

TARANAKI COUNTY COUNCIL

PERMIT NO 4279

BUILDING PERMIT APPLICATION FORM

To the County Engineer,
P.O. Box 56,
NEW PLYMOUTH.

660/19

Sir,

I hereby apply for permission to build Private residence
at (House No. & Street) Wesley Ave NP for (Owner) Mr & Mrs Coleman
of (Address) 11 Stewart Place Hamilton according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited
herewith IN DUPLICATE.

SITE: Lot No. 23 D.P. No. 10859 Section No. 70 Grey District
Block No. V Survey District Paritutu Area _____

EXISTING BUILDINGS: Use 1st fl. Ground Floor area _____ sq.ft.
Use _____ Ground Floor area _____ sq.ft.
Use _____ Ground Floor area _____ sq.ft.
TOTAL: _____ sq.ft.

PROPOSED BUILDING: Use - describe proposed purpose for which every part of
building is to be used or occupied:

Private residence

Area of Ground Floor 1371 ~~455~~ sq.ft. Carport 323 sqft

Estimated value of completed building \$ 20,734 (For Assessment of building Research Levy)

Less value of Plumbing & Drainage \$ 2,074

Balance \$22,808 (For Assessment of building Permit Fee)

Yours faithfully,

R & Smart

Address

1430 Carrington Rd

Builder

Date 30/9/74

New Plymouth

NOTE: Fees according to the scale on back hereof must accompany application for permit. Special plumbing and drainage application forms are required and where applicable, separate permits must be obtained by the Plumber or Drainlayer before a building permit will be issued.

FOR OFFICE USE

Date Received 30/9/74 Fee Paid (a) Building Permit \$ 64-00 Receipt Val. _____
(b) Building Research Levy \$ 11-50 No. 1050 F Roll _____

Check	Remarks	Initials
Ordinances		✓
P. & D. Regs.		✓
Building Regs.		✓
Fire Code		✓
Structural Content		✓
Water Connection		in
Kerr & Footpath Crossing		N
Regn. Contr. (Bldgs over \$20,000)		N/A

SCHEDULE "A"

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The Contractor is to supply and install at his cost the following appointments as part of the contract.

	<u>P.C. SUM</u>	<u>TYPE</u>
Vanities includes Basin	.....	.....
Hand Basin (Wall Type)	.....	.....
Shaving Cabinet	.....	.....
Kitchen Bench Top	.....	.....
Laundry Tub	.....	..... <i>steel</i>
Electric Stove	<i>auto. \$260.00</i>	<i>auto. Frigidaire</i>
Electric Heater	.....	.....
Fire Surround	.....	.....
Hardware	.....	.....
Interior Doors	<i>\$17.00 + \$26.00</i> each	.....
<i>Front</i> Garage Doors	<i>\$125.00</i> each	.....
Taps	.....	.....
Pelmets	.....	.....
Wallpaper	..... per roll	.....
Light Points	No. ....	.....
Power Points	No.
Drainage lin. feet
R.O.W.
Concrete Paths
Power Supply	<i>under ground</i>

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1. CONTRACT

This contract includes the supply and delivery of all materials, labour, tools, plant, etc. complete and necessary for the due and proper carrying out and completion of the building as shown on the Plans and herein specified in a workmanlike manner, and in accordance with the local authority by-laws, and specifications.

2. DRAWINGS

It shall be understood that the drawings and specifications are solely instruments of service and are the property of the Contractor and shall be returned to him at the completion of contract. Figure dimensions are between rough framing and shall be used in preference to scale. Drawings to a larger scale to be read in preference to smaller scale. No guarantee is made that the drawings are correct in every detail and should there be discrepancies in either the drawing or measurements, the Contractor reserves the right to alter or amend as he thinks fit to suit this contract.

3. CONTRACT DOCUMENTS

Are complimentary and comprises:-

- (a) This specification
- (b) The accompanying drawings
- (c) D.R. Fyfe Limited Condition of Contract

4. JOB SCHEDULES

All job schedules to be completed by the Owner prior to commencement of work.

5. PERMITS

The Contractor to comply with the building by-laws of the District, and to apply for and obtain all permits and pay fees for same.

6. INSURANCE

The Contractor to take out a Builders Risk Policy insuring against fire for a sum sufficient to cover 95% of the contract sum. Policy to remain in force until the building is taken over by Owner.

7. ESCALATION

Should there be either a rise or fall in the price of labour and/ or materials between the date of this Contract and the date on which such labour is employed or such materials are procured for this Contract, then on final settlement, the Owner shall make such additional payment on or receive such allowance from the contract price as such rise or fall shall cause. The provisions of this escalation clause shall also apply to Sub-contractors used in this contract.

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8. EXTRAS AND VARIATIONS Any extras or variations must be notified in writing to the Contractor. Telephone messages regarding extras or variations will not be fulfilled by the Contractor unless confirmed in writing by the Owner. The Contractor reserves the right to either accept or reject and variation or extras after the signing of the Contract. The payment of extras must be made by the Owner to the Contractor before any extras or variations are carried out by the Contractor.
9. AMBIGUITIES Should there be any omission, doubts or ambiguity as to the meaning of any part of the plans or specification the Contractor will complete that portion of the Contract to D. R. FYFE LIMITED. Standard Construction Methods.
10. P. C. SUMS Prime cost sums shall be based on retail price in the district at the time of installation to Contractor allow in addition for cartage, fixing and profit. When Owner supplies any of P.C. Sum items he will only be allowed the sum for which Contractor is able to purchase said P. C. Sum article. The Contractor shall state his profit margin to enable adjustments to be made. In this Contract the profit margin shall be 10 % of Contractor's price.
11. MATERIALS/WORKMANSHIP All workmanship will be to the standard as in Fyfe Display Homes. In the event of any materials herein specified being unprocurable at the time and thus tending to delay completion of this Contract, other suitable materials for the purpose desired will be substituted providing that they conform to the local by-laws. Any variation of the above clause as may be required in cost of materials and labour to submit unprocurable materials pertaining to this Contract, shall be considered an extra cost or reduction in cost as the case may be.
12. SUB-CONTRACTORS This Specification is divided into trade sections for convenience of reference only. While all reasonable care is taken to classify under each trade, no claims will be admitted by Sub-Contractors for work not specially mentioned in a trade section but which is expressed or implied elsewhere. Sub-Contractors shall inspect the work of other trades against which their work is to be placed and report immediately any defects. They shall not proceed until such defects have been remedied. Failure to so inspect and report will be taken as evidence that such preparatory work is satisfactory.

PRELIMINARY AND GENERAL "A" (Cont'd)

13. ADDITIONAL SITE CONNECTIONS.

When the Contract calls for any additional power poles or underground piping either power or water as provided by local services body, the Contractor will arrange to have such services installed to the building site and will charge the owner on completion in the extras account.

14. INTERPRETATION

The attached specification and drawings show the extent of the work but there is no warranty expressed or implied that it shows each and every minor detail or item required to be included by the Contractor.

15. GENERAL CLAUSES

The whole of the foregoing preliminary clauses shall be read in conjunction with and shall apply to each and every trade section of the Contract to their full extent and meaning.

16. STABILITY

The Contractor shall carefully brace and support all parts of his work and protect same against damage by wind or rain and shall make good any damage to adjoining property, footpaths, etc., arising out of his operations.

17. VEHICULAR CROSSING

The Owner is to pay all necessary fees to the local body for installation of a vehicle crossing. The Contractor may arrange to pay the required amount to uplift the permit and will charge Owner for same on completion of Contract in the extras A/C.

18. SITE CLEARANCE

The Owner shall arrange for a clear and easy access to the building site for the haulage of all materials and plant, for the carrying out of this contract. (When site conditions warrant, the owner must provide a metal access to site). He should also clear or be responsible for the clearing of the actual building site of all stumps, rocks, and obstructions and have grass cut to a reasonable length. The Contractor will inspect the site to see that these requirements have been fulfilled, and shall not be liable to start this contract until such conditions as described in the above clause have been completed by the Owner. If the Owner has not fulfilled any of the above conditions and the Contractor desires to commence the Contract, the Contractor reserves the right to do any work that be necessary and to charge all such work to the Owner at completion of the Contract in the extras A/C.

