

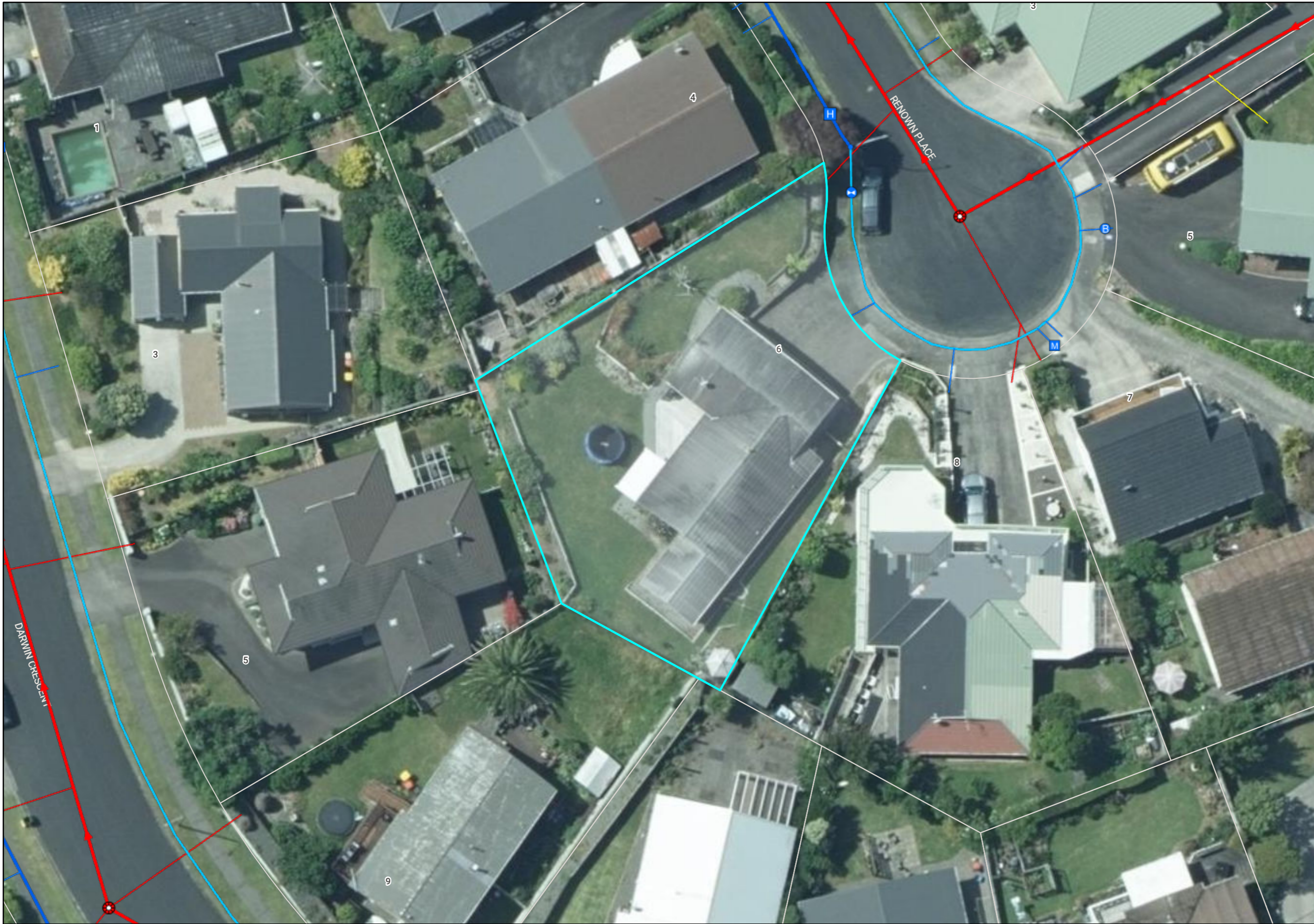
move.

council records

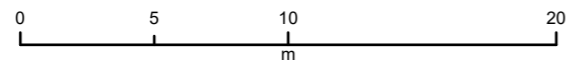
**6 renown place
spotswood**

Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



- Natural Source
 - Treatment Plant
 - Pumpstation
 - Storage Unit
 - Hydrant
 - Manhole
 - Alert Valve
 - Air Valve
 - Non-Return Valve
 - Standard Valve
 - Manifold Valve
 - Backflow
 - Meter
 - Restricted Flow
 - Wellup
 - Inlet
 - Outlet
 - Soakhole
 - End Point
 - Node
 - Misc Point
 - Trunk
 - Rise
 - Main
 - Lateral
 - Open Drain
 - Stream
 - Overland Flow Path
 - Misc Polygon
 - Proposed Bund and Ponding Areas
 - Storm Water Mgmt Plan
- Yellow = Privately Owned**
Grey = Out of Service/Closed
- Stormwater**
Water Supply
Waste Water



11/14

13 KW

BUILDING CONSENT

110913P

PROPERTY ID

024809

 **110913P**

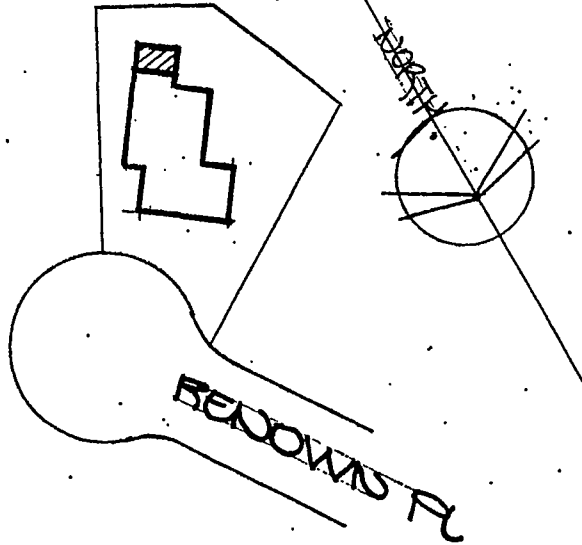
LOCALITY.

PLOTTED FROM TRC REGIONAL 'X FLOORS' DATA.

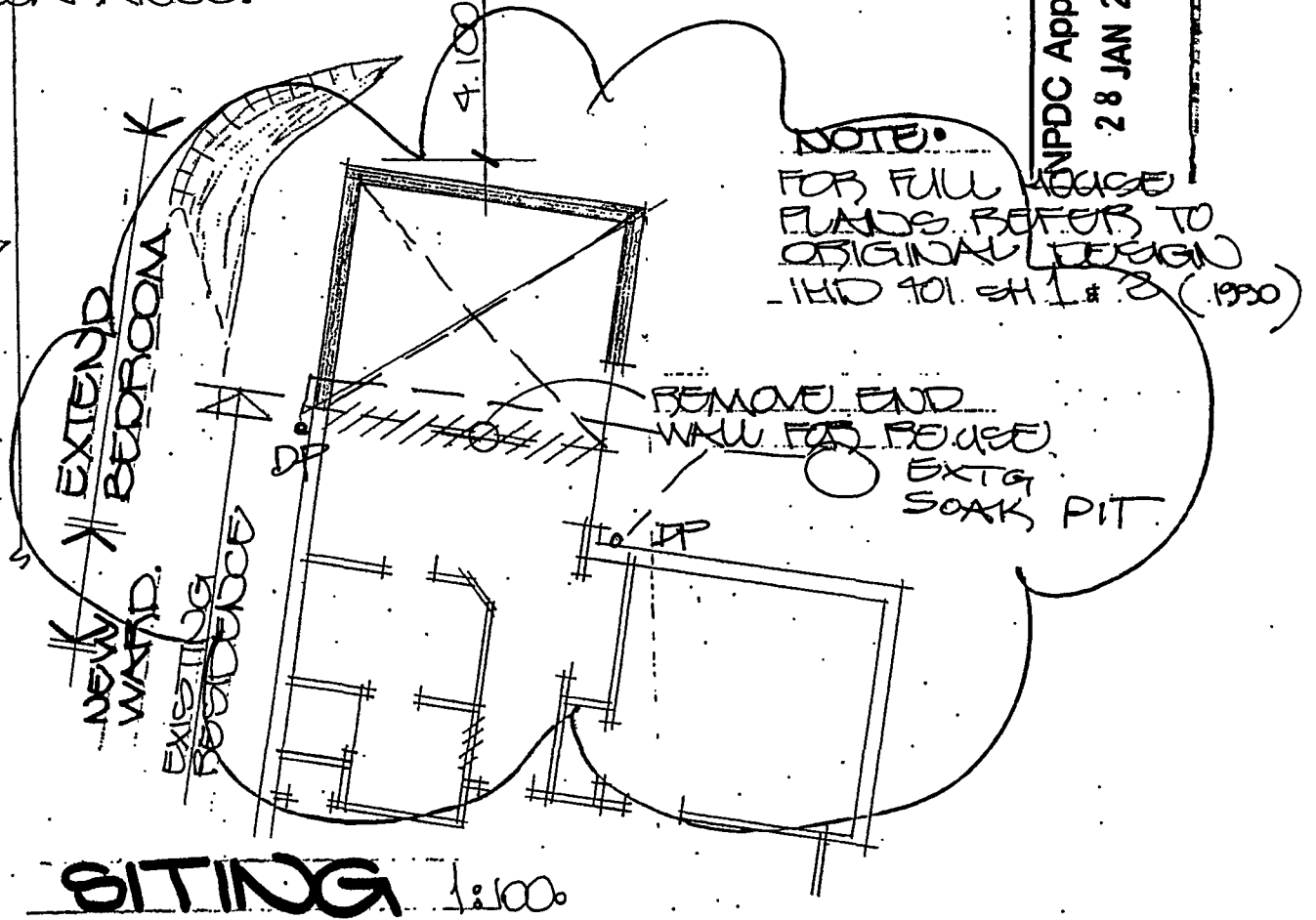
SITE DESCN

LOT 9
DP 10553

AREA - SITE - 76 M²
BLDG - 180 M² = 25.1%



EXTEND LAWN BATTERS FOR FLOOR CLEARANCE.

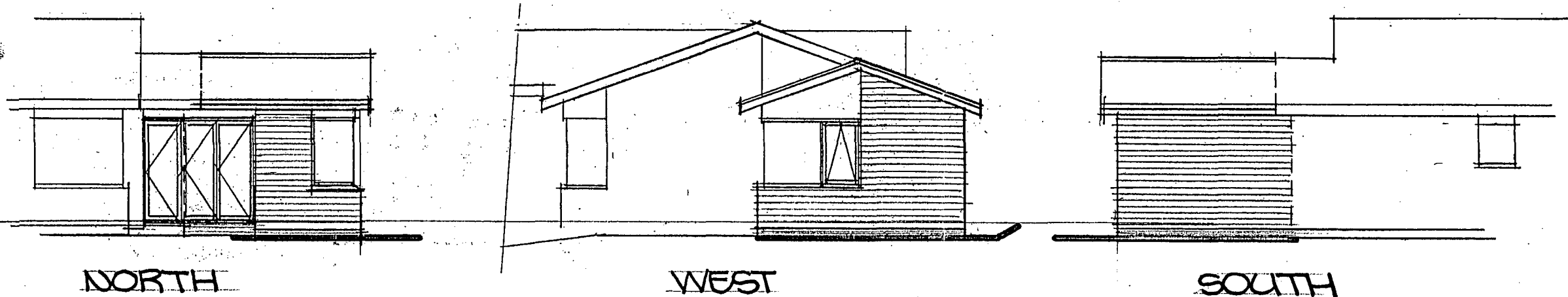


MPDC Approved
28 JAN 2011

NOTE:
FOR FULL HOUSE PLANS REFER TO ORIGINAL DESIGN - HD 901. SH L# 8 (1930)

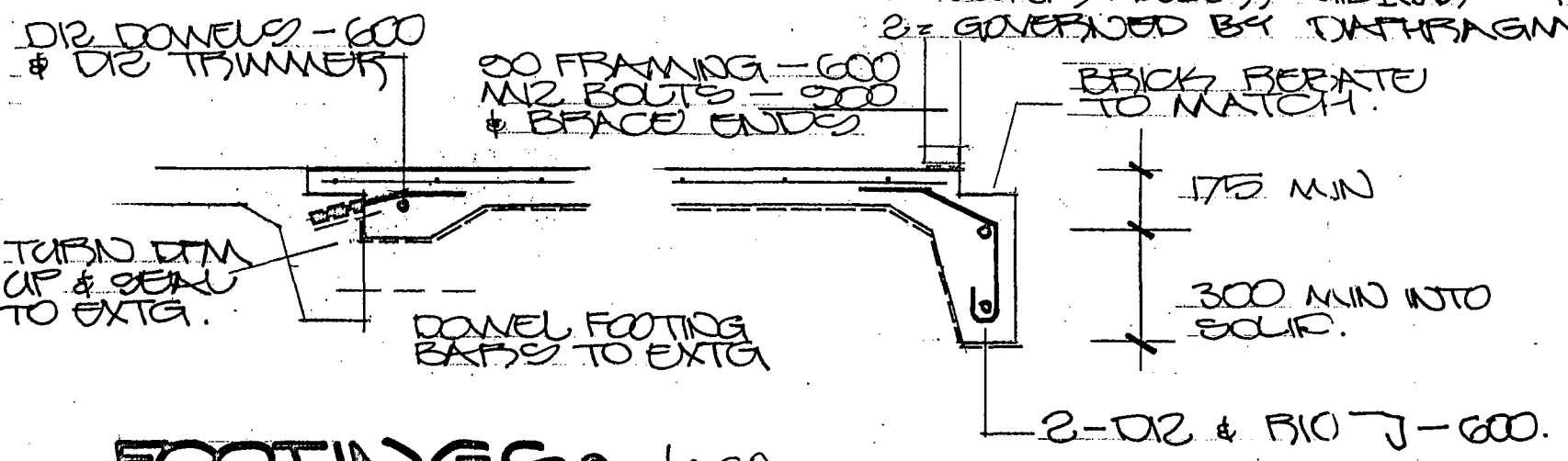
SITING 1:100

ADLAM RESIDENCE • G BEDROOM ADDITION •



NORTH
ELEVATIONS • 1:100

WEST SOUTH



FOOTINGS • 1:20

BRACING.
 1) INCREASE BRACING ACROSS FOR EXTRA LENGTH & EQ
 2) INCREASES ALONG FOR EQ (SAME PROFILE)
 BRACE E/S FOR DIAPHRAGM @ 100 B.
 $1 = (BLF(1.2) + BL(1.1)) - GIB(1.2) = 120 (3.5 ADD) = 105 Req'd$
 2 = GOVERNED BY DIAPHRAGM RULES.

