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# BUILDING FILE

Code No. 121 / 291

Subject 2 Flats Tco.

No. Sheets 3656  
5894

Permit No 29.10.71  
29.11.73

Date \_\_\_\_\_

# NEW PLYMOUTH CITY COUNCIL

121/291

4/1/71

FOR OFFICE USE: File No. 10 123 Check Sheet No. 3656  
 Receipt No. 2424 Sewer Sheet No. 37  
 Date of Receipt 29-10-71 Zone Residential

To the City Engineer Date 29/10/71  
**APPLICATION FOR BUILDING PERMIT** and/or services  
 At (House No.) 229 Courtenay St. Lot No. 2  
 For erection of Two Apartments D.P. 10325  
 OWNER B. S. Lund ADDRESS 266B Courtenay St.  
 Proposed use Block of 2 flats  
 Foundation Concrete Block Walls Summit Stone Roof Iron  
 AREA of existing buildings - - - sq. ft.  
 AREA of existing accessory buildings - - - sq. ft.  
 AREA of building in application - - 1963 sq. ft.

## ESTIMATED FINISHED VALUE

## FEES

Building (including roofing, downpipes, flashings, etc.)	\$ 18,500 -	\$ 56 . 00
Sanitary plumbing and drainage	\$ 1,400 -	\$ 10 . 00
<b>STORMWATER CONNECTION:</b> Distance from left boundary	total 19,900 -	
Depth and size of service		\$ . . .
<b>SEWER CONNECTION:</b> Distance from left boundary		\$ 30 . 00
Depth and size of service		\$ . . .
<b>WATER CONNECTION:</b> Distance from left boundary		\$ 50 . 00
Depth and size of service		\$ . . .
<b>WATER (Building)</b>	To 6" Notified 18" dish	\$ 1 . 00
<b>VEHICLE CROSSING:</b> When required		
Distance from left boundary		
Type of footpath	Asphalt	\$ 72 . 00
Type of crossing	Drain Crossing	\$ . . .
Removal of existing crossing		\$ . . .
<b>DEPOSIT FOR DAMAGE TO FOOTPATH</b>		\$ 82 . 00
<b>HOARDINGS</b> months		\$ . . .
<b>INSPECTION</b> of second-hand building or materials		\$ . . .
<b>BUILDING RESEARCH LEVY</b>		\$ 10 . 00
<b>BUILDER</b> B. S. Lund		\$ 317 . 00

Starting date November Finishing date June  
**NAME AND ADDRESS OF APPLICANT** B. S. Lund 266B Courtenay St. Phone C1761  
 Signature of Applicant B. S. Lund

## SANITARY PLUMBING AND DRAINAGE APPLICATION

Signature of Registered Plumber K. Lapestake  
 Signature of Registered Drainlayer K. Lapestake

## ESTIMATED FINISHED VALUE OF WORK

PLUMBING	\$ 1,200 -
DRAINAGE	\$ 200 -
	\$ 1,400 -

NEW PLYMOUTH CITY COUNCIL  
CITY ENGINEERS DEPARTMENT

121/291

**ESTIMATE FOR WATER CONNECTION**

No 184

Name of Project *2 Apartments for C. Land* Date *3-11-71*

Plan No.

Address *29 Courtney St* Lot No. *2* D.P. *10325*  
*at New Plymouth*

Purpose of Supply: Domestic & Trade ☒ Type of Building *2 Apartments*  
Fire ☒ (Dwelling, Flats, Offices, Factory, etc.)  
New Subdivision ☒

Distance, Building to Main *80'* Altitude of Building *110'*  
(City Datum)

Size of Connection *recommended 3 1/4"* ESTIMATED COST *\$50*

REMARKS

*Recommend that each unit have its own 1/2"  $\phi$  supply with 1/2"  $\phi$  stop cock.*

*Notes on plan 10/6/71*

This estimate is NOT a quotation and is subject to amendment when final plans are submitted.