PRELIMINARY AND GENERAL "A" (Cont'd)

19. WATER METER The Owner is to arrange for and pay all necessary fees for the installation of water meter. If the Contractor arranges this connection he is to be reimbursed by the Owner, on completion of Contract.
20. TEMPORARY SERVICES The Contractor is to arrange for installation of temporary power for the complete building contract. Final connection power board will be organized through the Contractor's electrician.
21. CLEANING The Owner will clean up any debris which has accumulated during the Contract and place at the front of the building section. The Contractor will then arrange for a truck to call once only on completion of Contract to dispose of any debris that the Owner wishes to be cleared off the building site. The Owner will be responsible for the cleaning of all windows in the Contract.
22. GENERAL The Owner is to read and study the Plans and Specification fully, and any mention of additional work not included on either the plans or the specifications or job schedule as discussed with the Owner by the Contractor at the time of the pricing of the Contract is to be described on The Addendum at front of this specification, and to be signed by the Employer and the Contractor.
IF THE ABOVE CLAUSE IS NOT FULFILLED, THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL WORK.
23. PROVIDE & FIX The word 'provide' and the word 'fix' used separately in this specification shall be taken to mean provide and fix unless otherwise stated.
24. LAND OWNERSHIP & SURVEY Except where the Owner has purchased the
PEGS said land from the Contractor or the Company (or any associate or subsidiary of them) it shall be the responsibility of the Owner at his own expense in all things to correctly describe and indicate to the Contractor the land upon which the said dwellinghouse and works are to be erected and to locate define and indicate to the Contractor before commencement of such works the exact boundaries of the land and all survey pegs with white flags relating there to and the Owner hereby indemnifies the Contractor and the company against all costs claims expenses and damages which may arise from an incorrect or inaccurate description or indication of the land upon which the said dwellinghouse and works should be erected or the boundaries thereof. If the pegs are not found the Owner must engage a Surveyor to install new survey pegs. The Contractor may if he so desires engage a Surveyor to install new survey pegs and charge the Owner for any of the above costs on completion of Contract.
25. SITE PLAN Siting as per site plan but is subject to alterations if required by the Loan Authority or Local Body requirements.

PRELIMINARY AND GENERAL "A" (Cont'd)

26. LAND TRANSFER SEARCH The Owner must supply to the Contractor a Land Transfer Search for his section. If the above clause is not fulfilled, the Contractor may request the Owner's solicitors to supply such search by post to the Company address. Any cost incurred will be met by Owner and charged through his Solicitors as an authorized contract extra.
27. MAINTENANCE The Contractor at his own expense shall maintain the completed building for a period of thirty one days after the Owner has taken possession. The maintenance shall apply only in the case of defective materials or workmanship on the part of the Contractor whether by sub-contract or otherwise. It does not include or cover the following:-
- (1) Damage or defects caused by dampness or condensation due to normal drying out and settling (Hairline cracks to wallboards, scotias, cornices, mouldings, concrete block etc).
 - (2) Blemishes caused by negligence or fault of the Owner or his representatives through unnatural wear, tear (Carpet and Lino layers etc.)
- NOTE: Liens retention moneys withheld during construction is not a maintenance bond, and this is due to be paid as set out in building contract and completion certificate.
28. MAINTENANCE FORM The Owner is to complete and return the maintenance form attached to these specifications and return the maintenance form not more than 31 days after completion of contract to Contractor's office. Should the Owner not return the form within the above time (time being strictly essential) the Owner shall be deemed to have accepted the building as completed to his satisfaction and to waive maintenance.
29. COMPLETION OF CONTRACT Upon completion or approval of occupation of the said dwelling by the Contractor, the Contractor will notify the Owner of such and the Owner is required to arrange an appointment at the Contractor's office for the signing and producing of all necessary documents as described in Clause 6 part iv of the building contract. Until this clause is fulfilled by the Owner, occupation of the said dwelling will be withheld from the Owner by the Contractor.
30. AUCKLAND MASTER BUILDERS GUARANTEE If the Owner desires a twelve months Auckland Master Builders guarantee, this will be supplied by Contractor. The Owner is to complete such guarantee form and forward to the Auckland Master Builders Association.
31. "GUARANTEE" BASEMENT HOMES The Contractor neither implies or guarantees that the basement will be waterproof and therefore he shall not be liable for any leaks or moisture which may occur in the basement of this contract. The owner hereby indemnifies the Contractor against any claim against him by any person whatsoever for damages or expenses incurred by the said basement.

EXCAVATOR "D"

1. GENERAL CONDITIONS Refer to the Preliminary and General at the head of these specifications which applies to all parts of the work and is hereby made a part of this section of the specification.
2. GENERAL EXCAVATIONS Excavate as required for all site levelling foundation footings, posts, blocks, walls, water and drain pipes, etc. to the various depths for levels and grades required for the erection of the building.
3. UNSTABLE SOIL ETC. Any additional excavation for footings drains etc. together with additional concrete walling or other materials and labour found necessary because of previously unsound soil conditions, i.e. filled section or because of voids left by removal of or trees, shall be considered an extra cost and will be charged at the completion of the contract.
4. FILLED SECTIONS The Contractor shall not be liable for any damage or deterioration of any work to the building or to the site, caused by or resulting from the inadequacy of earth fill or by the negligent application thereof and the Owner indemnifies the Contractor against any claim against him by any person whatsoever for damages or expenses incurred by faulty earth fill aforesaid.
5. ROCKS The removal of rocks from the foundation or drainage excavation shall be charged as an extra.
6. EXCAVATED SPOIL Where necessary the Contractor shall excavate for garage or basement as indicated on drawings. All surplus soil shall be heaped on section where indicated for future use by Owner.
Any surplus soil from excavation not required by Owner will be carried off the site and cost of removal charged as an extra on completion of contract.
OWNER TO NOTIFY CONTRACTOR IN WRITING BEFORE COMMENCEMENT OF CONTRACT IF HE WISHES SOIL TO BE CARRIED OFF SITE, FAILURE ON THE OWNERS PART TO OBSERVE THIS CLAUSE WILL RESULT IN THE CONTRACTOR DEPOSITING SOIL ON THE SITE WHERE IT WILL NOT INTERFERE WITH THE BUILDING OPERATIONS.
7. LEVELS The levels shown on the working drawings are shown as a guide only and D.R. Fyfe Limited neither implies or accepts responsibility to their absolute correctness. D.R. Fyfe Limited reserves the right to amend the levels during the course of construction if, in their opinion, it will improve any facet on the dwelling.

CONCRETE "C"

1. GENERAL CONDITIONS Refer to the Preliminary and General at the head of these specifications which applies to all parts of the work and is hereby made a part of this section of the specification.
2. STANDARD SPECIFICATION All concrete work shall be carried out in accordance with N.Z.S.S. 1900, Chapter 9, 3A, 1970, "Concrete Design and Construction: General Requirements, Materials and Workmanship" (and subsequent amendments). This Chapter shall be read with and form part of this specification. The following clauses set out the particular materials to be used and draw attention to the more important aspects of workmanship, which must be followed.
3. CEMENT Cement shall be Portland cement complying with N.Z.S. 1844, and supplied in fresh unopened bags.
4. AGGREGATES Fine and coarse aggregates shall comply with the requirements of N.Z.S. 1051; and shall be clean, free from clay, silt and other foreign material the maximum nominal size shall be $\frac{3}{4}$ inch.
5. WATER Shall be clean, complying with the provisions of N.Z.S. 1051.
6. GRADE & MIX PROPORTIONS Site mixed concrete shall be Ordinary Grade Concrete of 2500 16/sq.in. Compressive strength at 28 days, having a minimum cement content of 540 16/cu.yard of mixed concrete and a maximum water/cement ratio of 0.58 by weight. Ready mixed concrete supplied by a member of the N.Z. Ready Mixed Concrete Association Incorp. may be High Grade of the same 2500 16/sq.inch strength.
7. FORMWORK Attention is drawn to Clause 9.3A.31 and particularly the following:- All forms shall be
(a) Correctly positioned and securely braced and supported to carry the weight of wet concrete.
(b) So constructed (and surface treated) that it can be removed without damage to the concrete.
8. REINFORCEMENT Reinforcing bars shall be ; either hot rolled plain round bars of mild steel complying with N.Z.S. 197 or hot rolled deformed steel bars of structural grade complying with N.Z.S. 1693. Unless specially designated as deformed on the drawings, reinforcement may be either plain round or deformed.

CONCRETE WORK (Continued)

9. PLACEMENT OF REINFORCEMENT

Reinforcing bars shall be cut, bent and fabricated with crossings securely tied with 16g black iron wire so that when placed all bars are correctly positioned. When lengths and positions of laps are not shown, for example in strip footings and long wall beams, stock lengths of bars may be used with straight laps of 40 diameters for plain round bars and 32 diameters for deformed bars. In no case shall the length of lap be less than 12 inches. Laps in adjacent bars must be staggered.