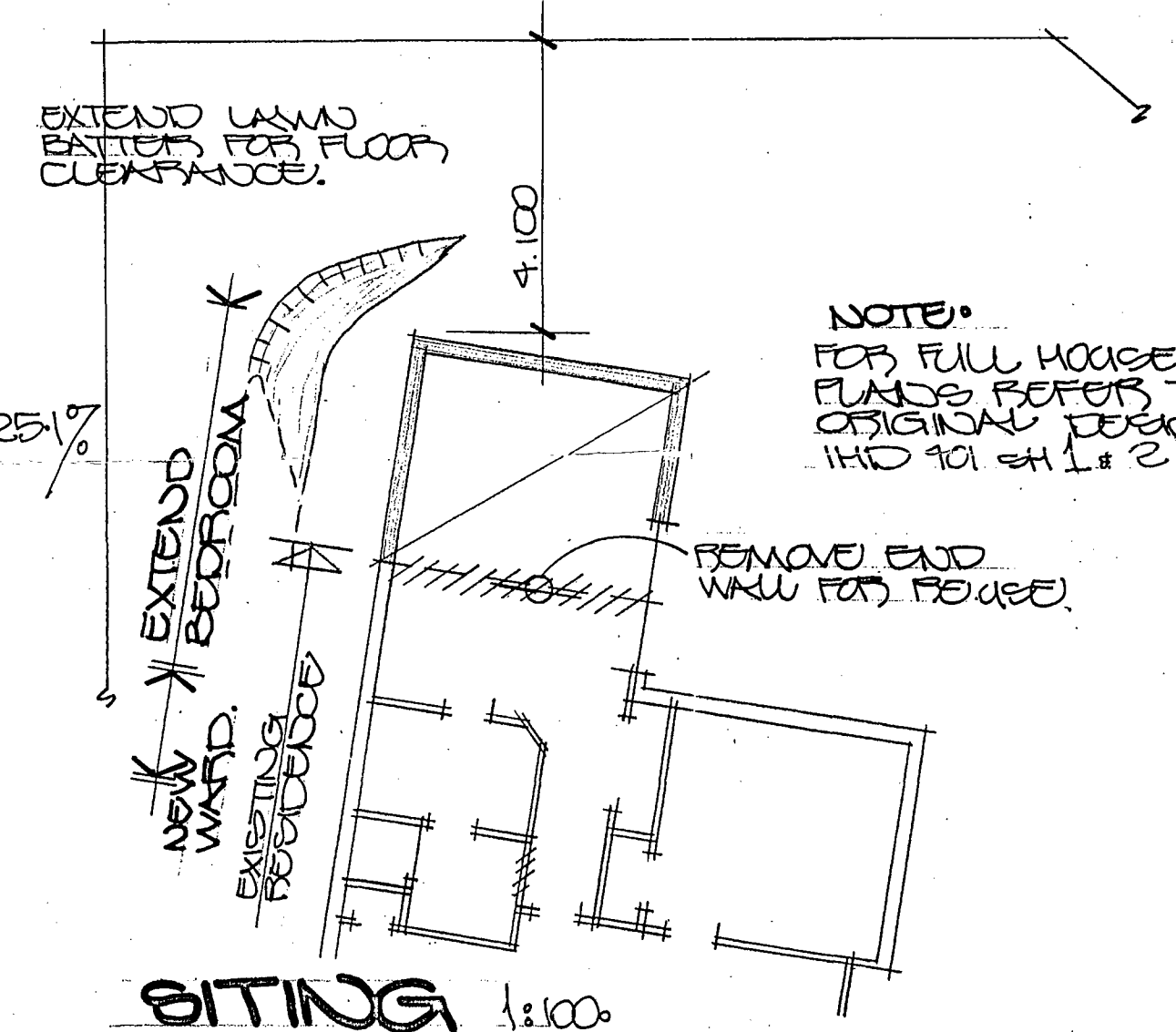
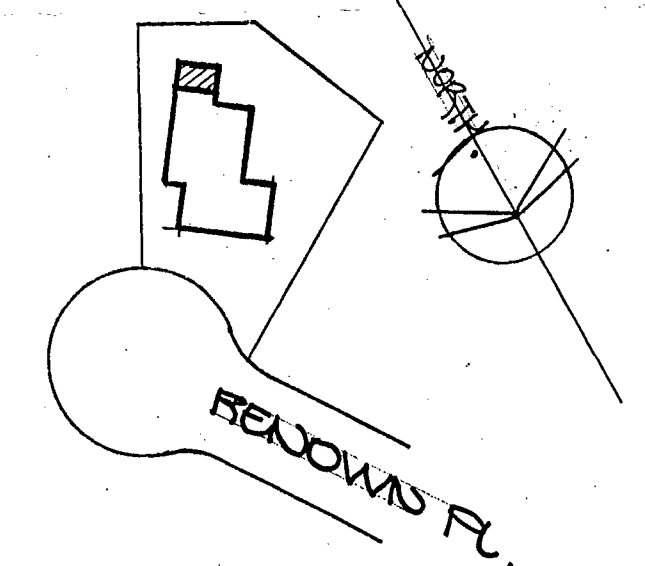
ELECTRICAL.
 EXTEND LIGHTS & POWER POINTS ETC AS DIRECTED & BE POSITION SWITCHING. EXTEND CIRCUITS & CHECK COMPLIANCE FOR LOADINGS & FUSING.

LOCALITY.

PLOTTED FROM TRC REGIONAL 'XPLORER' DATA.

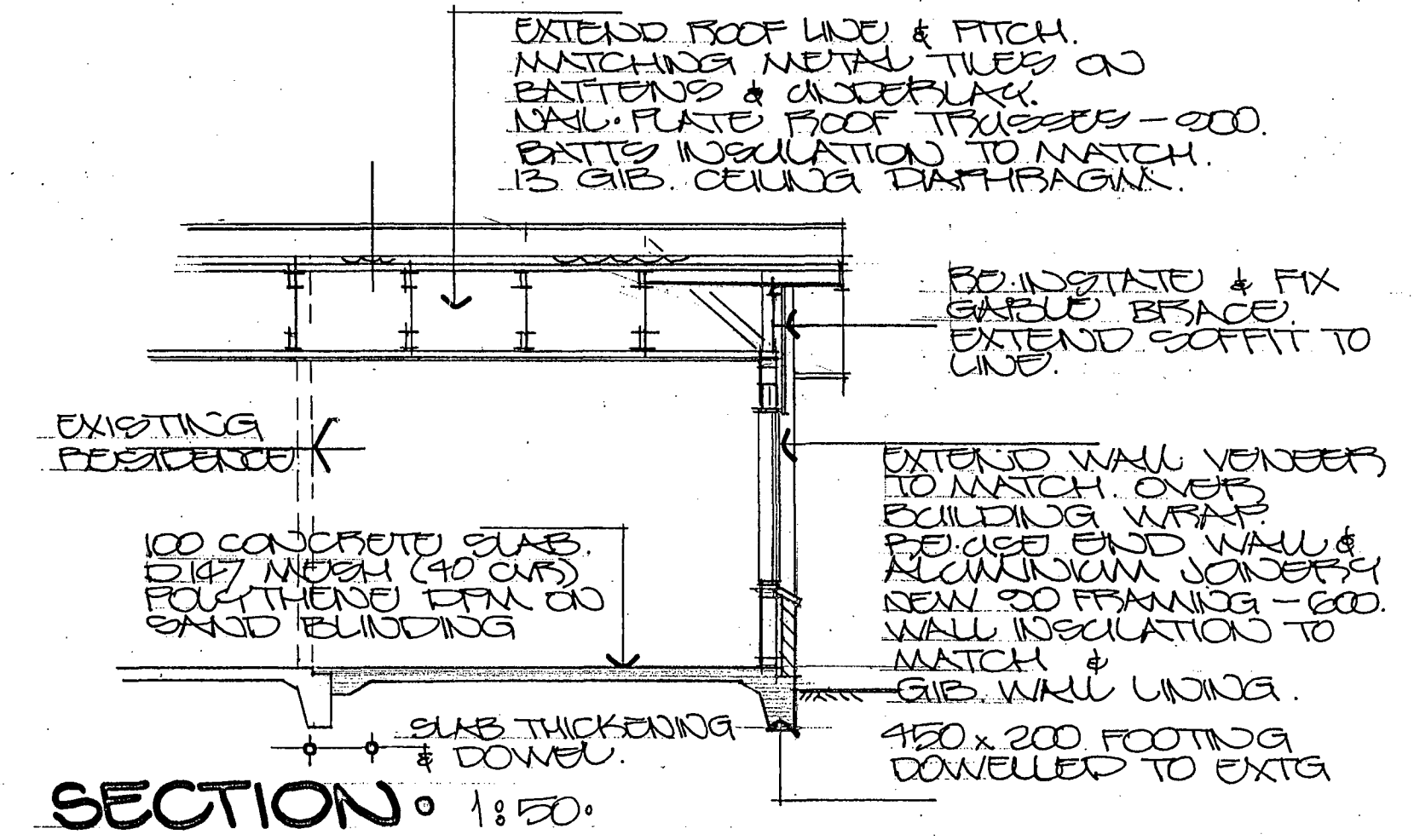
SITE DESCRI.

LOT 3
 DP 10553
 AREA - SITE - 76 M²
 BLDG - 180 M² = 25.1%

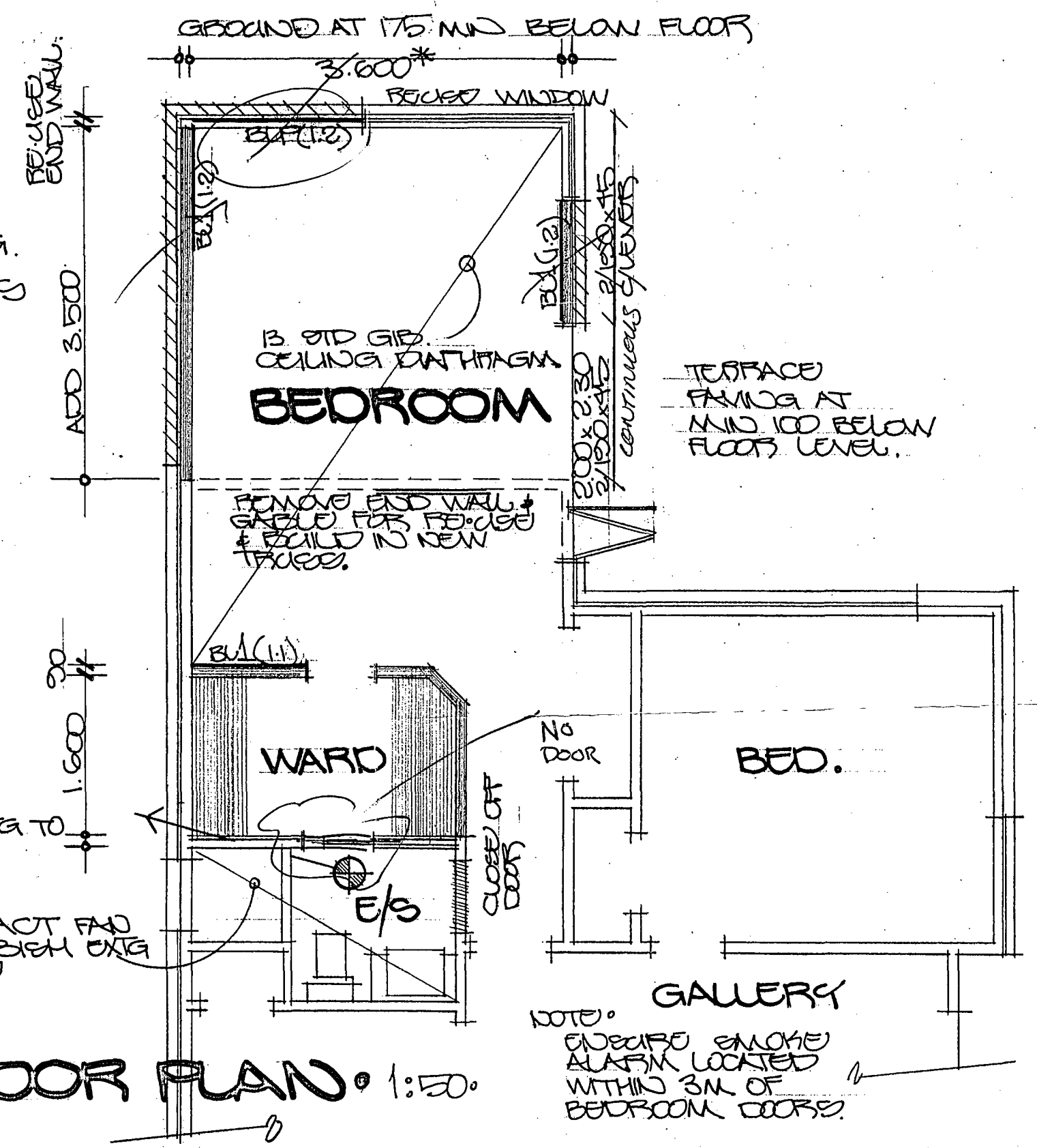


SITING 1:100

NOTE:
 FOR FULL HOUSE PLANS REFER TO ORIGINAL DESIGN IHD 901 SH L# 2 (1990)



SECTION • 1:50



FLOOR PLAN • 1:50

EXTEND ROOF LINE & FITCH. MATCHING METAL TILES ON BATTENS & UNDERLAY. NAIL PLATE ROOF TRUSSES - 200. BATTS INSULATION TO MATCH. 13 GIB. CEILING DIAPHRAGM.

BE INSTEAD & FIX GABLE BRACE. EXTEND SOFFIT TO LINE.

EXTEND WALL VENEER TO MATCH. OVER BUILDING WRAP. RE-USE END WALL & ALUMINIUM JOISTS. NEW SO FRAMING - 600. WALL INSULATION TO MATCH & GIB WALL LINING. 450 x 200 FOOTING DOWELLED TO EXTG.

GROUND AT 175 MIN BELOW FLOOR

TERFACE FINISH AT MIN 100 BELOW FLOOR LEVEL.

NOTE: GALLERY
 SPECIFIC SMOKE ALARM LOCATED WITHIN 3M OF BEDROOM DOOR.

NTPC Approved 28 JAN 2011

ADLAM RESIDENCE • 6 RENOWN PL • NP •
 BEDROOM ADDITION • 2011 •

IAN HAWKEN DESIGN
 200A DENVER STREET EAST
 NEW FURNACE
 TEL: 755 7022 FAX: 755 7022 BOX 311

DRAWN: [Signature] CHECKED: [Signature] SCALES: SHOWN. SHEET: A1 401/2

DATE: DEC 2010

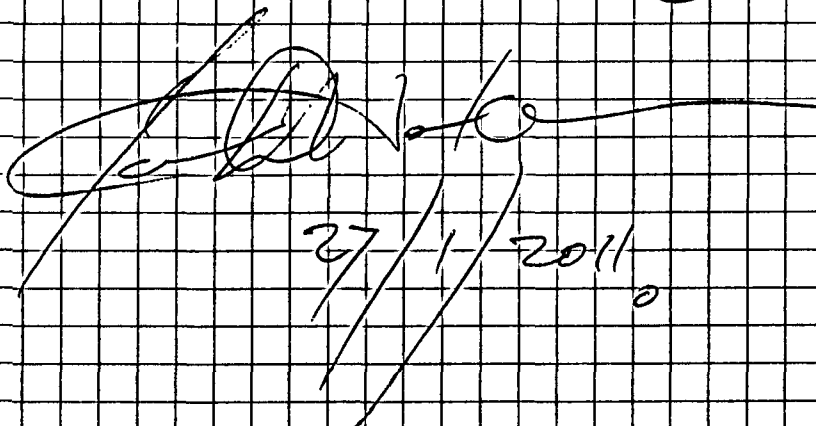
Adam Residence.

6 Renown Place. NP.

BC. 10/110013.

Items →.

- 1) Fig 7.10.B shows ground clearance @ 100 mm to permanent paving.
- 2) Lintel selection from Gang Nail tables. Fixing detail attached.
- 3) Strap brace to roof plane to addition.
- 4) Detail attached.
- 5) Concrete strength — 17.5 MPa min.
- 6) Timber treatment — H.L.L.
- 7) Down pipes & soakpit shown. Grade new spouting to exty DP.
- 8) Detail attached.
- 9) Ensuite fixtures to be upgraded. Vinyl flooring. Exty walls to continue to comply.
- 10) R2.2 wall & 2.0 ceiling will exceed existing insulation.