*John G. Hall*  
for City Engineer

121/291

Street No. 291 Courtenay St. Lot 2 D.P. 10325 Sec.   
 Nature of Work Two Apartments  
 Zone Residential

BUILDING PLAN REGISTER

Owner <u>E. J. Ford</u>	Date <u>9/11/71</u>
Address <u>266 B Courtenay St.</u>	File No. <u>10/123/71</u>
Builder <u>Self</u>	Receipt No. <u>2424</u>
Address <u>Above</u>	Special requirements <u>/</u>
Value <u>\$ 19900 - 00</u>	
Area of buildings <u></u> Sq.ft. <u></u>	
Area of outbldgs <u></u> " " <u></u>	
Area of new work <u>1463</u> " " <u></u>	

Remarks & inspections 11-11-71 Footings (good)  
7-12-71 Block work up to second beam height  
24-1-72 floor poured and starting framing; 24-2-72 Stone Veneer  
going on - framing OK. 26-9-72 Complete

# SPECIFICATION

OF WORK REQUIRED TO BE  
DONE AND MATERIALS TO  
BE USED IN THE ERECTION  
OF APARTMENTS

12/29/

## GENERAL CONDITIONS:

Contractor and sub-contractor shall perform all work in a thorough tradesmanlike manner and in accordance with the best trade practise, necessary for the due and proper completion of the building, as shown on the plan and contained in these specifications. All material shall be the best of their respective grades, unless underwise specified, but the whole shall comply with the local By-laws.

**PERMITS:** Contractor shall obtain all necessary permits and pay all fees required for same, he should also visit the site and satisfy himself as to contour of the land before tendering.

**INSURANCES:** The contractor shall cover all employees by Employers Liability Policy and shall also obtain a Builders Risk Policy immediately the building is covered in.

**PLANS:** All figured dimension shall take preference to scale and all detail drawings shall supersede those to a smaller scale, plans shall remain the property of the owner at the conclusion of the contract.

**SITE:** Back fill all cavities around foundations and at conclusion of contract the whole site must be left clear of rubbish and builders waste.

**EXCAVATOR:** Clean all turf to a depth of 4" from the site and excavate all foundations to a minimum depth of 8" below the surface. Fill under terrace floor with clay, sand or broken metal and consolidate before laying. Excavate for all sewer and stormwater drains to appropriate depths and falls as required by local sanitary regulations

**CONCRETOR:** All Concrete shall be composed of 1 part of fresh portland Cement to (6) parts of clean shingle or not more than 3/4" gauge with sufficient sand to fill all voids. The whole to be mixed with sufficient clean water to be placed into forms immediately after mixing, with no excess of water allowed to lead from boxing. The mix to be of even consistency.

**FOUNDATIONS:** Form foundations according to foundations plan provided. Where continous block walls will be formed at minimum of 8" thick on 18 x 6 footings. Form terrace steps and ramp where required to suit surrounding ground levels.

**PILES:** Foundations piles to be pre-cast 6" x 6" or 8" x 8" cast in site set in concrete footing 12" x 6" with a minimum height above ground of 18". Piles to have wire ties set concrete for fixing sleepers. Spacing along row at not more than 4ft 6" centre and 6ft apart in rows.

**PLASTERER:** The exposed surfaces of foundations, steps, porches, floors, etc. to be rendered in 1 to 3 mix of compo, colour to approval all to be neatly arised, exterior floors and steps to have a slight weathering and all angles to be rounded into walls.

## CARPENTER & JOINER:

**TIMBER AND GENERAL:** The whole of the finishing timbers to be thoroughly and free from worm holes, and loose, or dead knots, or other defects. Timber and flooring to be attacked as soon as possible, to afford further seasoning. All doors, door frames, sashes and frames, and all moulding, and inside joiners work shall



be left sanded smooth nailed, punched ready for painters. Sashes are to be RYLOCK Aluminium

Interior Joinery, and all doors and mouldings etc, to be Heart Rimu  
All external timber is to be primed before fixing including all mitres and joints.