PLACING REINFORCEMENT

All reinforcing bars shall be placed and securely held in position during concreting (Refer Clause 9.3A.35). The required concrete covers (as shown in the following table if not given on the drawings) must be maintained by concrete blocks or other approved means. Ends of tie wire must be bent away from the concrete face.

MINIMUM CONCRETE COVER OF REINFORCING STEEL

Member	Against Natural Ground	Against Approved Boxing & Backfill or similar Construction	Exposed to Weather and Unplastered	Exposed to Weather and Plastered	Not Exposed to Weather
Foundations	3 in.	2 in.	-	-	-
Beams and columns	-	-	-	-	-
(a) Principal reinforcement	3 in.	2 in.	2 ins.	1½ ins.	1½ ins.
(b) Secondary reinforcement such as Stirrups, ties, spirals and the like	2½ ins.	1½ ins.	1½ ins.	1 in.	1 in.
Slabs -	2 ins.	1½ ins.	1½ ins.	¾ in.	¾ in.
Walls -	2 ins.	1½ ins.	1½ ins.	1 in.	1 in.

10. FOOTINGS

Excavate trenches and box up if necessary, reinforce and pour all footings, foundations, walls, etc. to Council requirements. Allow for stepping of foundations down to ensure adequate level bearing.

11. CONCRETE FLOOR (Dwelling) If stated on drawings pour concrete floor slab on scoria hardfill. Refer to drawings for reinforcing and vapour proof barrier.

CONCRETE FLOOR (Carports and Garages).

Where stated on drawings pour 3" concrete floor slab.

12. CONCRETE FOUNDATION BLOCKS 8" x 8" precast piers bedded on 12" x 12" x 4" concrete pads and carried up to a minimum of 12" above ground level, with malthoid strip on top. Set out piers in accordance with local body requirements.

13. RETAINING WALLS

Retaining walls shall be constructed as shown on the drawings. Block retaining walls not detailed on the drawings shall be made in accordance with Winstones Ltd. "Guide to concrete masonry retaining wall design".

CONCRETE "C" (Continued)

14. BUILD IN Build in all iron work pipe sleeves, H.B. bolts, plugs etc. as required.
15. PIPES UNDER FLOOR SLABS Sub-contractors to check positions and ensure pipe installations are completed prior to pouring concrete floor slabs.
16. TERRACE, PORCHES, RAMP To be of sizes as detailed on the drawings. The slabs to front and rear porches to be 3" concrete on hard filling. Steps formed in concrete with nominal risers and treads, resting on properly rammed hard fill. All work to be cast true level and plumb and to be left with good key for plastering.
17. CHIMNEY FOUNDATIONS Footing to be 6" thick, at least 6" wider than work above reinforced with $\frac{1}{2}$ " dia. R.M.S. bars at 12" centres both ways. Hearth slab to be no less than 12" wide, 3" thick at the outer edge and 4" thick, cantilevered and reinforced with $\frac{3}{8}$ " dia. R.M.S. bars, all hooked and lapped as specified. Reinforcing to be 2" from bottom of slab.
18. LINTELS Form reinforced concrete or reinforced masonry lintels over openings as shown on the drawings.
19. PIER & BEAM Should pier and beam foundation or any additional work be required by local council or lending authority, the extra cost will be to the Owner's account.
20. PATHS AND DRIVEWAYS Provide paths ONLY if indicated on plan. If paths are to be installed a P.C. Sum per square yard will be mentioned on addendum at front of this specification.

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1. GENERAL CONDITIONS Refer to the Preliminary and General at the head of these Specifications which applies to all parts of the work and is hereby made a part of this section of the specification.
2. MASONRY UNITS The minimum quality of masonry units shall be as specified in N.Z.S.S. 595; Concrete bricks and Blocks: Class A.
3. MORTAR CONSTITUENTS Mortar shall be composed of Portland Cement Hydrated Lime and Sand. Admixtures may replace lime, wholly or partially, if in the opinion of the Engineer strength requirements will be maintained and bond between units will not be impaired. All admixtures shall be proportioned in accordance with the manufacturer's requirements. Sand shall be composed of clean non-angular particles with a size grading sufficient to produce a sound workable mortar without undue shrinkage. Mix proportions shall be as specified in N.Z.S. 1900: 1964 - Chapter 6 - Clause 6.2.4.1. Table 2.
4. MIXING AND RE-TEMPERING
MORTAR Clause 6.2.5. of N.Z.S. 1900: 1964 must be adhered to.
5. LAYING OF CONCRETE BLOCKS Clause 6.2.10.2 must be adhered to. Concrete blocks must be laid dry as possible. Blocks shall be laid to preserve vertical continuity of cells to reinforced and filled, and the cross webs of these cells shall be fully bedded on mortar. Head joints shall be filled with mortar for a distance equal to the thickness of the longitudinal face shell. Joints shall be tooled after initial stiffening has occurred.
6. BOND AT WALL INTERSECTIONS Bond at wall intersections shall be provided by either lapping units in successive vertical courses or by equivalent mechanical anchorage.
7. FILLING OF MASONRY CAVITIES
 - (a) Mix Proportions The material used in filling masonry cavities shall be composed of Portland Cement, Sand and Coarse Aggregate. Where 8" blockwork is used concrete of $\frac{3}{4}$ " maximum size aggregate may be used. The mix shall be Ordinary Grade Concrete with a minimum compressive strength of 2,500 lb. per sq.in. at 28 days as specified in N.Z.S. 1900 - Chapter 9.3.A (Concretor) work less than 8" thick shall be composed of:-

<u>Portland Cement</u>	<u>Sand</u>	<u>Coarse Aggregate</u> ($\frac{3}{4}$ " to $\frac{3}{16}$ ")
1	2	2

The water cement ratio shall not exceed 0.7.

RECCOLAYER "D" (Contd.)

(b) Filling in cavities

Reinforce corners and walls ends with one $\frac{1}{2}$ diameter rod vertically. There shall not be less than one $\frac{1}{2}$ diameter rod on all sides of and adjacent to every opening exceeding 24" in either direction. Vertical bars shall extend from foundation to top wall beam. Horizontal bars shall extend not less than 24" beyond the corners opening.

(c) Bond Beams

Where bond beams (either poured concrete or bond blocks) are used the tops of unfilled cells below shall be covered to support the concrete fill, but not so as to destroy the bond between block courses or the beam and the blocks. Steel in bond beam blocks shall be continuous and laps shall be not less than 40 times the diameter of the bars. Concreting beams over openings shall be continuous. All poured concrete beams shall comply with W.Z.S. 1900 - Chapter 9.3.A

8. DRAINAGE JOINTS

Every second vertical joint on the outside face of the course of blocks immediately above the foundation beam and any intermediate bond beam shall be carefully raked out to allow egress of water.

BRICKLAYER "D"

1. GENERAL CONDITIONS Refer to the Preliminary and General at the head of these specifications which applies to all parts of the work and is hereby made a part of this section of the specification.
2. BRICKS All bricks shall be hard, square, sound and of full even size well burnt and of approved manufacture and nominated on job schedule.
3. MORTAR (BASE) Shall be composed of four parts of clean, sharp washed river sand to one part of cement mixed with sufficient additive to make workable.
4. MORTAR (TOP) Shall be composed of four parts of clean sand and one part cement add. oxide to colour mortar if required. Colour to be nominated on job schedule.
5. WORK All bricks to be built in wet and all joints to be fully flushed up in mortar as work proceeds. All work to be carried up evenly and uniformly, laid true, level and plumb. All angles and intersections to be properly bonded. Maintain throughout the whole of the work in exterior wall a clean, continuous cavity of $1\frac{1}{2}$ " between bricks and wooden framing. All exposed joints of brickwork are to be weather-struck as work proceeds, and all outside faces of brickwork to be kept scrupulously clean. Strike mortar joints in a concave barrel finish unless indicated on job schedule.
6. VENTILATORS Provide in foundation wall approx. at floor level, not more than 2'6" from corners at approx 6'0" centres, approved precast mouseproof vents. Install sufficient ventilators to comply with local authority.
7. VERMIN PROOFING Build in 4" wide strips of 4 mesh 19g. galvanised iron netting secured to bottom wall plate with galvanised staples and carried across cavity and taken 1" into brickwork. Similarly verminproof all chimneys, dividing walls and similar places.
8. WIRE TIES Provide and fix to all brick veneer cavity walls approved galvanised wire ties at 20" horizontal and $13\frac{1}{2}$ " vertical.

BRICKLAYER "D" (Cont'd.)

9. CLEANING

disposal by Owner.

Upon completion of his work Bricklayer to gather brick debris into heaps for

10. FINISH TO SILLS

All brick veneer under windows to be finished with quarry tile. Quarry tile bedded on 3 to 1 sand cement. Unless otherwise indicated on job schedule. If quarry tiles are not available contractor may substitute with Bullnose Bricks.