27/1/2011

NPDC Approved

28 JAN 2011

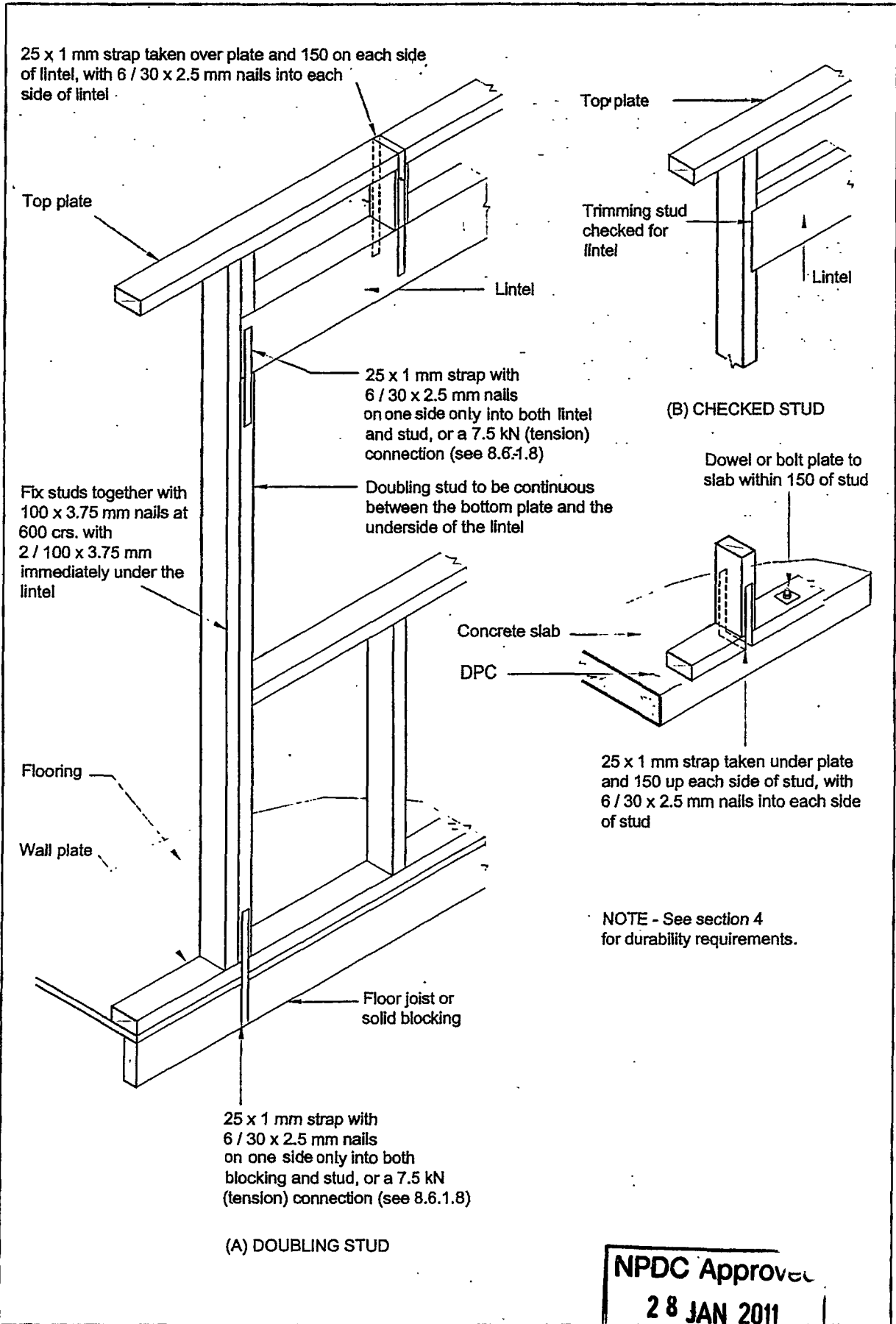


Figure 8.12 - Fixing of lintels to prevent uplift (see 8.6.1.8 and tables 8.14(A) and (B))

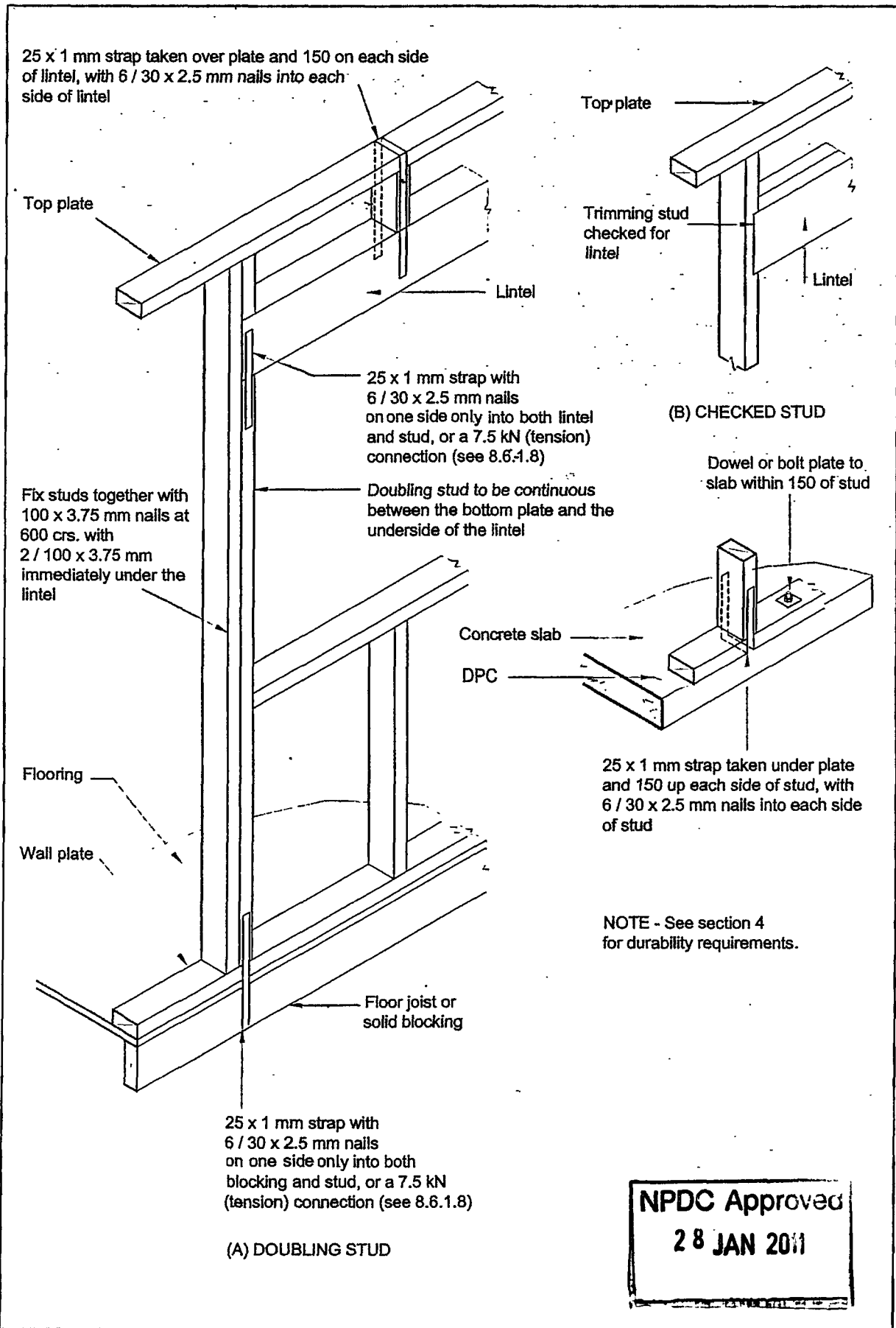
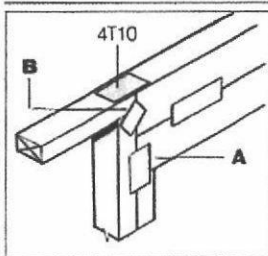


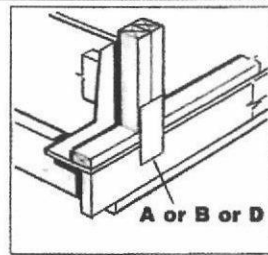
Figure 8.12 - Fixing of lintels to prevent uplift (see 8.6.1.8 and tables 8.14(A) and (B))

Site Connections



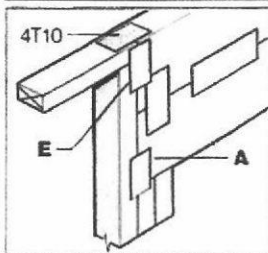
BEAM END — TYLOK

- A** 4T10 both sides
- B** As **A** plus Strap Nail both sides



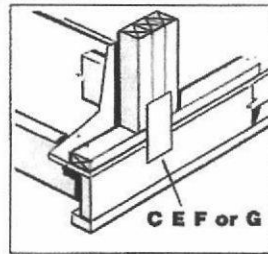
SUPPORT BASE — TWO STUDS ONTO TIMBER

- A** 8T10 one side only
- B** 10T15 one side only
- D** 200 x 110 x 1mm Nail on one side only



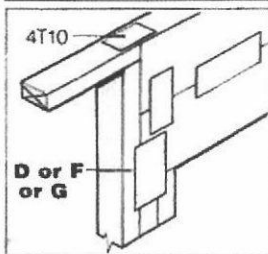
BEAM END — DOUBLE TYLOK

- E** As **A** plus 4T10 both sides



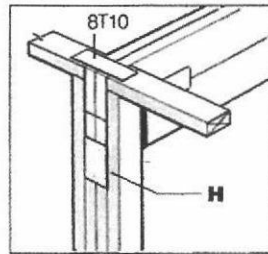
SUPPORT BASE — 3 STUDS ONTO TIMBER

- C** 10T15 one side only
- E** 200 x 110 x 1mm Nail on one side only
- F** 280 x 110 x 1mm Nail on one side only
- G** 360 x 110 x 1mm Nail on one side only



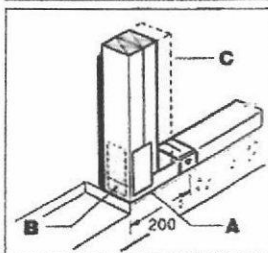
BEAM END — NAILON

- D** or **C** 200 x 110 x 1mm Nail on outside plus 4T10 inside
- F** 200 x 110 x 1mm Nail on both sides
- G** 280 x 110 x 1mm Nail on both sides



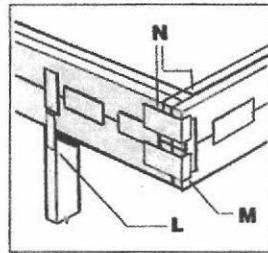
BEAM POCKET

- H** 6T15 TYLOK plate (Typical)



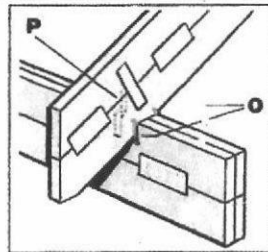
SUPPORT BASE — TYLOK ONTO CONCRETE

- A** 4T10 both sides 1 BOTTOM PLATE FIXING ANCHOR
- B** as **A** plus 4T10 to end stud plus BOTTOM PLATE ANCHOR
- C** as **B** but with double understud to beam



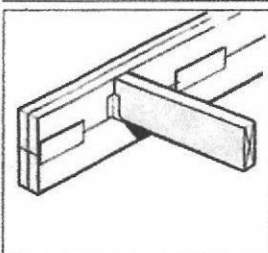
CANTILEVERED BEAM & SUSPENDED LINTEL

- L** 200mm Strapfixing both sides at each support (All cases)
- M** 1/200 x 50 x 110 x 1mm Nail on cleat & Multi-grip inside (Typical)
- N** 2 x **M** on Heavy roof over 200 x 100 suspended Lintel size (Typical)



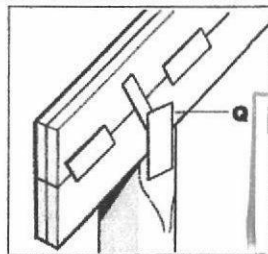
RAFTER TO BEAM

- O** 2 wire dogs with blocking for **A** to **D** index
- P** CT200 with 4 nails each end both sides for **E** to **G** (birdsmouth rafter only)



JOIST OR PURLIN TO GANGLAM

Joist or Purlin fixings may be selected by referring to the Maxspan brochure

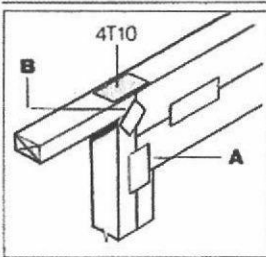


POLE TO GANGLAM

- Q** 200 x 110 x 1mm Nail on both sides onto pole cut for bearing and face cut for Nail on

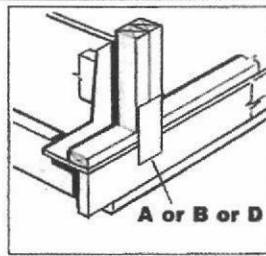
NPD Approved
28 JAN 2011

Site Connections



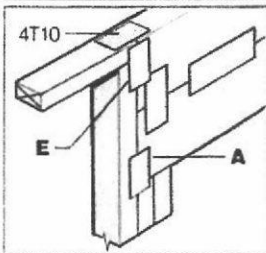
BEAM END — TYLOK

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- B** As **A** plus Strap Nail both sides



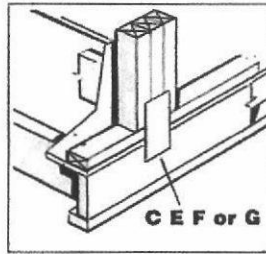
SUPPORT BASE — TWO STUDS ONTO TIMBER

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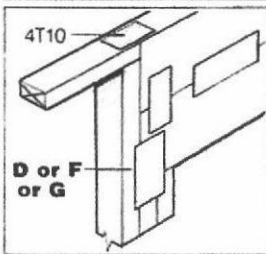
BEAM END — DOUBLE TYLOK

- E** As **A** plus 4T10 both sides



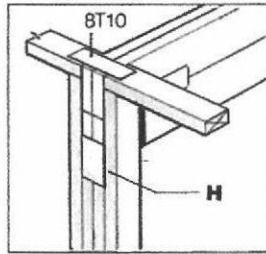
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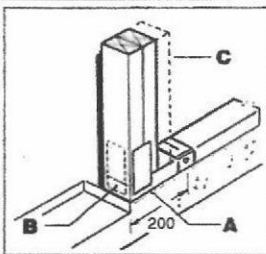
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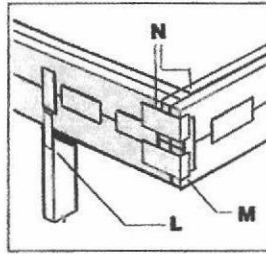
BEAM POCKET

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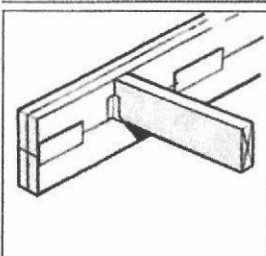
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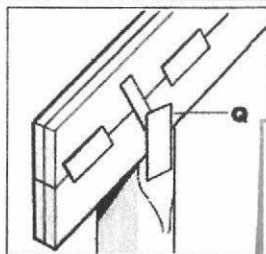
RAFTER TO BEAM

- O** 2 wire dogs with blocking for **A** to **D** index
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JOIST OR PURLIN TO GANGLAM

Joist or Purlin fixings may be selected by referring to the Maxspan brochure



POLE TO GANGLAM

- Q** 200 x 110 x 1mm Nailon both sides onto pole cut for bearing and face cut for Nailon

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28 JAN 2011

Battens

Ceiling diaphragms may be constructed using steel or timber ceiling battens.