SCHEDULE OF TIMBER -

Sleepers	4" x 3" six ft. apart in rows.
Floor joints at 6 centres 12" x 2	6" x 2"
Wall plates (bottom & Top)	4" x 2" 3" x 2" & 4" x 3"
Beams	6" x 4"
Exterior & interior studs at 18"	4" x 2" 3" x 2"
Opening studs over 5ft in width	4" x 3" or 2 1/4" x 2"
Trimmers under windows exceeding 8'10"	4" x 3"
Trimmers over doors and under windows.	4" x 2"
Wall braces checked flush to studs.	6" x 1"
Wall noggins 2 row at 30" centres	4" x 2" and 3" x 2"
Ceiling joists at 18" Centres	4" x 2"
Rafters at 2'6" Centres	4" x 2"
Hips Ridges	9" x 1"
Soffitt framing	3" x 1 1/2" or 2" x 2"

BEAM SCHEDULES:

To openings up to 3'6"	4" x 2"
From 4'6" - 6'8" checked 1/2" into studs	5" x 4"
From 3'6" - 4'6"	4" x 3"
From 6'8" - 8'10" checked 1/2" into studs	6" x 4"
From 8'10" - 11'0" supported 2" each end.	8" x 4"

HEART MATAI OR RIMU

DRESSING A: Fascia	6" x 1 1/2"
Spouting & Eaves	

Floorings Particle Board All remaining exterior finishing timber.  
Heart Rimu.

DAMPCOURSE: Supply and fix, full width 3 ply Malthold dampcourse, where sleepers plates etc. are nesting on or against a concrete surface, neatly cut out holes, to take holding down bolts, and wire ties.

FRAMING: The whole of the building to be framed, and braced in the best workmanlike manner with the timber as scheduled, well and securely nailed and fastened together.

LININGS: Kitchen Laundry, W.C. and bathroom wall and ceilings shall be lined with pinex Hardboard, flush nailed with 1" galvanised or aluminium flatheads plated, joints left smooth and covered with 1" button bead. In all remaining rooms and in passage, walls shall be lined with Gibraltar Board securely fixed at 12" centres with galvanised clouts all joints flushed and left smooth in readiness for paperhanger. Gibraltar board ceilings fixed throughout all other rooms. Wall angles in kitchen etc. to have 7/8" quadrant fitted and all ceiling

angles 1½" scotia. To all external angles of walls lined with Gibraltar Board fit 1½" x 3/8" wooden strips to full height of walls, and finished flush allowing wallpaper to be continued around angles.

**DOORS:** External frames to have 2½" rounded sills to stand ½" above main floor, with 1½" full width, solid rebated stiles and heads. Frames to main internal doors to be full width solid rebated out of 1½" material. Wardrobe doors hung on 1" thick jambs. All doors to be of the sizes and types and numbers indicated. Main doors 2-3/8" and wardrobe. linen and hot water cupboard 1½" finished thickness. All rails shall be tennoned to penetrate stiles and shall be wedged. Glazing to doors shall be to approval. External doors to be hung with three 4" galvanised butt. Main internal doors hung with two 4" antique copper butts and remainder wardrobe etc., with two 3" butts. Fit to front entrance door a cylinder night latch with door pull. Remaining main and wardrobe doors to be fitted with motice locks and latches and furniture to approval.

**DOOR SCHEDULE:**

Front door 6'6" x 2'8"  
Lounge doors 6'6" x 2'8" 3 -  
Flush doors. 6'6" x 2'8" H.T.  
                    6'6" x 2'0" H.T.  
Garage door to be of roller type

**ARCHITRAVES ETC:**

H.T. Internal architraves 3" x ½" and skirtings shall be 4" x ½" having well rounded edges fixed to all openings and walls. Fix to all window sills, 1" thick sill boards with quadrant or 1½" scotia underneath.

**BATH FRAMING:** Frame up front of bath with 3" x 2" plated and studs, strongly assembles, and line with pines Hardboard. Fix around bath top to full extent of back and ends, a 6" x 1" skirting scribed to bath. Supply and fix vanity unit in Bathroom.