GENERAL CONDITIONS.

Refer to the Preliminary and General at the head of these Specifications which applies to all parts of the work and is hereby made a part of this section of the specification.

CONCRETE TILES

Frame with pitch as indicated on drawings in proper manner. Rafters to be 4" x 2" and at 18" centres nailed to outside plates ridges. Fix 2 x 1 tile battens and cover whole of roof with concrete tiles and ridging fixed in accordance with manufacturer's specifications. All rafters exceeding 7' 0" length shall be strutted off partitions with 4 x 2 supporting 4 x 3 under purlins.

COLOR

To be as per Job Schedule Sheet "A".

NOTE: Premium colours will be charged as an extra.

SPOUTING

Supply, fix spouting as specified under 'Plumber'.

GANG NAIL TRUSSES

In lieu of above framing approved Gang Nail Trusses may be used.

ROOF GUARANTEE (also for Decramastic)

Supply the owner through the contractor with a two year guarantee on all roofing installation and workmanship.

PLASTERER "F"

1. GENERAL CONDITIONS

Refer to the Preliminary and General at the head of these Specifications which applies to all parts of the work and is hereby made a part of this section of the Specification.

2. MATERIALS

Cement shall be approved M. Z. Portland cement. Sand shall be graded, clean, sharp, washed free from iron, earthy, vegetable and saline matter.

3. MIXTURE

All plaster shall be properly mixed and shall be used immediately and no more than can be worked off before initial set has taken place shall be mixed at any time. Re-tempering or re-mixing of plaster after initial set will not be permitted.

4. EXTENT OF WORK, TERRACE, PORCHES, RAMP STEPS.

All exterior surfaces of front and back entrances, and outside steps will be plastered, and thoroughly cleaned, hacked and well soaked with clear water. Render and straighten with three to one sand and cement compo, plaster shall not be less than $\frac{1}{2}$ " thick and finish with steel float to perfectly clean, smooth, straight and even surface.

5. BASE WALLS

Only if indicated on Job Schedule Sheet plastered base work to be one $\frac{3}{8}$ " coat thick, 3 to 1 sand cement. Finish with splash coat $\frac{1}{8}$ " thick 2 to 1 sand cement.

Ensure first coat keys to base walls prior to splash coat.

DRAINAGE "G"

1. GENERAL CONDITIONS

Refer to the Preliminary and General at the head of these Specifications which applies to all parts of the work and is hereby made a part of this section of the Specification.

2. GENERAL

The whole of the drainage work shall be carried out in accordance with the bylaws of the Local Authority and to the satisfaction of its Inspectors. Provide all fittings necessary to complete the work and lay all drains to an even and consistent fall to satisfaction of Local Authority.

3. STORMWATER DRAINS

Fix 4" e.w.p., bend to each downpipe and take 4" e.w.p., stormwater drains from all downpipes to soak holes, or to be disposed off as required by the Health Inspector.

4. SOIL DRAINS SEPTIC TANK

Fix 4" g.e.w. gully traps to take wastes and 4" bends to take soil pipe, terminal vent, etc.

Each gully trap shall be set on a concrete bed and shall have concrete kerbs and c.i. grating. Take 4" g.e.w. drains from gully traps and bends and connect with all necessary inspection fittings to Septic tank or sewer and connect to soakage system to the instructions of the Health Inspector. The P.C. Sum as shown on Schedule "A" will be allowed for all drainage both Sewer and Stormwater, and any field tiles drains necessary as required by Local Authority.

Failure on the owners part to confirm the price of all drainage with the Contractor at the time of signing the Building Contract will be assumed by the Contractor that the owner will adjust with the Contractor any debits or credits to the P.C. Sum at the time of signing the Completion Certificate on the final account for the Building Contract.

If all drainage included in Contract Price, it must be stated on the addendum at the front of this Specification.

WHEN THE LENDING AUTHORITY STATES IN THEIR MINIMUM SPECIFICATIONS, WHICH THE CONTRACTOR HAS TO SIGN FOR LENDING PURPOSES, THAT THE P.C. SUMS ARE NOT ACCEPTABLE, THE CONTRACTOR THEN REQUIRES THE OWNER TO CONFIRM WITH HIM IN WRITING WHETHER THE P.C. SUM AS PER SCHEDULE "A" WILL COVER THE COSTS OF ALL THE DRAINAGE TO THIS CONTRACT AS REQUIRED BY THE LOCAL AUTHORITY.

CARPENTER & JOINER "H"

1. GENERAL CONDITIONS

Refer to the Preliminary and General at the head of these Specifications which applies to all parts of the work and is hereby made a part of this section of the specification.

2. GENERAL

All timber shall be treated so as to obtain the best results for both seasoning and straightness, all joints to be scarfed, checked or otherwise jointed in approved manner with nails, bolts, straps, screws etc. In exposed woodwork all nails to be punched, all work to be fixed level, true and plumb, concealing all butts where possible. All joinery timber shall be seasoned or kiln dried before being machined.

3. SCHEDULE OF TIMBERS

The sizes, quality, etc., of unwrought timbers, unless otherwise specified or shown, shall be in accordance with the following schedule. The external face and laps of all exterior finishing timbers, joinery, etc. shall be primed before fixing.

4. SCHEDULE OF MATERIALS

<u>Materials</u>	<u>Size</u>	<u>Grade</u>	<u>Spacing</u>
Jacket studs	4 x 3	B.H.R. or Tr. Pine	4'-6" max. crs.
Stringers	4 x 3	"	6'-0" " "
Rearers	4 x 3	"	6'-0" " "
Vermin Plates	4 x 2	"	" "
Floor Joists	2x 2"	B.H.R. or Tr.No.1 Pinus	18"
Studs Ext.	4 x 2	TR.Pine or Dougfir	18" max.crs.
Foundation Bracing	4 x 2	" " "	" " "
Bearing Partitions	4 x 2	" "	20" " "
Partition Studs	4 x 2 3 x 2	" "	20" " "
Plates	4 x 2 3 x 2	" "	" "
Nogging	4 x 2 3 x 2	" "	three rows
Ceiling Joists	4 x 2	" "	20" max.crs.
Rafters	4 x 2	Doug.Fir or D.A.Rimu	18" or 36" max.crs.
Eaves Bearers	4 x 1	B.A.R. or Tr.Pine	" "
Collar Ties	6 x 1	" "	" "
Ridge and Hips	6 x 1	" "	" "
Purlins	3 x 2	" "	30" max. crs.
Roof Bracing	4 x 2	" "	" "
Under Purlins	4 x 3 4 x 2	" "	7' " "
Valley	6 x 1	" "	" "
Fascia Board	ex 1"	D.H.Rimu or tr.O.b.Rimu	" "
Flooring	1"	Particle Board	" "
Int. Door Jambs	1"	D.H. Rimu or D.A. or Finger Jointed Pine with $\frac{1}{2}$ " stop	" "
Window Sills	6 x 2	D.H. Rimu or D.A. or Finger Jointed Pine	" "
Window Jambs	6 x 1 $\frac{1}{2}$	" " " " " " "	" "
Mullions	4 x 3	" " " " " " "	" "
Door Sills	8 x 2 $\frac{1}{2}$	" " " " " " "	" "
Weather Boards as specified on Plan.		Imported Pinus or D.A.H. Rimu or approved treated Native Timber.	

All interior finishing work not specially mentioned to be D.A. Rimu or D.A. or Finger Jointed Pine.

All exterior finishing work not specially mentioned to be D.A.H. Rimu or approved treated timber.

NOTE All framing timbers with section of bottom plate may be
 fir as an alternative to treated timber in all sizes as shown above.

5. INTERIOR KITCHEN

Openings up to 3' 1"	4 x 2 Tr.	Pine
" from 3' 1" to 4' 6"	4 x 3	" "
" " 4' 6" to 6' 8"	5 x 4	" " or two 5 x 2
" " 6' 9" to 8' 10"	6 x 4	" " or two 6 x 2
" " 8' 11" to 11' 0"	8 x 4	" " or two 8 x 2
" " 11' 0" to and over 10' 4"	10 x 4	" " or two 10 x 2

6. FRAMING

The whole of the building is to be properly framed and the various sections securely spiked together. Plates and sleepers shall be halved together at joints and angles which in all cases shall be over solid bearings. SLEEPER plates shall be set on edges not more than 8' 0" centres. Floor joists shall be gauged over sleeper plates to a uniform level with laps not less than 6" and well spiked together. Two joists shall be provided under all main bearing partitions running parallel with floor joists. Braces shall be cut in flush with face of studs at an angle of 45 degrees approx. Stud height on solid shall be 8' 0". Ceilings joists shall be securely spiked to wall plates and to feet of rafters.