Battens shall be spaced at

- 450mm for 10mm GIB® Plasterboard
- 600mm for 13mm GIB® Plasterboard

Timber battens shall be fixed in accordance with the requirements of NZS 3604:1999.

ex 75 x 40

Steel battens shall be GIB® Rondo® battens or similar with a minimum base metal thickness (BMT) of 0.55mm with two external flanges of 8mm to allow direct screw fixing to roof framing.

Steel battens shall be fixed with 2/32mm x 8g GIB® Grabber® wafer head self tapping screws to supporting framing.

Steel battens must be fixed directly to the roof framing. If a clip system has been used, a timber block (min 300mm) or a continuous timber member can be fixed alongside the bottom chord to permit a direct connection to the batten.

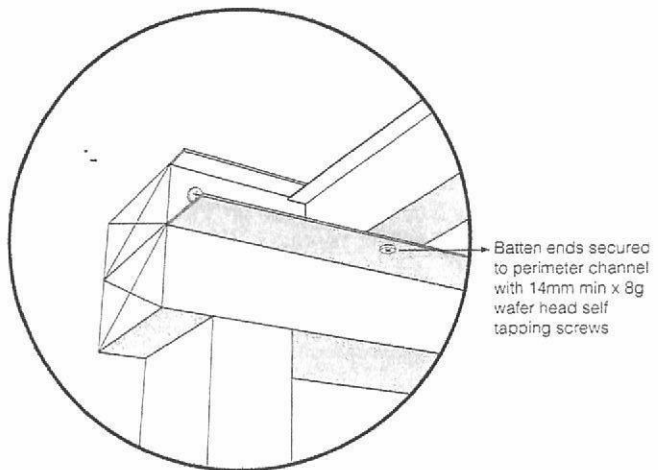
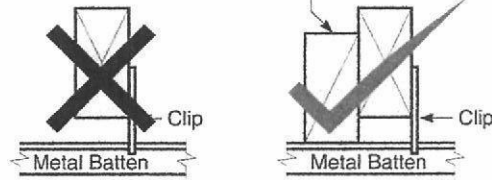
For steel battens a steel channel or metal angle is required at the perimeter of the diaphragm. The perimeter channel shall be fastened to the top plate with 32mm x 8g GIB® Grabber® wafer head self tapping screws at 300mm centres maximum.

The linings are fastened to the perimeter channel at 150mm centres with 25mm x 6g self tapping screws. If GIB® Braceline® has been used for the diaphragm the perimeter shall be fixed to the channel at 100mm centres using 25mm x 6g GIB® Grabber® self tapping screws. Within the diaphragm area sheets may be fastened as described in 'General Fixing Requirements for GIB® Ceiling Diaphragms'.

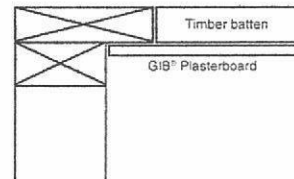
Coved ceiling diaphragms can be achieved by attaching a folded metal angle to the junction. The metal angle shall be;

- min 0.55mm BMT
- fastened at 300mm centres on each edge using 30mm GIB® Nails or 32mm x 8g GIB® Grabber® wafer head self tapping screws or similar to the roof framing.
- linings are fastened to the folded angle as specified for the perimeter channel above.

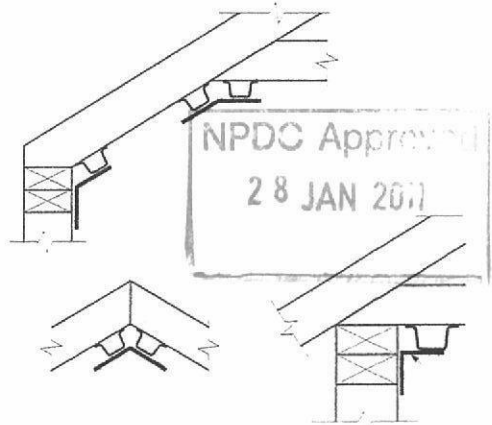
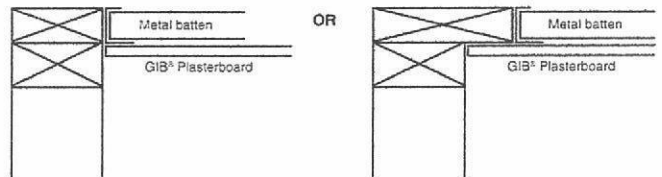
Block or continuous Timber member min 300mm fixed with min 4 x 100mm x 3.75mm Nails



Timber battens example



Steel battens with perimeter channel example





Battens

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- 600mm for 13mm GIB® Plasterboard

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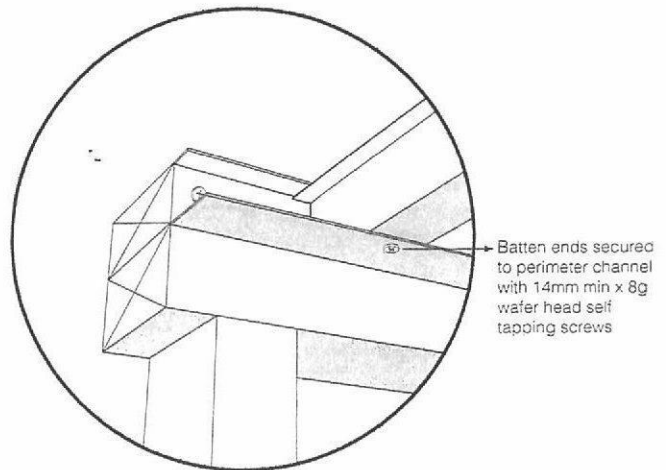
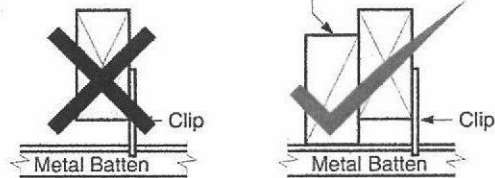
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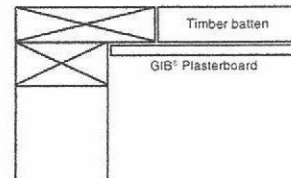
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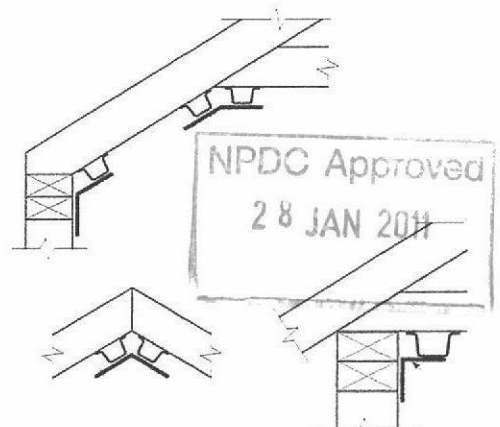
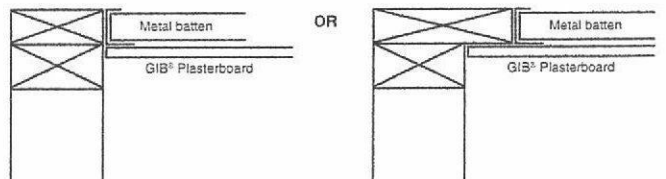
Block or continuous Timber member min 300mm fixed with min 4 x 100mm x 3.75mm Nails



Timber battens example



Steel battens with perimeter channel example

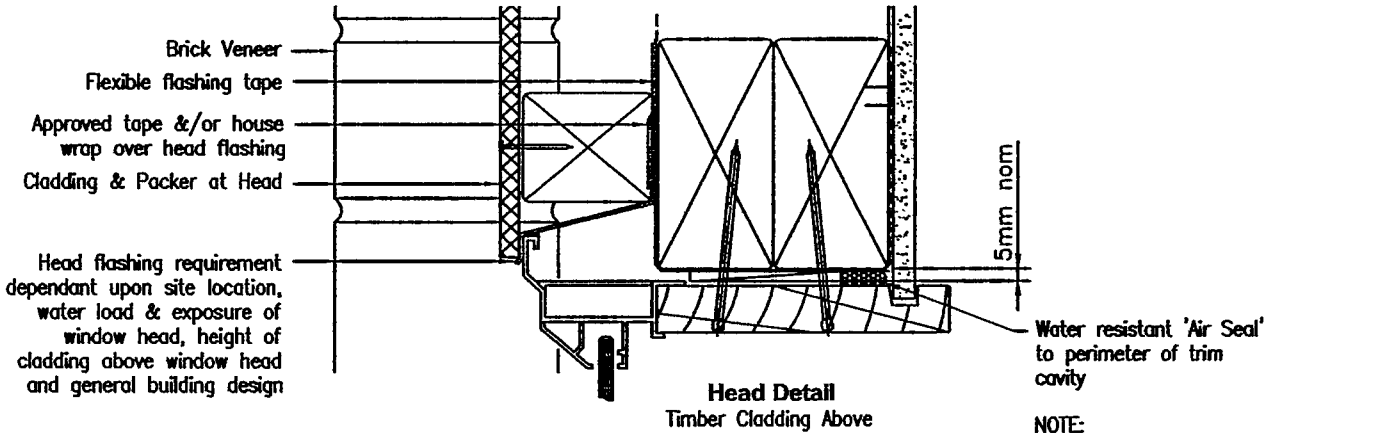




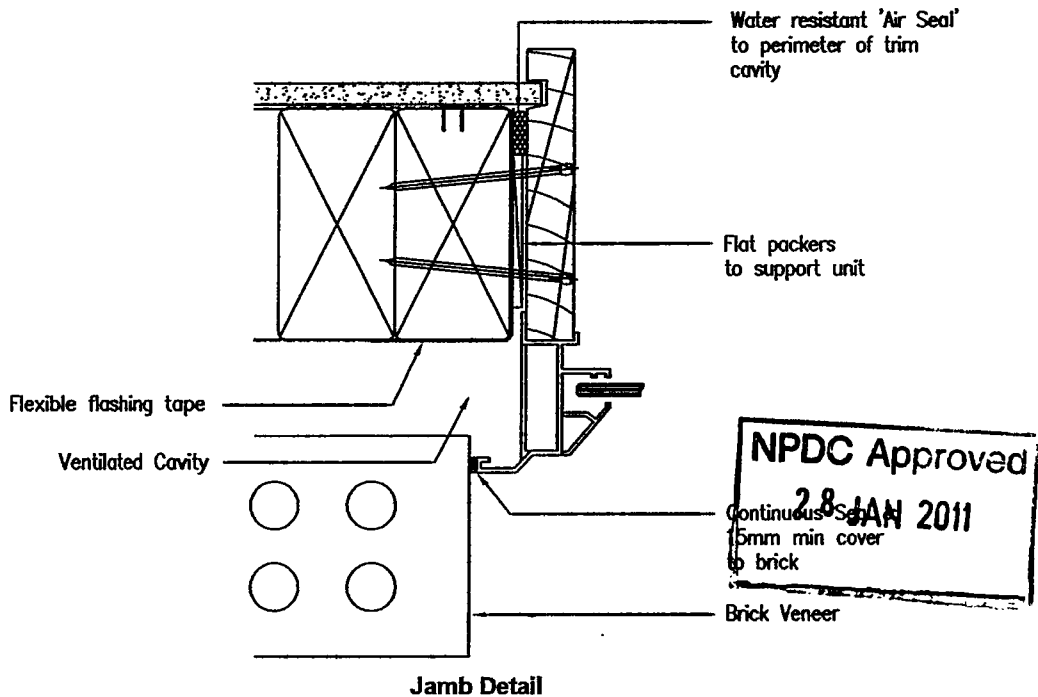
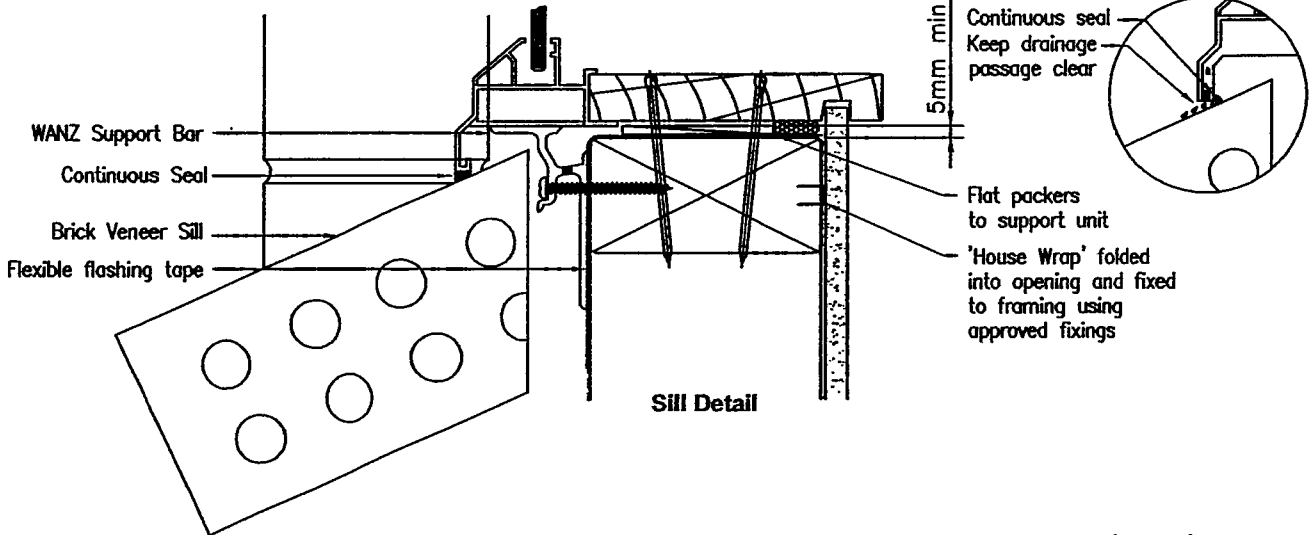
WANZ WIS
WANZ WINDOW INSTALLATION SYSTEM
 Cavity Construction – Brick Veneer

Date
 1 July 2005

Scale
 NTS



NOTE:
 Sill sealing method for flange end type drainage systems



NPDC Approved
 28 JAN 2011

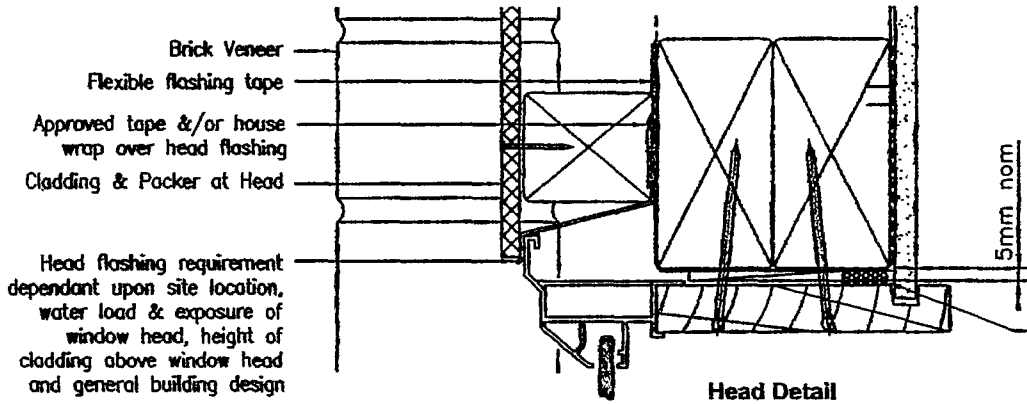
--- THIS REPORT SHALL NOT BE REPRODUCED EXCEPT IN FULL AND ONLY WITH PRIOR WRITTEN PERMISSION ---



