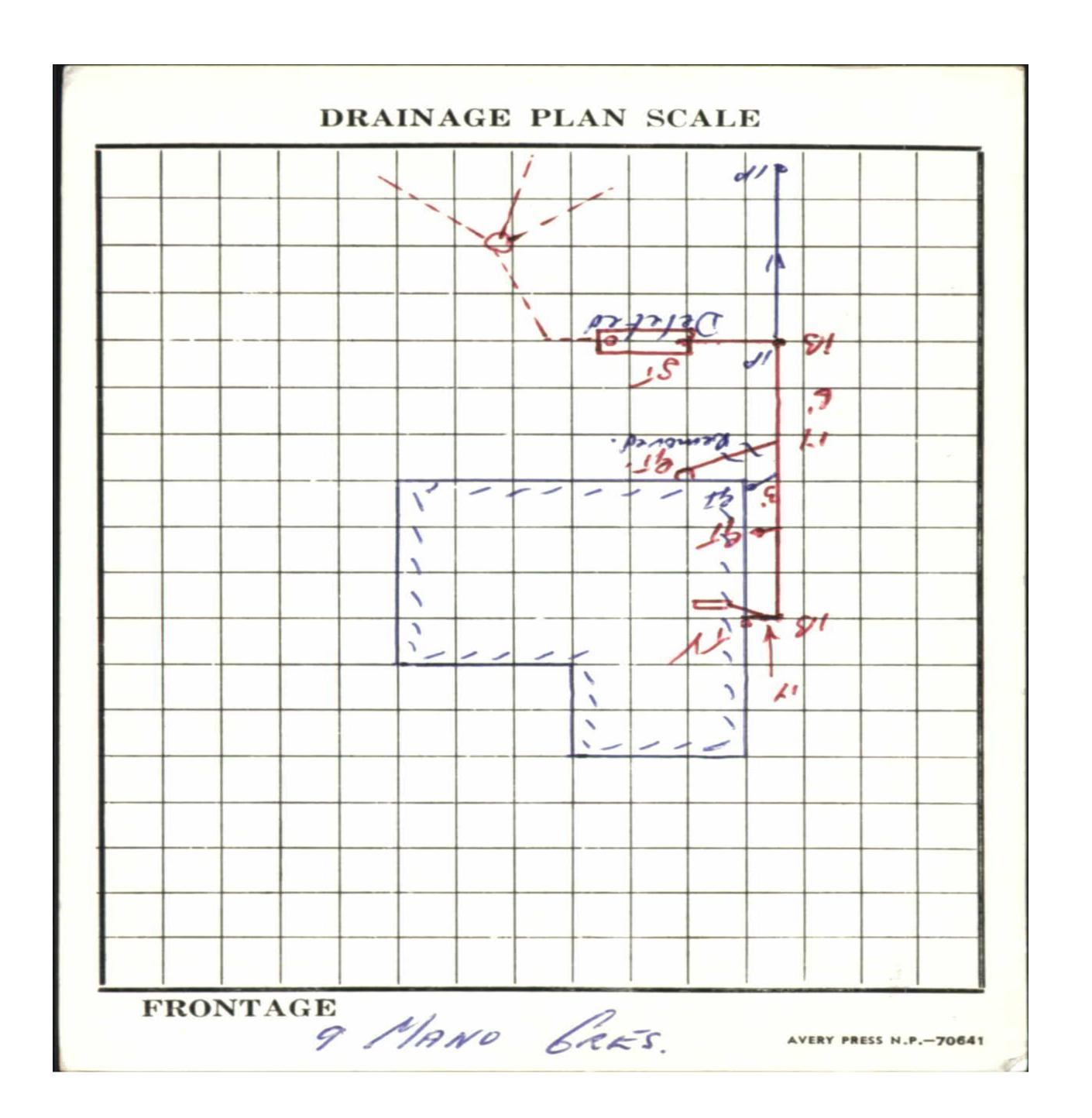
NAME AND ADDRESS OF APPLICANT.

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No9	Sec	Lot 15	D.P. 9421		
Address MANU GRES	······································				
DRAINAGE AND PLUMBING REGISTER					
OWNER T. R. W. NAGLL		4/50/67	PERMITS		
ADDRESS 9 MANO GR	ES	PLUMBING	ግ ፓ		
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darrell paterson

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