6.a. BRACING

Where floor joists exceed the span of 8' 0" solid or herring bone strutting to be cut between joist members and securely spiked (min. size of herring bone strutting 2" x 1 1/2").

7. BASE PROTECTING

All timber supported on or in contact with concrete or masonry shall be protected by a 2-ply malthoid or similar term proof course.

8. INTERNAL FINISHES

All architrave, skirtings, timber cornices and scribes to be in pine D.A. as normally used by D. R. Fyfe Limited, unless otherwise indicated on plan.

9. BACK PORCH WALL LINING

Line walls of back porch with 3/16" flat Fibrolite sheets. Sheets shall be fixed with 1 1/2" cleat nails, joints and angles covered with suitable battens.

9.A. DOUBLED TIMBER TRIM (INTERIOR)

To be Douglas Fir. Finishes (Dressed, Bandsawn or Roughsawn) to be stated on plan.

9.B. SUB FLOOR (SINGLE STOREY)

Set 24" x 8" x 8" concrete blocks 12" into the ground on a 4" concrete pad at maximum of 4'-6" centres on bearer line and 6'-0" maximum between floor joist spans.

CARPENTER & JOINER "H" (Contd.)

10. EAVES

As indicated on Plan. All rafters to overhang clear of studs and cut off plumb. Frame down when required in timber and fix on 1 fascia board. Line under with 3/16" flat fibrolite sheets and finish with suitable moulding at wall and joints. Porch ceilings to be lined as for eaves.

11. FEATHERBOARDS

Size and shape indicated on Schedule.

To be Dressing A. Heart or approved treated native timbers fixed in as long length as supplied by timber merchants to true lines, 25/32" finished thickness and primed before fixing. All external angles shall be mitred, all internal angles shall be neatly scribed. Butt joints shall be suitable grouped. Cover all mitres and butt joints with metal soakers if necessary.

12. FLOORING

(a) T.G.

Lay flooring as per Schedule out close to all sides, cramp close and nail. No two adjacent boards to butt on same joist. Machine sand one coat all floors with the exception of kitchen cupboards, with the grain and close to skirting, flooring may be laid on completion of floor joists before erection of frame if treated with burstseal or equivalent water-proofing material.

(b) Particle Board

Lay particle board to Manufacturers' Specifications.

13. WALL LININGS

Line the whole of the interior walls with first grade Gibraltar board sheet 3/4" thick, securely nailed to studs with edges kept 1/8" apart. All joints and nail holes shall be carefully filled and flushed off. Walls of kitchen, bathroom, laundry and W.C. may be fixed by means of the 'Gib-Fix' adhesive nail on application and in accordance with the manufacturers specification, finished for painting and enamelling. Ceilings of wardrobes shall be 7'0" from floor level, unless otherwise stated on plan.

14. CEILINGS *1/2" Pine sheets*

GIBRALTAR BOARD

The ceilings of all cupboards shall be finished with ceiling quality Gibraltar board sheets 3/4" thick. All joints and nail holes shall be filled and flushed off with pure plaster of paris filled to an even surface and trowelled smooth, the whole to be left free from all defects and irregularities.

15. CEILINGS *2' x 1' x 1/2" Pine tiles*

Ceilings of Lounge, Bedrooms, Hall and kitchen to be of ceiling quality Fibrous plaster sheets, flush jointed and wedged and strapped to joists with plaster of paris and sisal fibre. All joints and nail holes shall be filled with pure plaster of paris and flushed off.

CARPENTER & JOINER "H" (Contd.)

16. CORNICES All cornice mouldings will be timber unless indicated otherwise on plan.
17. HOT WATER CUPBOARD To be constructed where shown, to allow for removal of cylinder, and access to be easy to element. Fix slatted shelves in top of cupboard.
18. LINEN CUPBOARD Provide linen cupboard with full depth shelves of 1" material spaced at normal D.R. Fyfe spaces centres and supported at ends of $\frac{1}{2}$ " ledges.
19. WARDROBES Finish wardrobes internally with full length shelf out of 12" x 1" at height of 5' 0" . Provide and fix $\frac{3}{4}$ " galvanised pipe hanging rail.
20. BATHROOM CABINET Construct a recessed cabinet as per Schedule "A" . Cabinet to be constructed out of suitable particle board.
21. FINISH TO BATH Frame up front with 2 x 2 timber and form toe recess. Line with $\frac{3}{8}$ " Gibraltar Board as for walls. Finish intersection of bath flange and wall with suitable splash back scribed accurately to bath, mitred at angles and finished with suitable mouldings.
22. SKIRTING AND ARCHITRAVES Provide skirting throughout as per plan. Scribe accurately to floor and mitre or scribe at angles. Architraves shall be as per plan mitred at door heads and scribed to all sillboards and floor.
23. BUILT-IN PELMETS Construct built-in pelmets when indicated on plan to standard details.
24. METER BOARD Form recess for meter board in thickness of wall at nearest point of power cable entry.
25. SWITCH BOARD Unless otherwise indicated on electrical plan, recess for switch board to be installed in the Hall.
26. MANHOLE Provide a 20" x 20" opening in ceiling and provide cover where possible in most suitable location.
27. SHOWER Frame up where shown on plan. Finish with materials as per Job Schedule sheet. Install stainless steel shower tray unless indicated otherwise on plan or Job Schedule.
28. LAVATORY Provide single compartment tub as per Schedule "A" and install in particle board cabinet, and hang two doors over tub.

CARPENTER & JOINER "H" (Contd.)

29. WINDOW FRAMES Sills to be double sunk, weathered and throated out of 6 x 2 D.A.H. Matai, Totara or Finger jointed pine. Heads and jambs shall be 6 x 1½ and 4 x 3 solid rebated mullions and transoms D.A.H. Matai, Totara or Finger jointed treated pine. Frames shall be rebated, throated and grooved. Sashes and outer edges are to be primed before fixing.
30. WINDOW SASHES As indicated in plan. To be constructed of Finger jointed treated pine or other approved materials 1½" finished thickness moulded, rebated and weathergrooved right round.
31. SASH BUTTS Side hung on one pair 3" galvanised butts with fixed pins and made complete with telescopic stays and wedge fasteners. Top hung sashes shall be hung on awning type fittings in accordance with manufacturer's specifications, using 1" galvanised screws. Fasteners as per Job Schedule sheet.
32. WINDOW SCHEDULE Sizes of sashes and where opening as shown on plan.
33. DOOR FRAMES External Door Frames: Sills shall be D.A.H. Rimu, Matai or Finger jointed pine out of 8" x 2½" and jambs and heads shall be D.A.H. Rimu, Matai or Finger jointed treated pine, out of 6 x 2 all rebated, throated etc., in accordance with trade practice and are to be primed before fixing.
- Internal Door Frames: 13/16" finished thickness the full width of walls with ½" planted stops. All doors to finish 13/16" off floor for future carpets.
34. VANITIES Vanity units to be constructed as indicated on plan, in particle board. Framing ex 2 x 1, shelving particle board, Cupboard doors ¾" of suitable material with catch, finish both sides for painting. Tops and basins as indicated on Job Schedule "3".
35. KITCHEN UNITS The Kitchen cupboards to be constructed to details as indicated on plan. Framing ex 2 x 1, carcass ends to be particle Board, toe space 5½ x 3, false floors particle board. Cupboard doors as described on plan with suitable catch, finish both sides for painting or staining as indicated. Drawers ¾" fronts, ½" sides and backs, hardboard or similar bottoms. Sink Bench, Counter and Dresser tops will be 36½" high unless otherwise stated on plan. High level cupboards ex 12", carcass finished suitable for painting or staining as indicated, all cupboard shelving particle board. No chopping boards will be installed unless stated so on drawings. If requested a loose stowable chopping board will be supplied by Contractor.

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CARPENTER & JOINER "H" (Contd.)

36. HARDWARE

Allow the P.C. Sum as per Schedule "A" for the cost only of all door locks, furniture, fasteners, bolts, hooks, sash fasteners, draw pulls, toilet paper holder, cupboard pulls, catches, but not including butt hinges of any description or awning fittings. The Contractor shall allow for taking delivery, fitting and fixing complete all furniture and fittings.

37. GLAZING

As per Job Schedule sheet. Glass of approved manufacture shall be cut with allowances for expansion.

38. FIRE SURROUND

(a) Electric Heater. When indicated on drawings P.C. Sum as per Schedule "A". Type as described on Job Schedule.