WANZ WIS
WANZ WINDOW INSTALLATION SYSTEM
Cavity Construction – Brick Veneer

Date
 1 July 2005

Scale
 NTS

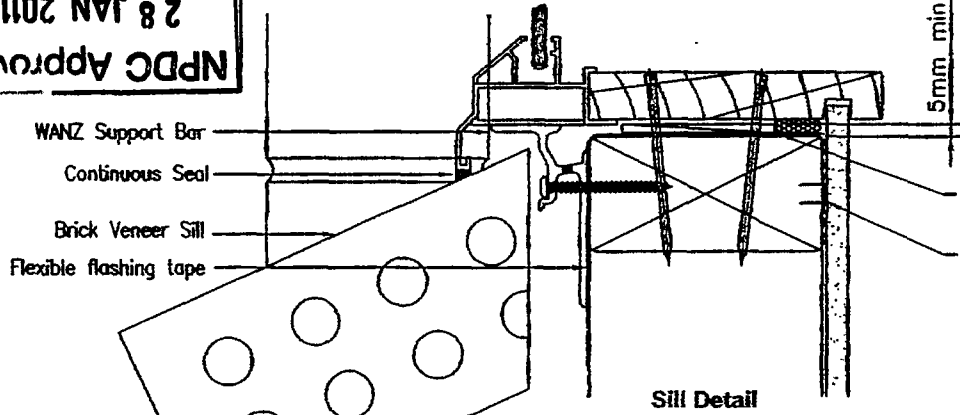


Head Detail
 Timber Cladding Above

Water resistant 'Air Seal' to perimeter of trim cavity

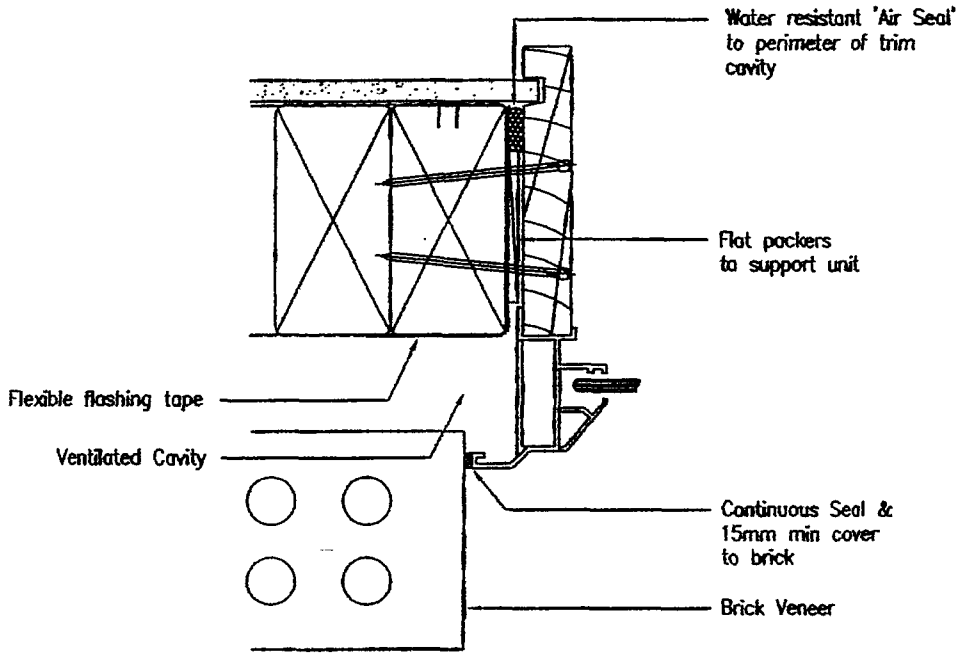
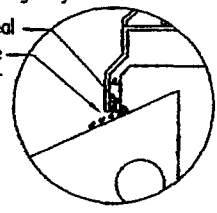
NOTE:
 Sill sealing method for flange end type drainage systems

NPDC Approved
 28 JAN 2011



Sill Detail

Continuous seal
 Keep drainage passage clear



Jamb Detail

--- THIS REPORT SHALL NOT BE REPRODUCED EXCEPT IN FULL AND ONLY WITH PRIOR WRITTEN PERMISSION ---



Code Compliance Certificate
Form 7, Section 95, Building Act 2004

The Building

Street Address of building: 6 Renown Place NEW PLYMOUTH 4310

Legal Description of land where building is located: LOT 9 DP 10553

Current, lawfully established use: Residential dwelling

Year first constructed: 1990

The Owner

Name of owner: Garl Newton ADLAM
Patricia Evelyn ADLAM

Phone number: 06-7513204

Contact Person: Garl Newton ADLAM
Patricia Evelyn ADLAM

Owner Mailing Address: 6 Renown Place
New Plymouth 4310

Building Work

Building Consent number:

BC10/110913

Description of work:

Extend bedroom

Issued by:

New Plymouth District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent.

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

CODE COMPLIANCE CERTIFICATE

Team Leader Inspectorate

Date Issued: 28 July 2011

No. 6 Sec. _____ Lot 9 D.P. 10553
Address RENEW PLACE

DRAINAGE AND PLUMBING REGISTER

OWNER <u>WOK EADY</u>	3/119/90 PERMITS <u>5140</u> PLUMBING DRAINAGE VALUE <u>\$3000.00</u>
ADDRESS	
BUILDER <u>SELF</u>	
PLUMBER <u>WETTON - STADDON</u>	
DRAINLAYER	

NATURE OF WORK DOUBLE

Rated 30/4/91

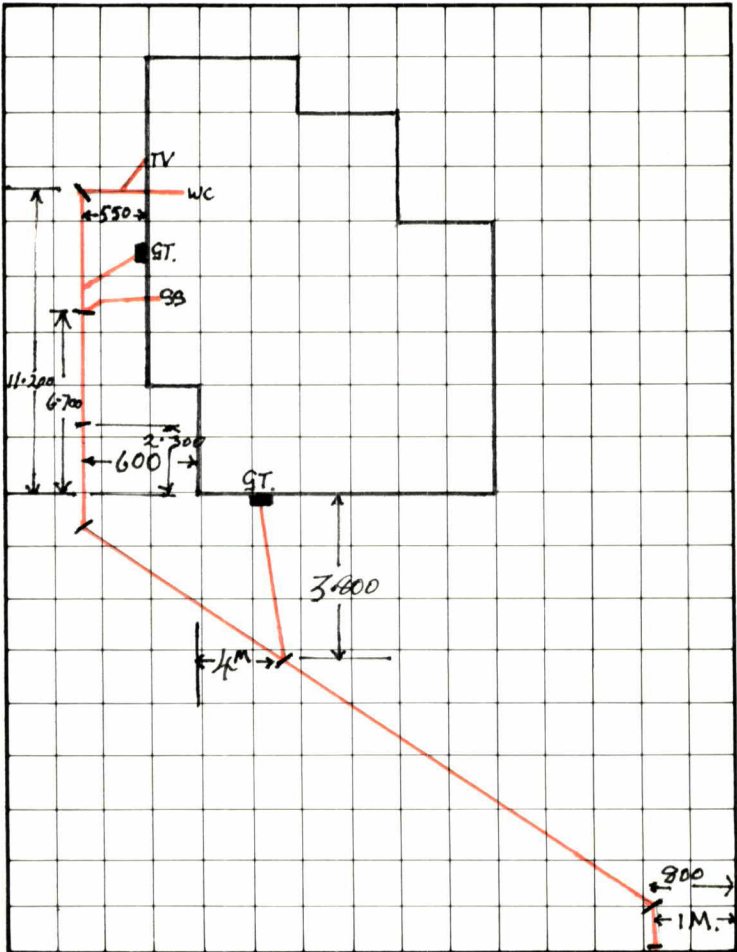
DRAIN SATISFACTORY 11/9/90 PLUMBING SATISFACTORY 2/5/91

FALL AND DESCRIPTION PVC. Good fall + Cover to sewer.

b/d 485
Rc 5713

J. Hughes
Inspector

DRAINAGE PLAN



FRONTAGE 6 Renown Place. Masterprint 10287

16mm 35r

BUILDING FILE

Code No. 486 / 6

Subject Dws.

Permit No 31235

Date 1.5.90

No. Sheets

486/6

NEW PLYMOUTH DISTRICT COUNCIL

APPLICATION FOR BUILDING / PLUMBING & DRAINAGE PERMITS

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

House No 6 Street/Road Renown Place

Legal Description LOT 9 DP 10553 SECTION 74

OWNER W & K Eady

ADDRESS 17 Barrett Road

NAME OF APPLICANT W Eady Signature W Eady

ADDRESS 17 Barrett Rd Phone No. Nm 510777 wk 81058

DESCRIPTION OF PROPOSED WORK:

New building	<input checked="" type="checkbox"/>	Conversion	<input type="checkbox"/>	Alteration	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Demolition	<input type="checkbox"/>	Hoardings	Mths
Sign	<input type="checkbox"/>	Wood stove	<input type="checkbox"/>	New floor area	<u>212 m²</u>

PROPOSED USE OF BUILDING Residential

NAME OF BUILDER Owner Phone No. 510777

ADDRESS 17 Barrett Rd

NAME OF Craftsman Plumber/Regst Drainlayer Wetton + Staedon

ADDRESS 18 Smart Rd Phone No. 88736

VALUES & FEES

TOTAL VALUE of Building (excluding GST) \$ 135,000 (A)

This is the value for Building Research Levy and must include the value of all labour and materials contributed by owner or others

Plumbing & Drainage (LABOUR ONLY) \$3000.00 → \$ 6,000 (B) P&D FEE \$ _____

Value of Building for Building Permit (Value of (A) less Value of (B)) \$ 129,000 Permit fee \$ _____

Streetworks Damage Deposit (If applicable) \$ _____

Path already Damaged near to light pole.

TOTAL FEES \$ _____

GST \$ _____

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

FOR OFFICE USE: File No. 3 119 Check Sheet No. 00985

23 MAR 1990 Receipt No. 5713 Sewer Sheet No. _____

Date of Receipt 1.5.90 Val Ref No. _____

486/6

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. 6 Street Renown Ph. Lot No. 9 D.P. 10553

OWNER W. Eady Area of site 716 m²

ADDRESS 17 Barrett Rd Signature of Applicant

Proposed Use Residential Signature of Owner W. Eady

VEHICULAR CROSSING

Proposed Entry When required

M Position

L/Boundary to C/Line

WATER CONNECTION

Size of Existing Connection φ 19

Size of Requested Connection —

Distance from L/Boundary —

No. Units served 1

SEWER CONNECTION & (STORMWATER)

Size of Existing Connection φ 100

Size of Requested Connection —

Distance from L/Boundary — Depth of sewer req'd

Common Drain — Yes / No

Stormwater Disposal (specify) Soakage

Floor level of the lowest sanitary fittings is 2.5 metres
*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 Wetton and Skaddon Address Box 3097

Reg. No. 04046

Value of Proposed Work, Labour Only. (Excluding G.S.T.)

Plumbing 3000.00

Drainage 3000.00

Water Supply Materials

P.V.C. Copper Galvanised Iron

Drainage

Size of Existing Drainage 110 mm

Size of Proposed Drainage 110 mm

Other Works Proposed

Stormwater Disposal (specify) Soakholes

FOR OFFICE USE (FEES EXCLUDING G.S.T.)

File No. 3 119 Rec. No. 5713 Check Sht. No. FEES Sewer

00485

23 MAR 1990

Date

Zone

Sewer Sht. No. P & D

Water

Inspector: M _____

File No. 3/119/90 486/6 Date Permit Issued 1/15/90

Receipt No. 5113

OWNER

Name W. K. FADY

Mailing Address 17 PARKETT RD
NEW PLYMOUTH

BUILDER

Name THE OWNER

Mailing Address _____

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 6

Street Name RENOUIN LAKE

Town/District NEW PLYMOUTH

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____

Lot 9 D.F. 10553

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

CONCRETE FOOTING

FLOOR AREA Whole Sq. Metres 12

DWELLING UNITS Number Erected _____

ESTIMATED VALUES \$	Building	135000
	Plumbing	
	Drainage	
	G.S.T.	
TOTAL		135000

NATURE OF PERMIT (TICK BOX)

NEW BUILDING - exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ _____	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ _____
M.S. Plumbing	\$ _____	TOTAL:	\$ _____

Receipt No. _____

Date of Payment 1/15/90

Authorised Officer W. Libbey

Special Conditions: _____

Completed

Date Inspected	REMARKS (e.g. stage reached with work)
3.5.90	Checked footings and steel for concrete O.K. to pour.

Date Inspected

24/5/90 Six courses laid and steel laps tied and verticals in place O.K. to fill

29/5/90 Checked level of blocks and steel for concrete O.K. to fill.

20/6/90 Final inspection carried out. O.K. to line.

COMPLETED (Signature) _____ Date / /

486/6

PRELIMINARY & GENERAL

SCOPE OF WORK

The work involves the erection of new premises as shown on the plans and the supply of all material and labour and complete installation of all services and sub-contract trades to finish the work in a satisfactory manner and ready for occupation by the owner.

The work includes all building, site and yard works shown or implied and any work necessary to finish the building or site works.

LOCATION OF SITE

The Contractor shall visit the site and ascertain the full extent of the work involved. He shall take into account the nature of the site access thereto and anything which may influence the making up of a contract price. Failure to be familiar with site conditions will not be a basis for extra costs.

Site location, building siting, ground levels and site information are all contained on the plans.

Survey pegs to define the site will be established prior to commencement of work must be preserved during construction.

PERMITS

The Contractor shall give notice of all work to the Local Authority concerned and shall obtain all necessary permits. All permits and connection fees shall be paid by the Contractor and he shall give adequate notice to Local Authority Inspectors where required.

One copy of the documents approved by the Local Authority for the issue of a Building Permit shall be retained on the site and shall not be used for general construction purposes.

A copy of the Permit Approval Form and Receipt for fees shall be forwarded to the Owner.

FORM OF CONTRACT

The Contract shall be agreed and executed in accordance with the standard form of the N.Z. Federation of Master Builders Inc. The Contractor shall allow to supply two copies of this.

Cost Escalation Clause shall apply for actual variations in labour and material from the commencement of the Contract.

23 MAR 1990

119 3

INSURANCE

Before any work is commenced, the Contractor shall hold valid Insurance Policies for all aspects of the Contract and shall supply the Owner with proof of these.

Public Liability Cover to the value of \$1,000,000 in respect of any one Claim shall be held for this project.

Builders Risk Cover for the progressive value of any work or materials, etc., on site and their replacement, subsequent demolition and professional fees shall be held in respect of this Contract. The Contractor shall ensure that the existing Owners insurance is considered when such cover on the building is taken.

COMPLETION DATE

A completion date shall be mutually agreed prior to signing the Contract Agreement and work shall proceed in the order set down.

Any unjustified delay in completion past this time will result in no claims for any additional costs being recognised after the agreed completion date.

Where non availability of materials or unusually bad weather is likely to cause any delay, an extension to the completion date shall be negotiated and agreed in writing immediately. Where possible substitute materials will be agreed at a cost adjustment to ensure the work programme is maintained.

TEMPORARY REQUIREMENTS

The Contractor shall provide all temporary buildings, closet facilities, power and water supplies as are necessary and shall pay for the same. Ensure safety of the site and protection of the public from any work operations as necessary.

A site office shall be established and maintained in a clean and tidy manner for the exclusive use of site Supervisors and the Owners Representatives and copies of relevant Contract information shall be maintained and available at all reasonable times.