**BATHROOM CABINET:**

Form in the thickness of wall in Bathroom as cabinet 16" x 36". Hang doors on two 2" bright loose pin butts and fit approved spring catch.

**WARDROBES ETC.** Frame up along with the building, the wardrobes and linen cupboards etc. to detail and line walls and ceilings the same as specified under linings. Approximately 5'0" above wardrobe floors. fix across ends of each wardrobe 6" x 1" cleats to support full width 12" x 1" shelf and 3" below shelf at centre of ends fix a 3/4" pipe rail. Construct in cylinder cupboard a stand of 3" x 2" bearing 4" x 1" flooring, as required in seating cylinder. Fix a dressed wall cleats rows of 3" x 1" dressed slat shelves. Linen cupboard to have 1" thick full width shelves of dressed material, spaced approximately 12" apart.

**KITCHEN FITTINGS:**

Construct Formica sink unit P.C. Sum \$45.00, over cupboards etc. Counter to make up of a unit the same as sink in width and height. All doors shall be 3/4" thick stiles and rails with hardboard blush panels both sides, hung on two 3" bright steel loose pin butts. Drawers to be constructed as detailed and where directed. Fix catches to all doors drawer pulls to each drawer, and all hardware specified to owners approval. Provide counter and dress units with Formica Tops. Matching sink top, which will have S.S. Sink.

**FURNITURE:** Allow P.C. Sum of \$100 for all hardware in chrome finish.

**LAUNDRY:** Supply and fix 1 stainless steel tub in laundry where required

#### PLUMBERS - CONDITIONS

All plumbing shall be carried by a registered Licensed Plumber in accordance with the local Authority By-Laws, and regulations under the Health Act and its amendments.

All materials used are to be the best of their respective kinds except where otherwise specified, copper piping to be used unless otherwise specified.

**SPOUTING:** Supply and fix 5"  $\frac{1}{2}$  round galvanised iron spouting fixed to fascia with brackets at not more than 3" intervals and fixed with appropriate screws or galv. nails. All spouting to be properly graded to outlets, all joints water-tight, and discharging into galv.iron 2 $\frac{1}{2}$ " downpipes,

#### BATH BASIN & SHOWER:

Supply and set up in Bathroom 1 5'6" enamelled bath both complete with chain and plug, and one plastic recess soap holder. Vanity unit to be supplied as specified. 1,3' x 2'6" Stainless Steel Shower tray.

**WASTE:** Supply and fix to sink, bath, hand basin and wash tubs Plastic traps and waste pipes, discharging into nearest gully.

**W.C.:** Supply and fit one glazed earthenware W.C. complete with double seat. Fix 3 Gal. low down cistern to pan with plastic flush pipe. Connect with water service with  $\frac{1}{2}$ " diameter pipe complete with stop cock and carry overflow pipe through outside wall.

#### WATER SERVICE & HOT

**WATER SUPPLY:** Supply and fit plastic tank over ceiling complete with tray and overflow. Allow for setting on bearers provided by Carpenter one 30 gal. electrical hot water cylinder. Couple through P.V.C. piping in required manner to cold supply from ceiling tank. Run hot water supply to all taps required through copper piping and allow to take off sludge pipe of 1" diameter through low pressure stop cock to nearest gully.

**SINK TOP:** Stainless steel sink in Formica matching top.

**TAPS:** All taps to be H.P. screw down marked hot and cold for the different services, taps over tub, bath and shower to be streamlines, extended pilcocks, those on hand basin to be pillar cocks, all to be chrome plated chrome taps to be installed over sink.