(b) Open Fire. When indicated on drawings P.C. Sum as per Schedule "A". When not detailed on plan or Job Schedule, fire surround to be tunnel brick 6' long x 3' high with tunnel brick hearth.

39. INTERIOR HANDRAIL

Only where indicated on drawings a P.C. Sum of \$ 3,50 per linear foot is allowed in the contract for the installation and painting of a wrought iron handrail. If any other type of handrail is required, it must be described on Job Schedule "A". When a handrail is required on an enclosed staircase, this will be a dressed 3 x 2 timber supported off the wall on suitable steel brackets.

40. EXTERIOR HANDRAIL

(a) Wrought Iron Only when indicated on drawings a P.C. Sum of \$ 4,25 per linear foot is allowed for the installation, galvanising and painting of a wrought iron handrail.

(b) Timber Only when indicated on drawings a P.C. Sum of \$ 3.50 per linear foot is allowed for the installation and painting of a timber handrail.

DOOR SCHEDULE "I"

1. GENERAL CONDITIONS

Refer to the Preliminary and General at the head of these Specifications which applies to all parts of the work and is hereby made a part of this section of the specification.

2. DOORS

External Glazed Doors Shall be Redwood or any approved materials.

Flush Doors Exterior shall be tempered hard board sheathed both sides. Hardware as per Job Schedule Sheet.

Front Door As per plan

Back Door As per plan

Internal Doors As per Schedule 'A'

Internal sliding glass door, 3 pane with obscure glass with 2 Chrome Handles. To D.R. Fyfe profile unless otherwise indicated on plan.

All doors unless indicated as otherwise will be 6' 6" high with width as indicated on plan.

3. DOOR HUNG

External doors shall be hung on 1½ pairs 3½" galvanised butts and screws and main internal doors to be hung on 1½ pairs of 3½ butts with 1" screws. Wardrobe, linen, cupboard doors to be hung on 1½ pair 3½" butts with 1" screws. Basement door to be hung on one pair suitable galvanised hinges with galvanised screws.

4. GARAGE DOOR

When indicated on drawings allow the P.C. Sum as per Schedule "A", to install a Fifield standard tiltadoor or a similar manufactured door. This P.C. Sum will include the sum of \$ 10,00 each for the installation and painting of the garage door or doors. Any variation to a standard door must be described on the job schedule otherwise Contractor will only be required to install a standard garage door for the above P.C. Sums nominated.

PLUMBER "J"

1. GENERAL CONDITIONS: Refer to the Preliminary and General at the head of these Specifications which applies to all parts of the work and is hereby made a part of this section of the specification.
2. GENERAL The Contractor shall provide all materials, labour, plant, etc., necessary for the completion of all work in accordance with the drawings and specifications, Local Authority and Health Department by-laws; give all necessary notices and arrange for the inspection and testing of all work in accordance with the drawings and specification, Local Authority and Health Department by-laws, give all necessary notices and arrange for the inspection and testing of all work. All fittings and work to be left in perfect working order.
3. FLASHING Fit 26g. g.i. trays with shoes to all windows. Flash and overflash all vents, chimneys and other upstands through roof with 5lb. sheet lead and or g.i. flat sheet. Line all valleys with plain galvanised iron sheet. Valleys shall not be less than 12" wide with rolled edges, 6" and laps and finished well down into spacing.
4. SPOUTING Unless otherwise indicated on plan to be 5" x 3" x 24 gauge galvanised iron with soldered joints. Fix to all spouting, downpipe outlets. Support on 1" x 18g. galvanised iron clip brackets securely fixed to fascia at 3'0" centres, allowing for necessary falls to outlets.
5. DOWNPIPING Provide two 26g. galvanised iron down pipes seamed with slipped end joints. Strap downpipes to wall using stand off clips. 3" fibrolite pipe maybe used under house for disposal of stormwater from roof if practicable.
6. FITTINGS

<u>Bath</u>	Standard quality N.Z. pressed steel enamelled white bath, complete with waste connection and plug, unless otherwise indicated on Job Schedule.
<u>Handbasin</u>	Size and type as per Job Schedule. P.C. Sum as per Schedule "A".
<u>Vanity Top</u> (If applicable)	Type and colour as nominated on Job Schedule. P.C. Sum as per Schedule "A".
<u>W.C. Pan</u>	Approved make low type plastic cistern, earthenware pan with plastic seat etc..

PLUMBER "J" (Contd.)

6. FITTINGS (Contd.)

Taps

All taps and extensions, except standpipes, shall be chromium plated, bib and pillar cocks marked HOT and COLD respectively. Standpipe taps shall be brass with hosepipe connection. All taps to be nominated on Job Schedule.

Shower

Shower to be fitted with C.P. rose, shower base as per Job Schedule.

7. WASTES

Wastes from bath, sink and tub to be $1\frac{1}{2}$ " handbasin $1\frac{1}{4}$ " P.V.C. pipes and shall discharge into gully traps.

8. VENTS

Main and terminal vents shall be placed where required and shall be 3" diameter P.V.C. carried up above roof level and fitted with

galvanised wire balloon cowls.

9. COLD WATER

Introduce water from main in $\frac{1}{2}$ " P.V.C. buried at least 9" into ground. Supply in $\frac{1}{2}$ " P.V.C.

piping to bath, W.C. cistern, H.W. cylinder supply valve, Shower basin, sink, tub, to floor level and two hose points, one at front of residence directly above where main supply enters dwelling. Rear hose point to be at the end of cold water reticulation system.

10. HOT WATER SERVICE

Provide and fix where shown, one approved make of standard 30 gall. domestic hot water

cylinder complete with thermostat controlled 1500 watt element. Sludge to outside wall. Supply $\frac{1}{2}$ copper pipe to sink tub, washer, shower, bath and basin.

11. TAPS: SHOWER ROSE

Allow the P.C. Sum as per Schedule "A" for the purchase of taps throughout the contract.

12. P.V.C. PIPES

Where P.V.C. pipes are used in contract, the Owner is required to sign Local Body Authority

approval form.

ELECTRICIAN "K"

1. GENERAL CONDITIONS

Refer to the Preliminary and General at the head of these Specifications which applies to all parts of the work and is hereby made a part of this section of the Specification.

2. GENERAL

The Electrician shall make all necessary notifications to the Power Board and local Authority and is to take out all necessary permits for work and pay all fees for same. All work shall be in strict accordance with the latest electrical wiring regulations.

3. PREPARATION

All cutting and drilling and all fittings necessary for the admission of conduits, wires and fixtures are included in the work, but the work of other trades shall not be cut into without prior permission and any damage to buildings shall be made good by the Contractor at his own expense. The Contractor shall notify other trades of his requirements and any material to be included in the work of others shall be applied at the proper time and with proper assistance and instructions for their erection well in advance of such work.

4. MAINS

Shall be overhead or undergrounds as per street installation. For the purpose of this contract the normal allowance by the local authority has been allowed for, any additional cable, phases or poles to complete this contract will be charged as an extra on completion.

5. SWITCHES

All switches shall be flush type with flush boxes and bakelite plate complete, and shall be placed at 4'0" above the floor and adjacent to door openings etc.

6. LIGHTS

Shall be 60 watt of coiled type, pearl or inside frosted, and shall be complete with white opal shades. Allow to provide and fix number of light points as per Schedule "A". Bracket lights shall be fixed at 6'6" unless otherwise indicated.

7. LIGHT FITTINGS

No allowance has been made in this contract for light fittings. If light fittings are to be supplied either by Owner or Contractor note is to be made on Job Schedule sheet in Sundry items. Installation of light fittings supplied by Owner will be charged as an extra. When wall and ceiling lights are used, owing to on the site difficulties such as bad light conditions etc., the Contractor will not be responsible for any defects which may appear in the walls and ceilings at night time. The Contractor suggests that discussion should be held with the Electrician or Supplier to what type of light fitting is to be installed on any particular wall or ceiling.

8. POWER POINTS

Shall be 10 amp capacity with three pin receptable, complete with bakelite flush plate. Allow to provide and fix number of power points as per Schedule "A". Points to be mounted at 1'0" or 4'0" above floor line, unless otherwise indicated on Electrical Plan.

DESCRIPTION "K" (Contd.)

NOTE:

Owner must supply to Contractor Electrical plan where lights and power points are to be installed or make arrangements to meet Electrical contractor on the site. If plan not completed, Contractor to site power and light points at his discretion.

9. RANGE

Wire up and connect Electric Range as scheduled in accordance with the requirements of the local Electrical Power Board. Allow the P.C. Sum as per Schedule "A". to supply selected electric range.