P.C. SUMS AND FINAL STATEMENT

Where P.C. sums are specified for items this shall be the monetary sum for the supply of the item and the Contractor shall add his fair profit to this. On the completion of his work the Contractor shall furnish the Owner with a final Statement itemizing the expenditure of P.C. sums and setting out any extra costs or deductions to the Contract Price.

A priced materials list shall be prepared and authenticated at the commencement of the Contract showing the current cost of materials and the prices of Sub-Contracts, labour rates, etc. This shall be supplied to the Owner and will be the basis for any Claims for extra costs or escalation of costs.

SITE MANAGEMENT

The Contractor shall nominate his Site Manager, Foreman and Safety Supervisor, who shall be suitably qualified and properly experienced in all aspects of the work involved. The Owner shall be notified of these appointees who shall be available on site at all reasonable times and shall attend site meetings.

PROGRESS PAYMENTS

Progress payments shall be made at monthly intervals and the final payment will be made on practical completion with the deduction of 5% to cover the maintenance period.

The Contractor shall supply the Owner with a Schedule of the amount of progress payments less retention at the commencement of work and these will be authenticated by the Owners Representative and used as a basis for payment. Any Claims for extra costs shall be made with each relevant progress claim and shall include suitable supporting documents. Progress payments shall be released when all documentation supporting the Claim for work completed and any extra amounts claimed. Claims should be lodged on the 20th of each month.

SETTING OUT

The works shall be set out strictly as shown on the plans. In all cases figured dimensions shall be used in preference to scaled sizes. Any errors in setting out the work shall be made good by the Contractor at his expense. All dimensions shall be site checked against any existing building before any work is put in place.

Where any doubt of discrepancy exists in sizes or details, the Contractor shall seek clarification before any further work is carried out. Failure to obtain clarification will make void any claim for resultant additional work.

ALTERATIONS

On no account shall any alterations be made without the prior consent of the Owner, and any agreements to alterations shall be in writing and extra costs agreed prior to commencement. Any known delays in the supply of materials or non-availability of materials or services shall be notified to the Owner in the first instance to allow for substitution, alteration or subsequent revised design.

The Contractor shall indicate the use of substitute materials at the time of tendering and any subsequent changes will be made at the Contractors expense or to cost adjustments made in the Owners favour.

CLEANING UP

On completion of works, the Contractor shall clean up the site to the satisfaction of the Owner, and shall remove all offcuts and other debris. Windows shall be cleaned and all floors swept and the building left ready for occupation.

SUB CONTRACTORS

A list of sub-contractors to be used for specialist trade works shall be submitted for the Owners approval. All sub-contractors shall be suitably qualified and experienced in their work and shall hold such registration as may be required and furnish guarantees as listed.

The requirement of the plans and specifications shall be equally binding on all sub-contractors and the sub-contractors and main Contractor shall co-operate and provide all necessary attendance, supply and work to completely finish the works as shown or specified. The Contractor may not change any sub-contractor without prior consent in writing from the Owner nor shall he sub-contract or assign the complete works to any other Builder.

MAINTENANCE PERIOD

The maintenance period shall be 3 calendar months after practical completion for the building.

During the maintenance period the Contractor shall make good at his expense any faults in materials or workmanship that may occur. Prior to completion of the maintenance period he shall confer with the Owner to correct any faults and complete a joint inspection of the work. Completion of maintenance will be confirmed by a written acceptance by the Owner and approval of remedial work.

Maintenance in respect of the materials, workmanship and installation of the following items shall form part of this Contract and any remedial work shall be carried out by specialist sub-contractors at no cost to the Owner. Maintenance shall not include fair wear and tear or damage caused through neglect or misuse.

WORKMANSHIP AND MATERIALS

All work shall be carried out by skilled Tradesmen and shall conform to relevant N.Z. Standards and Statutory Regulations, the requirements of the Local Authority and to good trade practice. Materials to completely finish the work to the highest standards shall be supplied by the Contractor. Where makes and brands are specified, a suitable equivalent may be used where approved by the Owners Representative.

CONSTRUCTION DATA

The Contractor shall maintain onsite a complete set of "As Built" plans on which shall be marked all work completed and any variations agreed to. Copies of shop drawings for all sub-contractors supplying made up elements shall be appended to these and, where applicable, service manuals shall be included for the Owners guidance.

IAIN HAWKEN DESIGN.

179 HUATOKI STREET
NEW PLYMOUTH
PHONE 34 834.

EXCAVATION AND SITEWORKS

GENERAL

The work shall include for the removal of any debris and services, mass excavation and trimming to complete the site ready for building and all site works sealing and kerbs.

The Contractor shall provide all plant and necessary skills, remove surplus materials and supply all materials required.

The work shall be completed to the levels shown and all adjoining areas left clean and tidy.

LEVELS

Levels of existing ground lines and finished buildings and yard levels are shown on the plans. Excavations must take into account for all materials and base-course etc to be placed and allow to run new work neatly into existing.

EXCAVATION

Clean all rubbish and debris from the site and complete mass excavation of the whole site including the loading dock and access to the existing service lane. Remove and dispose of surplus material off site. Excavate to the depths shown for all foundation work and extend to solid bearing where unsuitable material is encountered. All excavation must be inspected and approved prior to subsequent material being placed.

HARDFILLING

To all areas shown place hardfilling or base course and compacted to finish at the depth shown. All metal shall be compacted in 200mm layers using material complying with NRB Specification B2 (1974) using a mechanical vibrating roller, and hand held pad compactor to finish up th buildings.

BACKFILLING

As soon as any formwork to concrete foundations is stripped the work must be back filled with material as specified for hardfilling and properly compacted.

BLINDING OF FILLING

All filled areas shall be blinded with coarse sand material damped and compacted to nominal thickness of 25mm. Finish by raking and compacting to produce a dense level and smooth finish suitable for placing damp proof courses as appropriate and free from lumps or sharp projections.

IAIN D. HAWKEN
NZCD (ARCH) MNZID

BUILDING PLANNING
DESIGN & SPECIFICATION
CONTRACT SUPERVISION

CONCRETE

CONCRETE

The work of this Section is covered by the General Conditions of Contract.

Concrete may be mixed at a central mixing plant, delivered by a revolving hopper truck and placed within one hour of mixing.

Concrete shall yield a minimum compressive strength of 17.5 MPa after 28 days curing. Test blocks shall be made and broken and the test strength advised to the Engineer.

All concrete shall comply with the requirements of NZSS 1900 CL 9.3 Table 7 for slump, spread value and compressive strength.

Any under-strength concrete shall be cut away and replaced at the Contractor's expense.

Concrete shall be placed to avoid segregation and shall be properly vibrated or rodded to remove all trapped air. Floor slabs shall be placed using vibrating screeds or secure screed boards and finished with rotary power floating.

The surface shall be floated off suitable for the floor finishes required and shall comply to NZSS 3114.

FORMWORK

All formwork must be well set up, trued and securely braced. All joints shall be close to prevent leakage. When constructing formwork, form sub-floor vents and all openings for pipes.

REINFORCING

Reinforce all concrete work strictly as shown on the details, spaced to give accurate cover and with links and stirrups securely tied. Make all laps and cranks or bends as shown or required and set up to eliminate any movement during the placing of concrete.

DAMP PROOF COURSE

Under concrete slabs, lay 0.25mm Polythene vapour barrier lapped 150mm into footing at edges.

Sheets must be edge lapped 150mm, taped and laps must be in the direction that concrete will be placed. Securely tape all around openings or pipes with P.V.C. tape in accordance with the Manufacturers instructions.

FLOOR

Slabs shall be finished with a rotary power float when the initial set is completed to give a dense even surface. Free from trowel marks and within the variation set down in NZSS 3114. Where surface blemishes are evident, the Contractor shall grind slabs at his own expense to produce an acceptable finish.

HOLDING

Holding bolts to perimeter walls shall be cast-in-situ with cranked ends embedded into the slab. Interior wall may be fixed with expanding bolts and pins.

Construction joints in concrete slabs shall be made under partition lines where practical. In all cases, joints must show an absolute minimum change in level of floor slabs.

All slab contraction joints cut into slab at 5.000 x 6.000 maximum centres. Saw cuts shall be 20mm deep and in neat straight lines. Fill cuts with approved concrete filler and flush off. Take particular care in the areas where vinyl flooring is to be used.

CURING

All concrete elements shall be cured strictly in accordance with the recommendations of the N.Z. Portland Cement Association and shall take into account weather conditions at the time. The Contractor shall supply his intended curing methods for approval by the Owner prior to commencement of any concrete placing.

FINISH

DOWN BOLTS

CONCRETE

IAIN HAWKEN DESIGN
290A DEVON STREET EAST.
NEW PLYMOUTH
P.O BOX 4116
PHONE (067) 87 702. AH (067) 34 834

BLOCKLAYER

GENERAL

The work of this Section is covered by the General Conditions of Contract.

All work under this Section shall be carried out by suitable qualified and properly experienced staff using suitable plant and approved methods.

Materials shall be of the highest quality and all work shall comply with relevant standard specification and to the satisfaction of Local Authority requirements. Work shall be set out neatly and accurately and finished to a high standard of appearance.

BLOCKS AND MORTAR

Cavity concrete blocks shall be uniform in colour and true to shape, complying with NZS 595 Class A. Blocks shall be free from chipping or cracking and shall be delivered on site securely stacked on pallets and shall be stored ready for use clear of the ground and covered with waterproof sheets to remain completely dry.

Mortar shall be made up to Mix No. 1 of Table 2 NZS 1900 Ch 6.2 using clean sharp sand free from dust or twigs, etc., ordinary grey Portland cement and an approved plasticising admixture. Admixtures must be used strictly as recommended by the Manufacturer, and water content of mortar shall be reduced accordingly. Mortar shall be used within 1 hour of mixing and, after this time, may not be retempered.

LAYING BLOCKS

Set out the work accurately and lay blocks in straight and level courses. Plumb up corners truly vertical and use tight string lines to ensure straightness and level. Maximum deviation shall be 10mm in 3.0m. All blocks shall be laid to stretcher bond unless stack bond is nominated. Joints shall be nominal 10mm in each direction and shall be tooled as work proceeds with a dia. 15 round tool to give a well compressed concave joint line. Scrape down to remove lines or edges.

REINFORCING

Place deformed steel reinforcing accurately as detailed on the drawings and supported to give accurate control of specified cover. Where cover is not particularly specified reinforcing shall be placed centrally.

Ensure that rods are lapped and turned strictly as detailed and generally reinforcing shall be in the longest possible lengths. Make up cages where detailed and build into bond beams using inverted blocks as necessary to facilitate placing. Tie stirrups as required to maintain accuracy of spacing and cage size.

GROUT FILLING

All beams and vertical cells containing reinforcing steel shall be completely filled with concrete grout, complying with the requirements of NZS 1900 Ch 6.2 Table 6. Maximum aggregate size shall be 18mm and minimum 28 day compressive strength shall be 17.5 MPa.

Hand placed grout shall be placed in lifts not exceeding 1.200m and shall be well rodded with a deformed bar. Grout may be placed by pump with the approval of the Owner and lifts may then be for the full height of the walls where accurate control over the volume of grout placed ensures complete grouting can be maintained. Where full height grouting is to be used, wash out ports must be left in the bottom coarse to ensure proper cleaning of the cells and these ports shall be tightly closed off and well braced prior to placing grout.

In boundary walls, all cells in both directions shall be completely grout filled.

IAIN HAWKEN DESIGN
290A DEVON STREET EAST.
NEW PLYMOUTH
P.O. BOX 4116.
PHONE (067) 87-702. AH (067) 34-834.

WALL VENEER, PAVING & PLASTER

GENERAL

The work of this Section is covered by the General Conditions of Contract.

All work shall be carried out by properly qualified tradesmen using the best materials of their kind as described. Work shall be carried out when the Sub-Contractor is completely satisfied with the sub-trade he is to work on.

MATERIALS

Veneer and paving shall be as shown on the plans and details of selected colour or texture and true shape. Mortar shall be tinted with an approved admixture to a tone complimentary to the work and to the satisfaction of the Owner. Sand for mortar or plaster work shall be clean sharp river or pit sand free from dirt, twigs or vegetable matter. Cement shall be ordinary Portland type fresh and stored dry.

WALL VENEER

Wall veneer shall comply with the requirements of Appendix F NZS 3604 and shall be laid to stretcher bond in straight courses. Form a ventilated cavity with a min. clear space of 40mm and tie veneer to framing @ 450 long x 400 vert. centres with approved galvanized steel veneer ties fixed so as not to puncture building paper. Joints shall be max. width 10mm and raked back from the surface. Fix tile sills set closely to joinery and raked to shed water. Tiles shall match veneer colour closely or contrast as directed on site. All mortar droppings shall be cleared out of the cavity and ventilation shall be ventilated by raking out every third vertical joint in the bottom course and provision of a 10mm gap between the top course and soffit trim.

PAVING (REFER TO FLOOR PLAN)

Finish terrace, porches, etc., as shown with tiles, paving slabs or aggregate surfacing compounds. Tiles shall be bedded on mortar over well-hacked rough surface slabs. Tiles shall be laid to even falls neatly set and pointed flush.

Pavers shall be bedded on well consolidated sand set out neatly and with joints filled flush with mortar.

Resin bonded aggregates shall be applied to a clean, dry surface strictly in accordance with the Manufacturers instructions.

Plaster finishing to slabs and steps shall be a sand cement plaster with an approved plasticiser additive. Ensure slabs surface is completely clean and hacked to produce an adequate key.

IAN HAWKEN DESIGN
290A DEVON STREET EAST.
NEW PLYMOUTH
P.O BOX 4116
PHONE (067) 87-702. AH (067) 34-834

CARPENTER & JOINER

GENERAL

The work of this Section is covered by the General Condition of Contract.

All work shall be carried out by suitably skilled tradesmen under the direction of a competent Foreman and using plant and methods to ensure completion of the work to the highest standards.

Materials shall be of the best quality as specified or shown and other brands may only be substituted where approved by the Owner. All work must comply with the requirements of NZS 1900 and 3604 of the Local Authority Building By-Laws and be to the satisfaction of the Local Authority Inspectors.

TIMBER

Generally, framing timber shall be tanalised No. 1 framing grade Pinus Radiata or Douglas Fir except where otherwise stated. Framing shall be gauged to section and properly seasoned to an approved moisture content. No linings shall be fixed until moisture content is not more than 20% EMC.

Facing timber and trim shall be dressing grade native either heart or treated sapwood properly seasoned and of uniform appearance or purpose made fine textured particle board.

All timber shall be Tanalith CCA treated to the commodity specification relative to the in-service use. Timber shall be properly stacked and protected on site.

FIXING

Framing shall be fixed with nails, bolts or proprietary framing brackets as detailed. Nail size and number of nails per joint shall be in accordance with the nailing schedule or Appendix A NZS 3604.

Bolts shall be as detailed and properly tightened with large area square washers.

Framing brackets shall be galvanized steel appropriate to the application and fixed strictly in accordance with the Manufacturers instructions.

FOUNDATIONS

Excavate to depth or to solid for all foundations or footings. Remove pockets of unsuitable material and bench the bottom of foundations for solid bearing all round.

Form footings to detail in true straight line, with reinforcement accurately placed and securely tied. Allow for starter steels or fixings as required.

Where piles are indicated, they shall be founded onto solid in concrete pads at the centres shown in true level and straight lines.

FLOOR FRAMING

Frame up for timber floors as shown and detailed. Securely fix bearers or runners with bolts or brackets and underlay timber fixed to concrete with approved bituminous felt damp course. Fix joists at centres shown and solid block perimeter. Nog for all flooring sheet joints and fix bridging at centre of spans exceeding 2.5m.

Build in the required floor bracing system required by Clause 4.9.

Fix flooring over insulation foil draped between joists where shown.