#### TIMBER:

All plates are in long lengths, scarfed and dovetailed at intersections which in all cases are to be over a bearing. Sleeper to be well secured to piles, and returned across the ends of the building wire tiles, twists around, checked in and well stapled, and in the case of concrete walls or piers, secured with bolts and nuts complete with washers. All joints supported on bearing surfaces, Floor joists to be checked down and fixed perfectly straight, lap of joints to be 12" at passings and well spiked together with not less than three 4" nails, and doubled nailed to sleepers. Trim for all openings with 6" x 2" checked  $\frac{1}{4}$ " into floor joists. Bottom plates on main partitions walls, fitted hard down on floor joists, must be heart or tanilised, joists running parallel with same, and beneath plates. Studs shall be gauged for length and shall be securely double nailed to plates, and trimmers etc. Exterior corners to have one 4" x 2" studs fixed thereto, and double fitted abutting the studs to all partitions. Brace all walls and partitions with two 6" x 1" braces where practicable at an angle of 45 degrees where possible checked flushed to studs and securley nailed. Cut in between studs and ceiling joists, noggins at 4'0" centres over toilet, bathroom and laundry to suit linings. kept flush to get plain surfaces. Ceiling joists to be checked down, fixed true and level, well spiked to plates, and rafters, where possible.



**FRAMING VENTILATION:**

Provide ventilation for all walls, by drilling two holes 5/8" in diameter between studs in all plates and dwangs.

**ROOF FRAMING:** Construct roof as shown on drawing with timber as scheduled and pitched at 18 degrees. Rafter to be spaced at not more than 2'6" centres. Bird mouthed over plates to full bearing and securely nailed.

**SOFFITT:** Frame up soffitt with timber specified to be spaced at 18" centres and securely fastened to framing, and allowing 24" as the finished width between walls and fascia. Line soffitt with Hardboard in panels approximately 8'0" in length, with dressed button bead over joists, and finished with 1 1/4" quadrant against weatherboard and into rebate and fascia, fix fascia straight and true, with joists splay butted and mitred at angles.

**PELMETS:** All windows except W.C. and bathroom and laundry to be fitted with pelmets to owners requirements.

**WINDOWS:** All windows to consist of clear glass with whitco fitted sashes, as side lights, of Rylock type

**SHOWER:** Supply and fit to shower one mixing chamber

**LAGGING:** All hot water pipes to be lagged and wired.

**DRAINLAYER:** To lay drains in accordance with local body requirements.

**ELECTRICIAN:** Allow for exterior coupling to supply all wiring to be concealed and complete with necessary holders, switches and earth aerial connections. Flush type plates in selected colour to be fitted. All wiring to be fitted by a registered tradesman and in accordance with Regulations,

**SCHEDULE:** 10 lights and switches  
2 outside lights and switches.  
10 hot points and switches.  
1 1,000 watt thermostat and switch.  
1 Aerial and earth connection. 1 T.V. fitting.  
Supply stove P.C. Sum \$200.00  
Supply 1 6ft. Panel Heater in Lounge

**PAINTER & PAPERHANGER:** All paints used, oils and varnish are to be brought onto the job in the makers sealed tins. All work and material must be of a high standard, all blemishes filled or rubbed down before final coat applied.

**STOPPING:** After priming or any first coat work, all holes, cracks joints etc. must be stopped with linseed oil putty. With varnish work putty to be stained to the necessary finished colour of timber.

**VENT PIPE:** Any exposed vent pipe to receive a coat of Zinc Chormate Priming. Paint as a sealer before applying finish.

**EXTERIOR PAINTING:** All exterior dressed timber and joinery to receive one coat of ready mixed lead primer, and afterwards to receive two good coats of 1st grade ready mixed paint, colours to be selected. Final coat shall be to a gloss finish brushed on undiluted by thinners and carried 1/8" over glazing for weather protection.

**INTERIOR PAINTING:** All ceilings to be finished flat with two coats of approved paint. Bathroom etc., to receive sealer coat, under coat and hard gloss finish, as well will all woodwork, Hardboard wall in bathroom

(Shower Cabinet) W.C. and kitche, all Gibraltar board walls after cleaning down will be sealed ready to receive paper to approved pattern.

WALLPAPERS: All walls not specified for painting will be papered, paper to be hung plumb and in single lengths free of marks and stains, Paperhanger will allow the sum of \$2.00 per roll for all wallpaper.

Builder to supply Summit Stone and to supply all other materials for the erecting of Summit Stone walls. All walls to be laid true and level and joints to exceed 3/8" in thickness. Leave joints racked out for pointing of approved colour.