10. HEATER

If indicated on drawings install heater as per Schedule "A".

11. HOT WATER CYLINDER

Allow to make connection to hot water cylinder.

12. SWITCH BOARD

Fit standard G.I. switch board into wall of rear porch where possible. Otherwise meter only board will be sited most convenient to interior sub-board.

13. 3 PHASE POWER

When the Owner exceeds the number of power, light, heating points, stove etc. after signing of the contract, any 3 phase wiring required by the local Power Board Authority to complete this contract will be charged as an extra unless mentioned on Schedule "A".

PAINTER AND PAPERHANGER "D"

(Cont'd)

5a. EXTERNAL WORK (STAIN)

The exterior woodwork to be oil stained as mentioned and shall be treated as follows:

1st. Before erection, stain with approved oil stain normally used by contractor all external finishing timbers, as described on colour schedule or plans. Any staining of exterior woodwork must be stated on plan otherwise contractor will not be responsible for this type of finish.

2nd. After priming and stopping, apply final coat of approved oil stain. Any alteration to above must be stated on colour job schedule otherwise contractor will not be responsible for carrying out any variations to above.

6. SPROUTING AND DOWNPIPES

To be painted in two coat work.

7. IRON ROOF

The Owner shall paint the roof.

8. WARDROBES - COAT CUPBOARDS

Apply 2 coats P.V.A. above shelf and wallpaper below.

NOTE: Linen and H.W. Cupboards are not painted inside unless specified on the addendum.

9. DOORS (Main)

All internal doors to be either paint or varnish as per job schedule sheet.

10. INTERIOR FINISHING TIMBERS. All windows, frames, sashes, sills, skirting architraves mouldings etc., throughout contract unless otherwise specified on plan or colour schedule, shall be enamel finish.

10a. ENAMEL WALLS

Paint as specified above the following Kitchen, Bathroom, W.C. and Laundry walls.

Unless specified otherwise on colour schedule.

11. KITCHEN CUPBOARDS

The interior on all cupboard doors only to be painted or varnished, as stated on colour schedule. If interior of Kitchen cupboards are to be painted it must be mentioned on addendum at the front of these specifications and also on colour schedule, otherwise Contractor will not be responsible for the painting interiors of all cupboards except Wardrobes and Coat Cupboards.

12. CEILINGS

Ceilings in Kitchen, Bathroom, W.C. and Laundry selected sealer, on undercoat and on coat of "HIGHGLOSS". The remainder of the ceilings to have $\frac{1}{2}$ sealed $\frac{1}{2}$ alkyd flat in equal quantities for 1st. coat. Finished coat to be alkyd flat. Semigloss ceilings in papered rooms will be charged as an extra.

13. PAPERHANGING

All walls, except where otherwise specified as above are to be prepared for papering. On these walls hang selected colour matched papers priced as per Schedule "A" per roll. Patterned papers shall be matched and all papers shall be trimmed, butt-jointed, hung true-to-plumb and with necessary lap at architrave, etc., No allowance has been made in this contract for hanging of special wallpapers (grass Vynura, fabric etc.). If these papers are selected by owner an extra will be charged by the contractor on completion. (As stated on colour schedule).
Owing to the problems associated with colour and shading variations within the rolls of wallpapers the owner will not be permitted to supply any of the wallpaper to this contract.

PAINTER & PAPERHANGER "L" (Contd.)

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14. GARAGE DOOR

Allowance has been made to apply two coats of P.V.C. paint to a standard door. If patterns or any cutting in around door is required, this will be charged as an extra at completion of job.

15. EXTERNAL BASEMENT WALLS

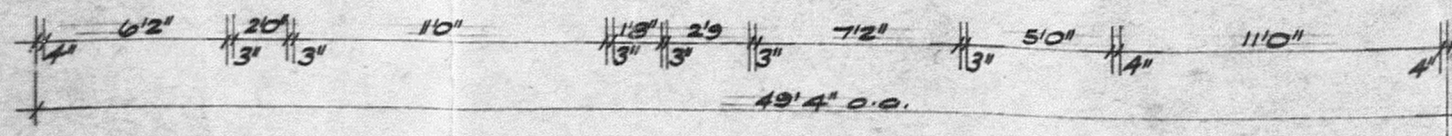
When nominated on Job Schedule for base to be painted, 2 coats of P.V.C. paint will be applied. This is not waterproof. If the Owner requires a waterproof paint, it must be stated in the addendum at the front of this specification. If this is not stated in the addendum and the Job Schedule calls for a painted base, only P.V.A. base paint will be used.

NOTE: Dark colours (Charcoal, Graphite, Copper Brown etc.) will be charged as an extra.

16. EXPOSED TIMBER BEAMS (Interior) Apply 3 coats of satin clear Polyurathene.

17. TIMBER PANELLING (Interior) Apply 3 coats of satin clear Polyurathene.

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RESIDENCE AT TARANAKI - MR & MRS COLEMAN -



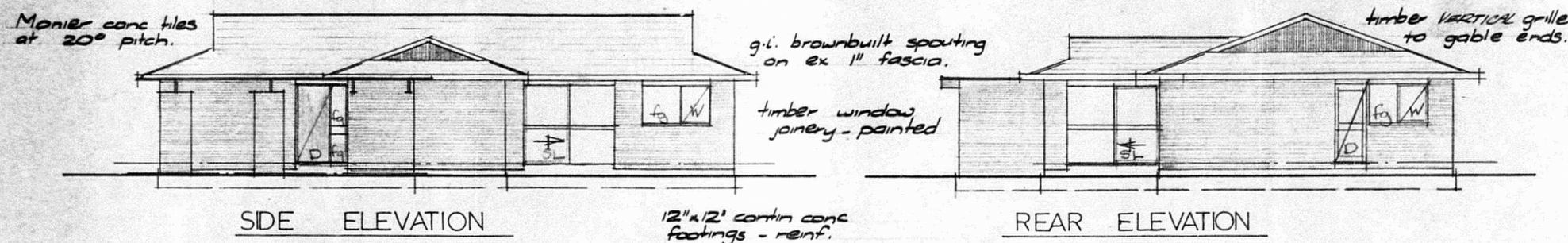
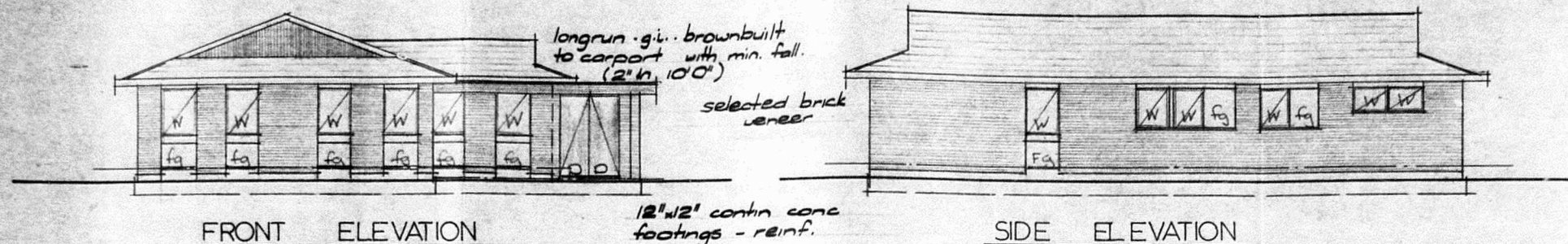
ITEM	MATERIAL	REMARKS
Base walls.	CONC BLOCK	PAINTED
Exterior sheathing.	clinker brick	vertical cedar
Mortar	charcoal	
Roof	MONIER	charcoal
Gables.	VERTICAL CEDAR	STAINED
Joinery	Timber	painted
Joinery	Alum sl dr.	
timber scotia	3 1/2" x 3 1/2" PINE	PAINTED
Architraves	1 5/8" x 1 1/2" RIMU	STAINED
skirting	2 1/2" x 1 1/2" RIMU	STAINED
flooring	4 concrete slab concrete	
front door	flush centre handle.	PAINTED
STOVE	24" wide	by owner
area 14'55		