Nail tightly to joists and all round perimeter and cover joints with P.V.C. tape until the building is full closed in.

WALL FRAMING

Set up wall framing plumb and true with studs @ 600crs generally and of size shown or required by Table 15 and 16. Frame out openings with lintels according to Table 16 with appropriate trimmer studs.

Fix dwangs to provide backing to linings and to thoroughly stiffen walls. Brace as shown with sheet lining panels or galvanized steel angle bracing let in flush and secured to all studs and top and bottom plate. Build in posts as detailed and secured from the floor to the roof. Form all corners and junction with three studs well blocked and secured.

ROOF FRAMING

Frame up all roof areas as shown and detailed. Fix all roofing components securely to prevent uplift and provide solid support. Brace the roof structure and fix purlins, joists, battens, etc., as required by Section 10. Form ridges valley gutter, fascias, etc., as shown and ready for the Roofers work to follow.

EXTERIOR CLADDING

Refer to the plans for the materials and extent of exterior claddings.

All exterior cladding shall be fixed and finished by tradesmen, suitably qualified, and to the highest standard using appropriate plant and materials.

All material shall be securely fixed to neat alignment and set out for the least number of joins or breaks.

Secure all joinery or fixtures properly and trim or flash into cladding system.

Form soffits, gables, porches, etc., and line neatly with fascias, facings and covers.

Dissimilar materials must be isolated and any sealants used must be fully concealed and protected from weather exposure.

INTERIOR LINING

Refer to the plans and schedule of finishes for linings to walls and ceilings throughout.

Fix linings securely and strictly in accordance with Manufacturers instructions using proprietary fixings, jointers, etc., for prefinished sheet linings.

Gibraltar board and softboard linings shall be securely nailed and nail holes stopped flush. Gib-board joints shall be flushed off with an approved stopping compound and joint tape.

Where adhesives are used, ensure that sufficient pressure and tomming is used to provide a permanent bond.

Panelling and sheet materials must be neatly set out to be evenly spaced across walls and to give the least possible number of joints. Sheet linings shall be uncrated and stacked on site for 48 hours to condition prior to fixing.

DOORS

Supply all doors shown, fix securely in place and trim neatly.

Interior doors generally plywood faced flush panel except as shown and with frames as detailed to match closely. Fix doors on three hinges to frames and fix furniture as appropriate. Where required, all fire rated doors shall comply with NZS 1900 Ch 5.38 and NZS 1188. Certificates of Compliance shall be supplied to the Owner. Supply doors with hinges and furniture.

TRIM

Skirtings shall be ex 75 x 18 single bevel native or fine textured particle board except where otherwise noted. Architraves shall be ex 50 x 18 double bevelled similar. Fit all other trim necessary to finish the work in a neat and tidy manner.

All joints must be scribed or bevelled to give a close tight fit and timber shall be thoroughly seasoned to avoid shrinkage. Fit cornice appropriate to the ceiling lining or as shown.

JOINERY

Make up, supply and install all joinery fixtures and fittings in accordance with the details and constructed to the highest standard. Build up all carcass work, solidly braced and well fixed of the materials shown. Pre-finished materials shall be edge stripped and secured with concealed or domed fixings. Make up tops as detailed on solid backing and fixing rails.

Hang cupboard doors on self-closing hinges and support shelves on slides. Install all hardware and fixtures shown and fix approved pulls or handles.

Install against solid backing and scribe neatly to fit properly.

All pre-finished carcass material, bench tops or inscribed pattern work shall be approved by the Owner.

HARDWARE

Allow a P.C. sum of \$600 for the supply of miscellaneous builders hardware to fully finish the whole work and secure neatly in place. Check for smooth operation.

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RESIDENTIAL

ALUMINIUM JOINERY

GENERAL

The work in this Section is covered by the General Conditions of Contract.

Aluminium joinery, doors and windows material shall be of approved size and shaped extrusions, specifically designed for residential installation and supplied with testing certificates to comply with NZS 4211 and requirements.

All sections shall be anodised to a uniform colour with a treatment film of 12 microns.

Fabrication and installation shall be carried out by qualified and approved tradesmen and the work shall include the supply and fixing of joinery units complete with matching flashings as detailed, all glazing and hardware and proprietary glazing seals and beads.

STANDARDS

All aluminium joinery shall comply with the requirements of NZS 4211 and shall have a minimum weather penetration of Grade B using a design wind pressure of 11 Kpa. Glass shall be generally clear and blemish free. At Service Rooms use Pacific obscure glass.

Sealants shall be used only in accordance with Manufacturers instructions and shall be Poly Sulphide or Silicor rubber, mixed, handled and applied in accordance. Generally glazing beads shall be fixed to ensure proper security.

INSTALLATION

Fabricate all joinery units as detailed and strictly in accordance with the Manufacturers instructions making full allowance for installation tolerances and with properly weather-proofed expansion joints as appropriate.

Supply all hardware and fittings, including catches and secure key locked door hardware.

Fix securely into structure and fit factory formed anodised flashings to completely weatherproof all installation.

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ROOFER (METAL TILES)

MATERIAL AND WORKMANSHIP

The work of this Section is covered by the General Conditions of Contract.

Roofing shall be pressed metal tiles with selected aggregate chip bonded by a bituminous or resin coating supplied to a selected colour with matching ridge and barge capping. Work shall be carried out by skilled tradesmen in accordance with the Manufacturers instructions and to the best trade practice. All necessary plant and equipment to complete the works shall be supplied.

GUARANTEE

The Contractor shall issue to the Owner a written guarantee in respect of all materials and workmanship on the roof for a period of five years.

FIXINGS

Set out the roof to allow for a full tile at eaves lines and part tiles where necessary at the ridge. Tile courses shall line neatly around any breaks, hips or valleys in the roof.

Fix onto treated tile battens to the size and spacing recommended by the Manufacturer or as stated on the plans where battens also support ceilings. Fix cappings and accessories to finish to roof neatly and give a sound and water-tight job.

Carry out all flashing necessary for all penetrations.

ACCESSORIES

Supply and fix all accessories including roof lights, vents, etc., where shown and fix securely. Make allowance for thermal movement as necessary. Weather-proof to penetrations, pipes and flues with formed or proprietary flashings bedded on sealants and well fixed.

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ELECTRICIAN

GENERAL

The work of this Section is covered by the General Conditions of Contract.

All work shall be carried out by registered Electricians to the entire satisfaction of the Local Authority Inspectors. All work and materials must comply with the requirements of the Electrical Wiring Regulations.

Supply and install all fittings shown allowing P.C. sums listed.

Co-operate with Owner on the selection of fittings.

MAINS AND SWITCHBOARD

Run underground mains from the Local Authority supply point to the building as shown. Protect the cable as required and place signal strip tape approximately 100 underground and directly over it. Protect with a pole fuse. Design the size of the mains to accept the full loading of the building as shown and allow an additional 25% capacity above this.

Supply and install a Gael or similar enamelled metal switchboard in the position shown.

The switchboard shall incorporate main switching busbars for circuit wiring, in a separate compartment and circuit breakers and meters in another compartment. Meter faces shall be clearly visible.

Extend sub-mains cables to distribution boards where indicated.

CIRCUITS

From the switchboard, extend circuits to all fittings as indicated in the drawings. Cables shall be TPS and shall be run in looms securely clipped and in accessible runs.

Direct circuits to switching points and to fittings.

Earth the whole system as required by the Regulations.

INDICATION OF FITTINGS

The type and locations of fittings are indicated on the plans but final location of fittings will be determined on site and the Contractor shall co-operate with this.

LIGHTS

Supply and install light fittings as scheduled in the positions shown. Fit light bulbs suited to the fitting and of appropriate wattage. Install lights in accordance with the Manufacturers instructions. Fit light switches with two-way switching as shown on the white plastic 200 series. Use multiple plates as appropriate.

POWER POINTS

Install white plastic wall-mounted power outlets and metal, flap-covered floor power outlets of 10 amp single-phase or 3-phase to suit particular appliances where indicated on the plans.

FITTINGS

Supply, install and commission electrical fittings, machinery or appliances as shown or re-use any fittings indicated. Run all circuits, place switches as required and ensure installation and operation in accordance with the Manufacturers instructions. Co-operate with other trades as necessary to complete all installations properly.

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PLUMBER & DRAINLAYER

GENERAL

The work of this Section is covered by the General Conditions of Contract.

All work shall be carried out by registered tradesmen using methods and materials complying with the requirements of the N.Z. Drainage and Plumbing Regulations 1978 and to the satisfaction of the Local Authority Inspectors.

Provide and fix all fittings shown and install all service piping-waste, etc., as listed and shown. Ensure complete separation of dissimilar metals and fix pipework securely.

WATER SUPPLY

Carry cold water in approved supply pipe from Council supply point at boundary fitted with isolating valve and extend to the building. Extend mains supply to fire hose reels and run branch pipes to all other fittings shown. Service to hose reels shall be made in steel pipes and other pipework may be in copper or approved P.V.C. pressure pipe system.

PIPE WORK

Run all water in 12 dia. copper pipes or in PVC where allowed by the Local Authority. All pipes run under concrete slabs shall be copper. Hot water pipes shall be lagged with bituminous felt to prevent heat loss.

Supply pipes to shower shall originate from the same pressure source to eliminate unequal pressure drops.

All pipework shall be concealed under floors or within framing and shall be securely clipped and have large radius bends to prevent water hammer.

Install vent relief pipes and overflows, etc.

FITTINGS

Fittings shall be the best of their respective kinds as listed on the plans and details and of colours selected by the Owner. Install and support in accordance with the Manufacturers instructions. Fit up for operation with all taps, traps, wastes, etc. Taps shall be of HMC or similar with knobs selected by the Owner.

Co-operate with other trades to allow for the fitting, fixing or service of all items requiring work by various trades.

WASTE PIPES

Install all waste pipes fitted with approved water seal traps to discharge into gully traps or drains.

Grade and size of wastes shall comply with the Regulations and shall be back-vented where syphonage is likely. All traps in fittings set on the floor with no access shall be 'Easi-Clean' type with top access. Embedded waste pipes shall be copper.

DRAINAGE

Supply and install all drainage work and fittings as shown in an approved P.V.C. Drainage System complete with necessary fittings and vents, etc. Install and bed the drains to proper even grades and incase as necessary for inspection by the Local Authority Drainage Inspector.

Connect drains to sewer disposal system shown on the plans.

Build in gully traps, inspection chamber, etc., and fit cleaning eyes and inspection pipes.

STORMWATER

Collect stormwater at rain water heads and fit downpipes as detailed. Extend stormwater drains as shown and discharge into well-up sumps, drains or soakage pits.

Internal downpipes must be sealed within the building and gutter overflows shall discharge full capacity clear of the interior of the building.

Lay P.V.C. Drain System to adequate grades and fit cleaning and inspection pipes as indicated.

Build sumps as detailed and fit cast iron grating covers.

FLASHINGS

Fix all flashings sealed and fitted to ensure the complete water tightness of the building. Lap adequately and fix to prevent capillary action. Separate dissimilar metals and use approved sealants properly protected from sunlight.

PAINTER & PAPERHANGER

GENERAL

The work of this Section is covered by the General Conditions of Contract.

Materials shall be the best of their respective kinds and shall be delivered on site in unopened containers.

Work shall be completed by competent tradesmen using methods and plant necessary to finish the works in a complete and workmanlike manner.

Exterior work shall only be carried out during thoroughly dry weather and free from frost or dust damage.

Wallpaper patterns and colours and paint type and colour shall be agreed to by the Owner and the Painter shall assist with these selections and advise as appropriate.

All adjacent areas must be protected and masked off to avoid damage or marking and any remedial work will be made good at the Contractors expense.

PREPARATION WORK

Inspect all previous work and ensure its suitability for work to follow. Stop up and flush all joints, nail holes or blemishes prior to beginning any work of this trade.

Smooth down all surfaces and remove dust. Walls to receive wallpaper or vinyl shall be pre-treated with an appropriate glue size.

PAINTING

Refer to the Schedule of Finishes.

Interior

Clear Finish - 2 coats Polyurethane Varnish
Enamel Finish - Primer - Undercoat - 2 coats Enamel
Acrylic Paint - Primer - 2 full coats
Floor Finish - 2 coats Polyurethane Gloss
Metal Work - Primer - Undercoat - 2 coats Enamel

Exterior

Acrylic Paint - Primer - 2 full coats
Metal Work - Primer - 2 coats Enamel

Primers shall be formulated for their specific application and applied in accordance with the Manufacturers instructions. Thinning of primers shall only be done sparingly and a thorough build of primer must be achieved.

Undercoats shall ensure complete masking of the surface prior to the application of finish coats and, if necessary, an additional coat must be applied to achieve this.

Final coats shall render a smooth full finish of even colour and gloss.

Allow to sand as necessary between coats to achieve a proper smooth finish.

PAPERHANGING

Allow for the P.C. sum of \$35 per roll for the purchase of wallpapers or vinyl. Hang wallpapers to the areas shown using the appropriate pastes. Set out rooms neatly to allow for the least number of joins. Match patterns carefully where appropriate and roll paper to exclude all air bubbles. Scribe neatly to fittings and at wall edges.