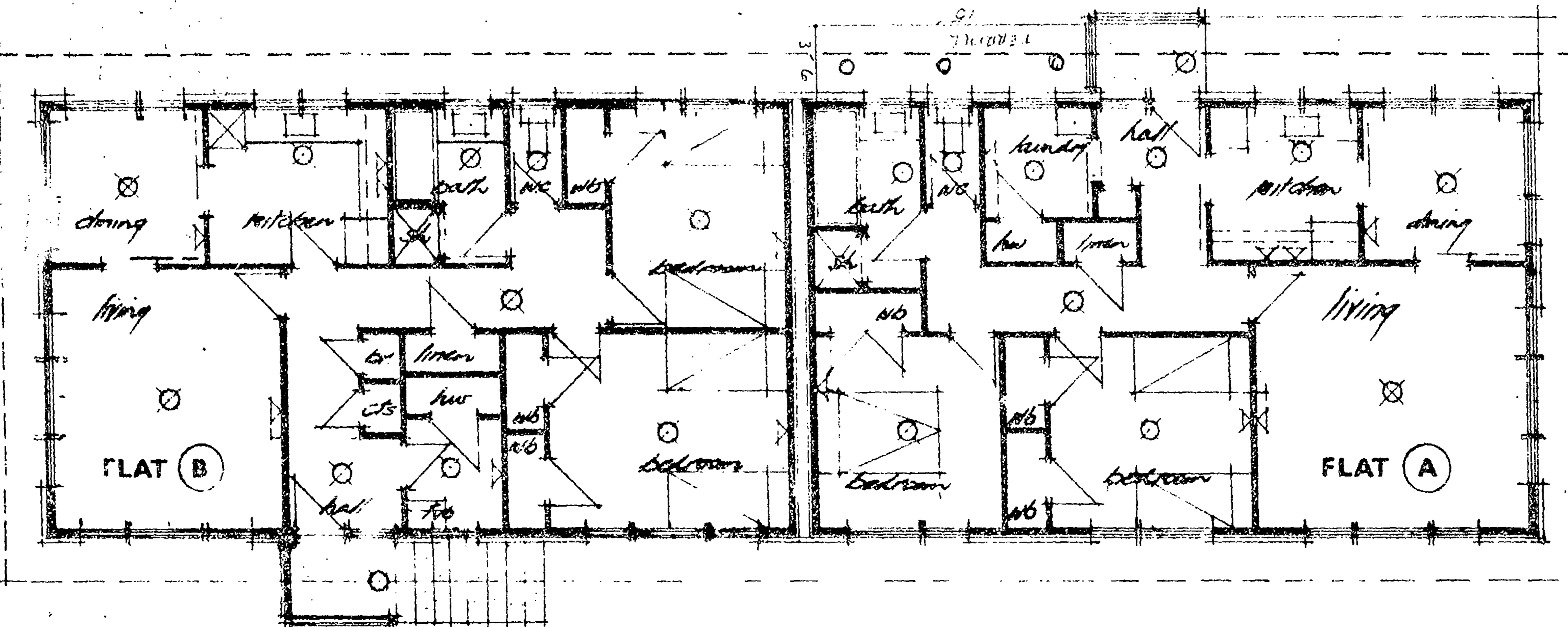
3 INCH 5/8 1/2

Site shows all dimensions before & of a

W. G. HARRIS,  
City Engineer

Overall length to be 82' 0"

8-6 9-10 6-0 2-0 2-0 9-6 8-5-10 3-0 5-10 6-0 8-0 9-0



12-8 6-2 5-2 2-0 13-0 10-0 2-0 11-0 15-4

82' 0"

Plan: N.E.T.

8-3-71

Scale: 1/8" = 1'-0"

<sup>288 291</sup>  
TS, COURTENAY ST, FOR MR C. CURD...