16^{mm} 35^m

BUILDING FILE

Code No. 486/6

Subject DWELLINGS

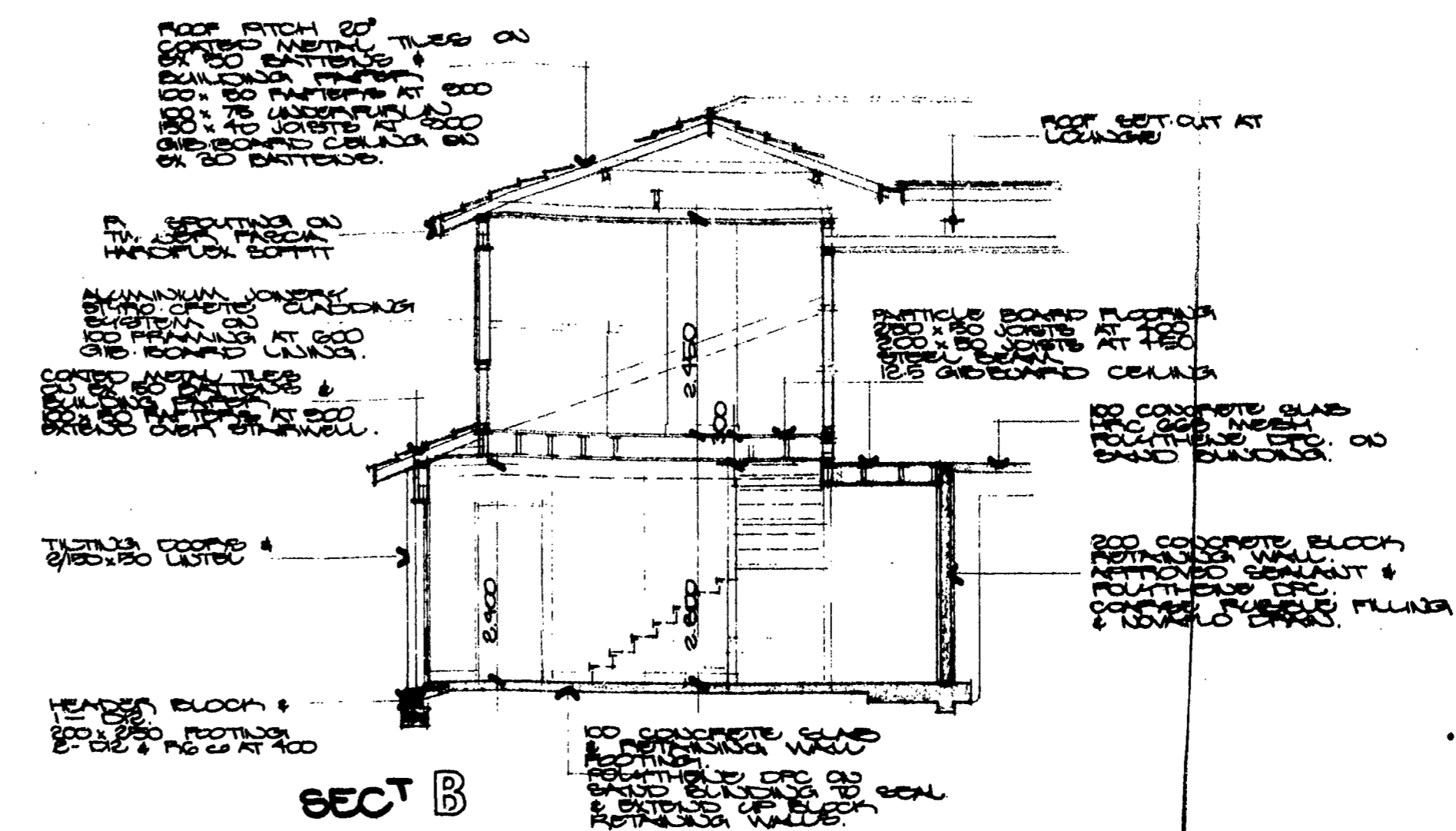
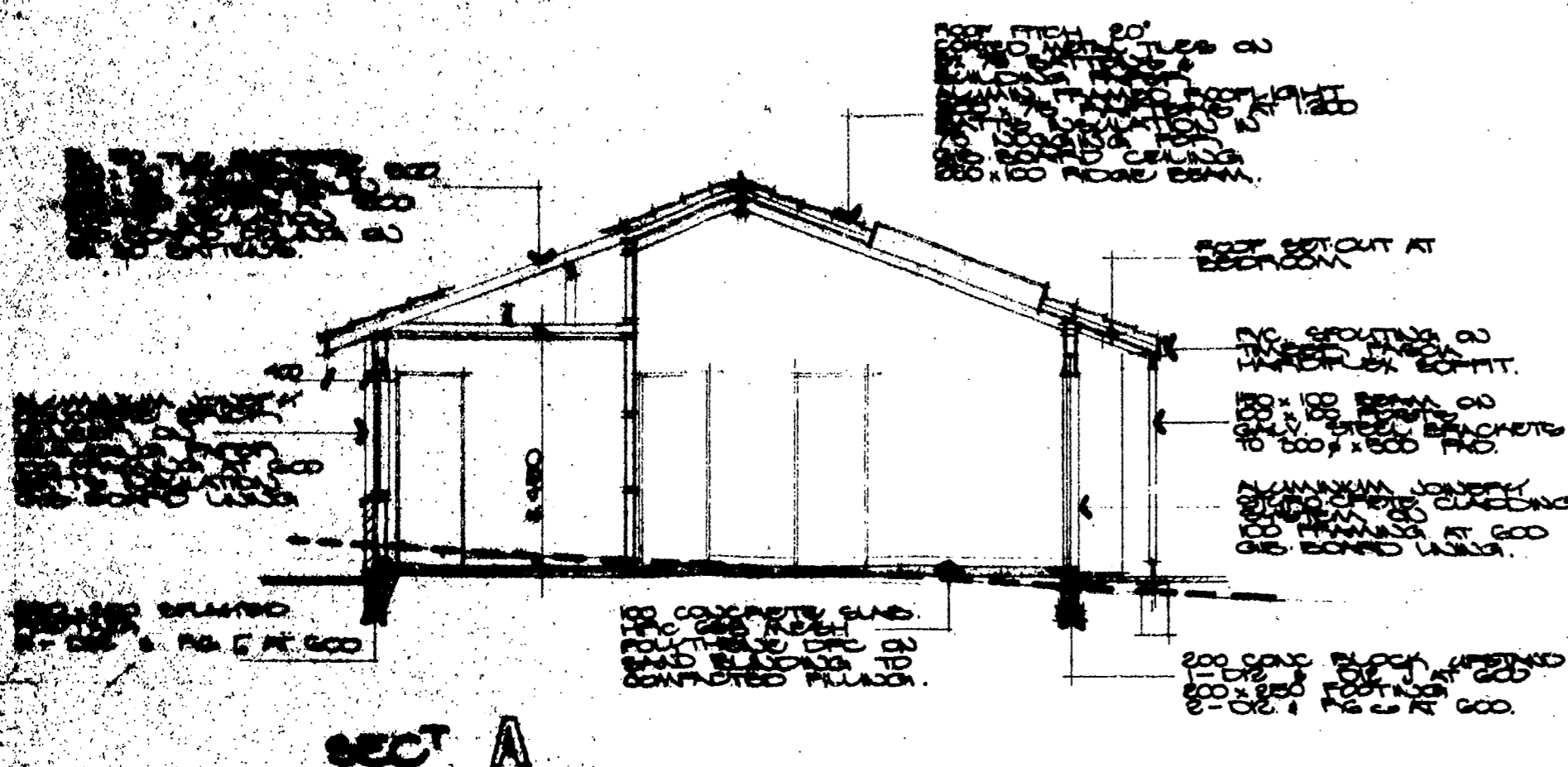
Permit No 31235

Date 1.5.90

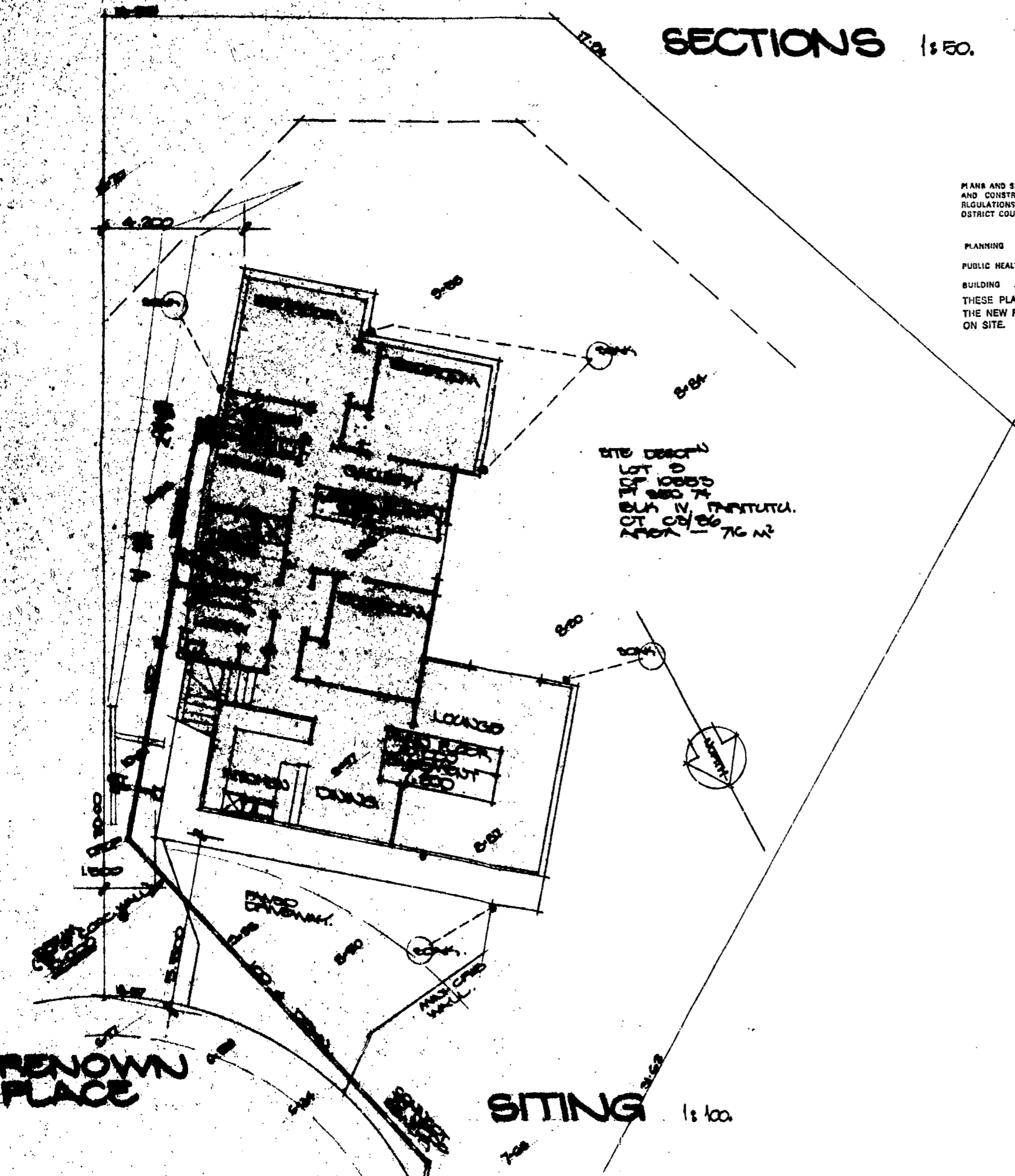
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486/6

3 119
23 MAR 1990



SECTIONS 1:50.

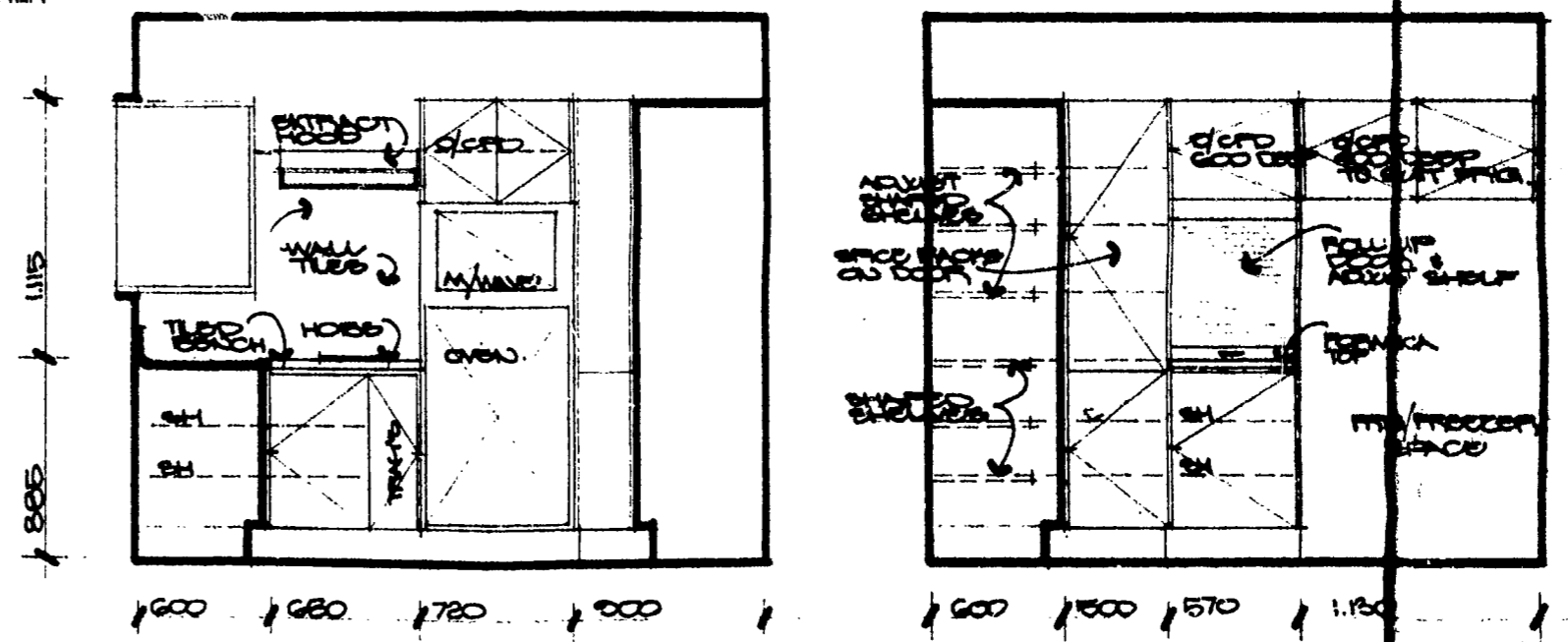


NEW PLYMOUTH DISTRICT COUNCIL
 PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITING, COVERAGE
 AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS
 REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH
 DISTRICT COUNCIL.

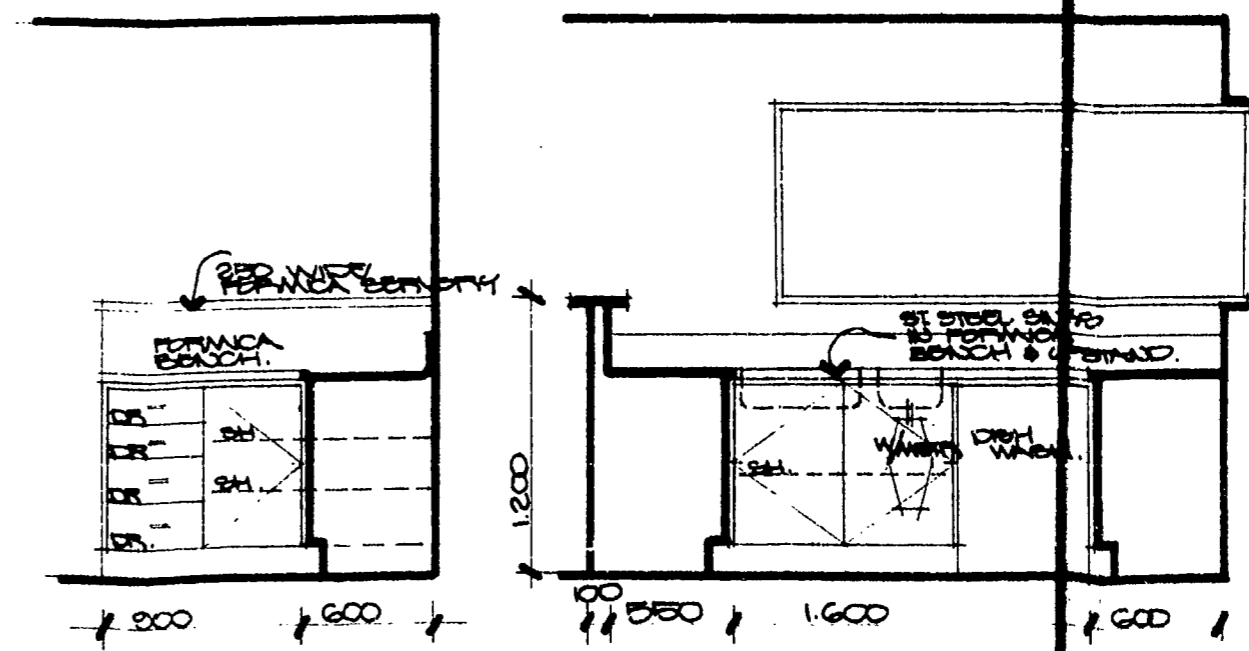
PLANNING _____ DATE 26/3/90
 PUBLIC HEALTH _____ 3.4.
 BUILDING _____ 26.3.90

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

VERIFYING TO BE COMPLETED BY 1/9



KITCHEN 1:25.



MR & MRS W.P. EADY.
RESIDENCE AT RENOWN PLACE - NP.

ITEM	DESCRIPTION	REQ'D	MATERIAL	REMARKS
	SCALE		PASSED	DATE
	SCALE			MARCH 30
	DRAWN BY			DRAWING NUMBER
	TRACED			2
	CHECKED			

POWERED BY

ownly

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darrell paterson

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riley blair

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