10/20/21

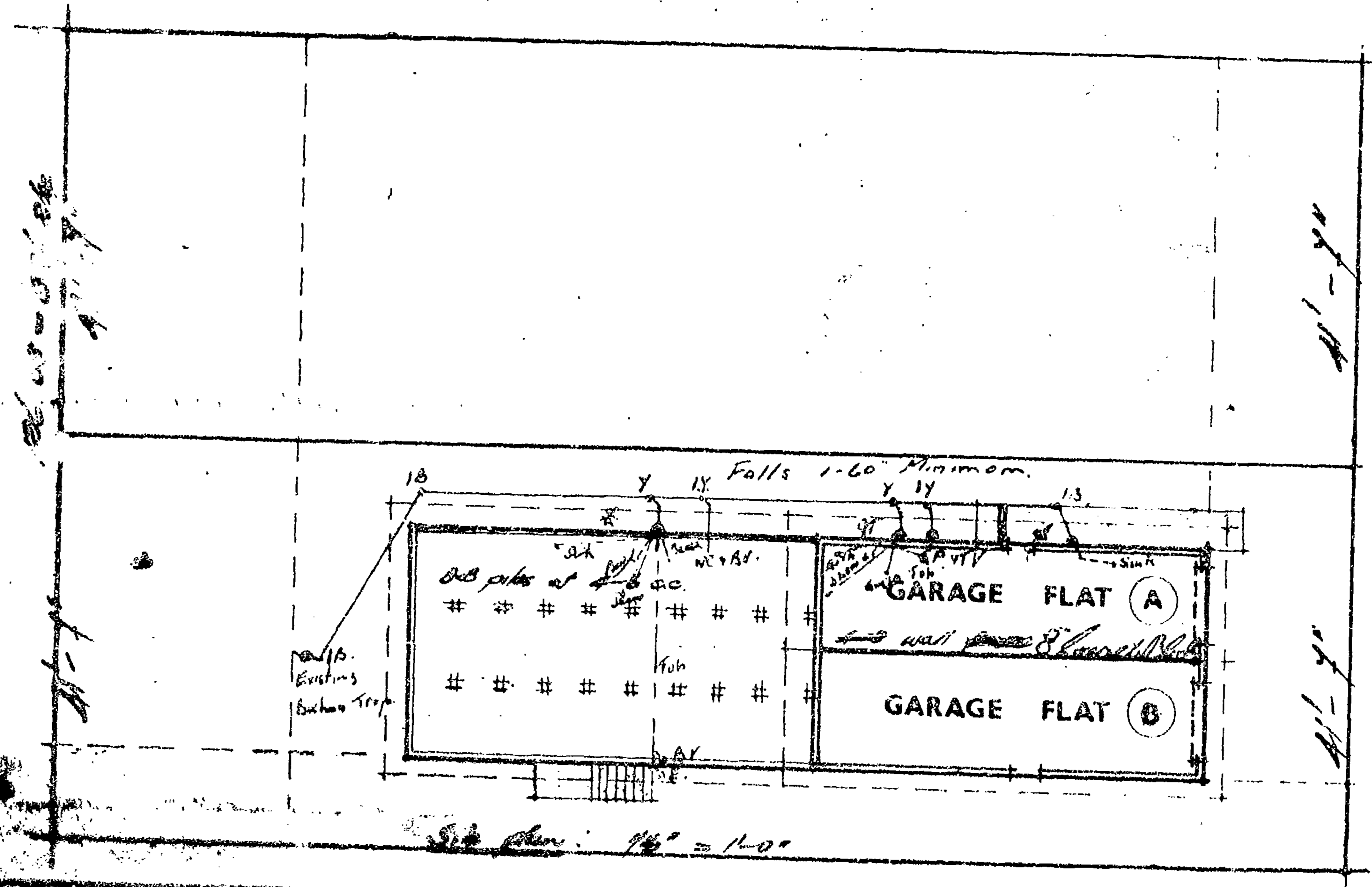
11 90

22 NMS (372)

Scale: 1/4" = 1'-0"

205.04 = 135'-4"

26'-0"



COURTNEY STREET

# PROPOSED RESIDENTIAL APARTMENTS