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DRG. No.	
SHT. No.	1 of 3

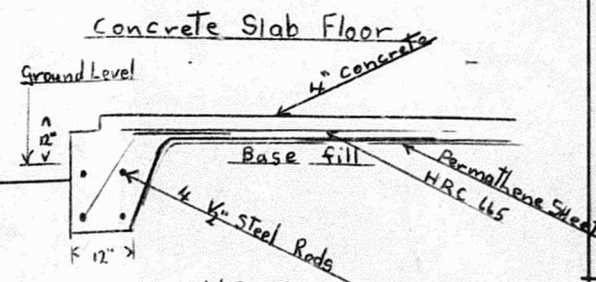
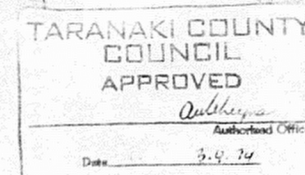
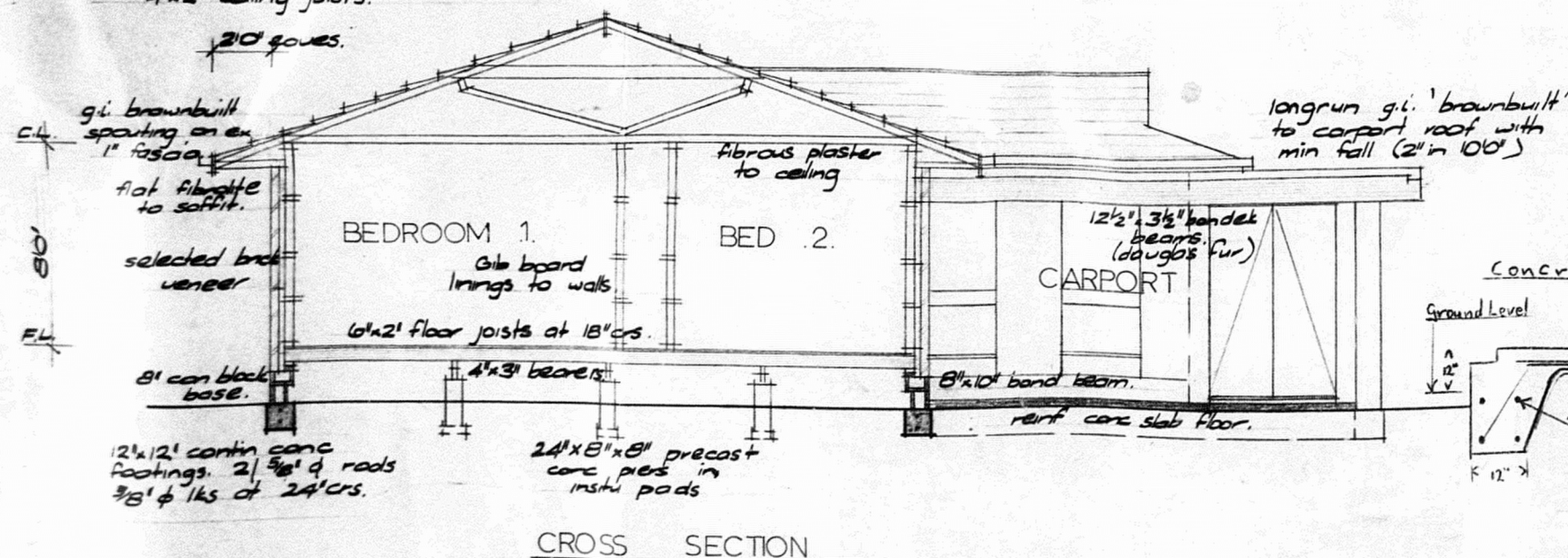
NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK

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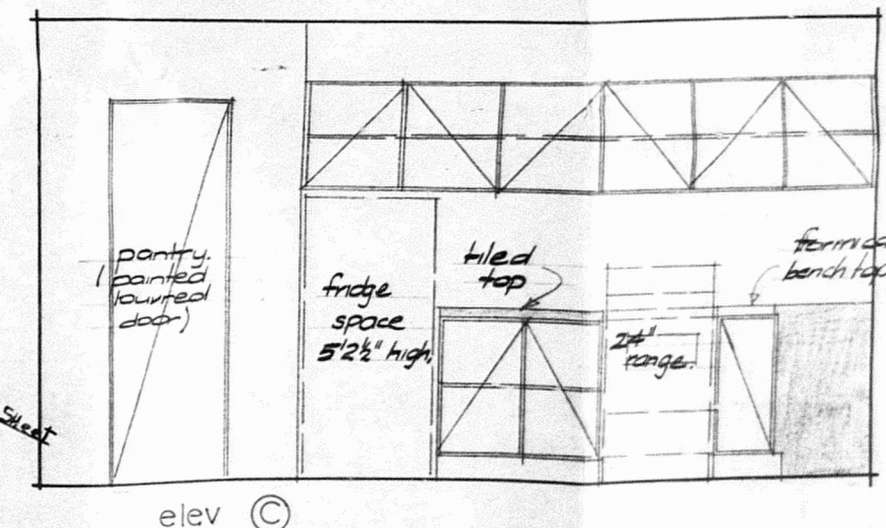
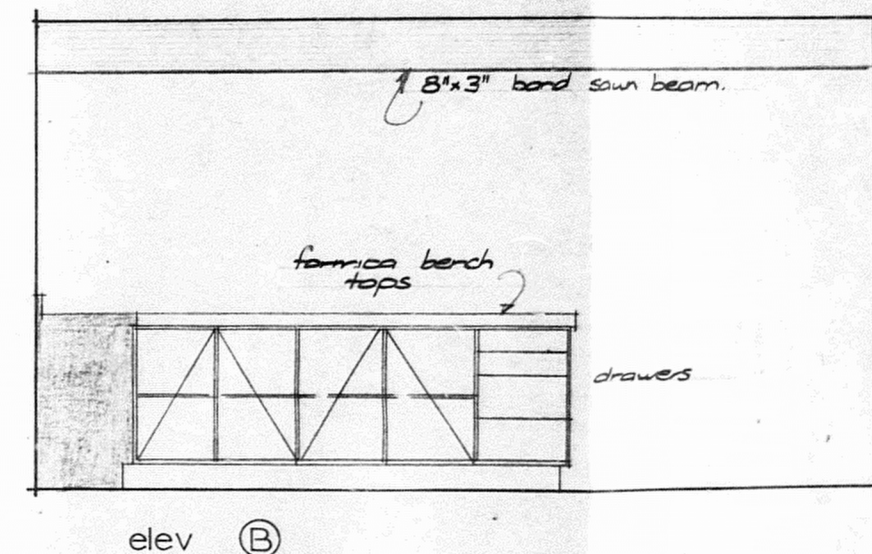
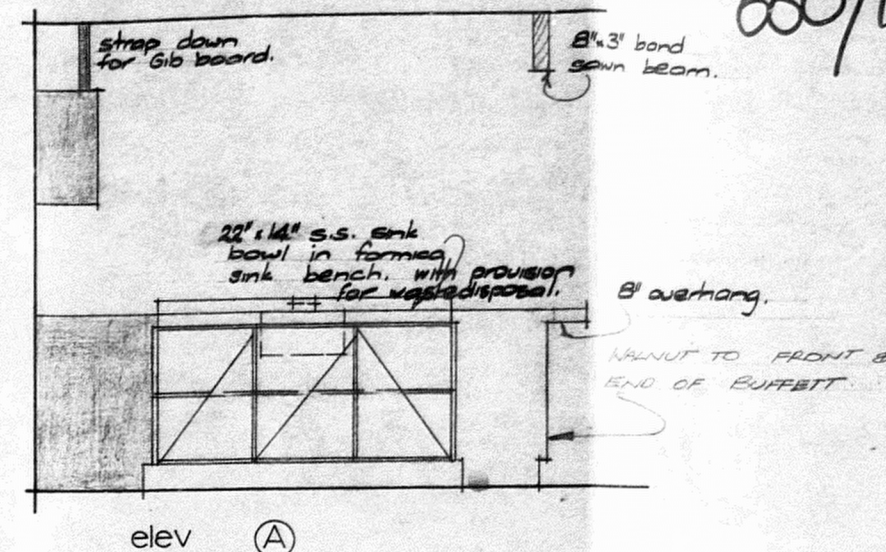


LEGEND:
W: whiteo hung sash.
fg: fixed glass.
D: exterior door.
SL: Alum. sliding door.

ROOF:
Monier conc. tiles at 20° pitch.
4"x2" rafters at 18" crs.
6"x1" collar ties at 30" crs.
4"x3" underpurlins.
4"x2" struts at 46" crs.
4"x2" ceiling joists.



NOTE:
Walnut veneer to all lower doors & drawers, & CHINA & BUFFET
Upper cupboards to be painted.
All doors to have standard hinges with selected handles, (bevelled handles to all doors & drawers)



KITCHEN DETAILS.

RESIDENCE AT TARANAKI - Mr & Mrs COLEMAN ~



THIS DRAWING WAS PREPARED BY
D. R. FYFE LTD. DESIGN AND BUILDING CONTRACTOR
11 REEVES ROAD PAKURANGA Phone 568-089

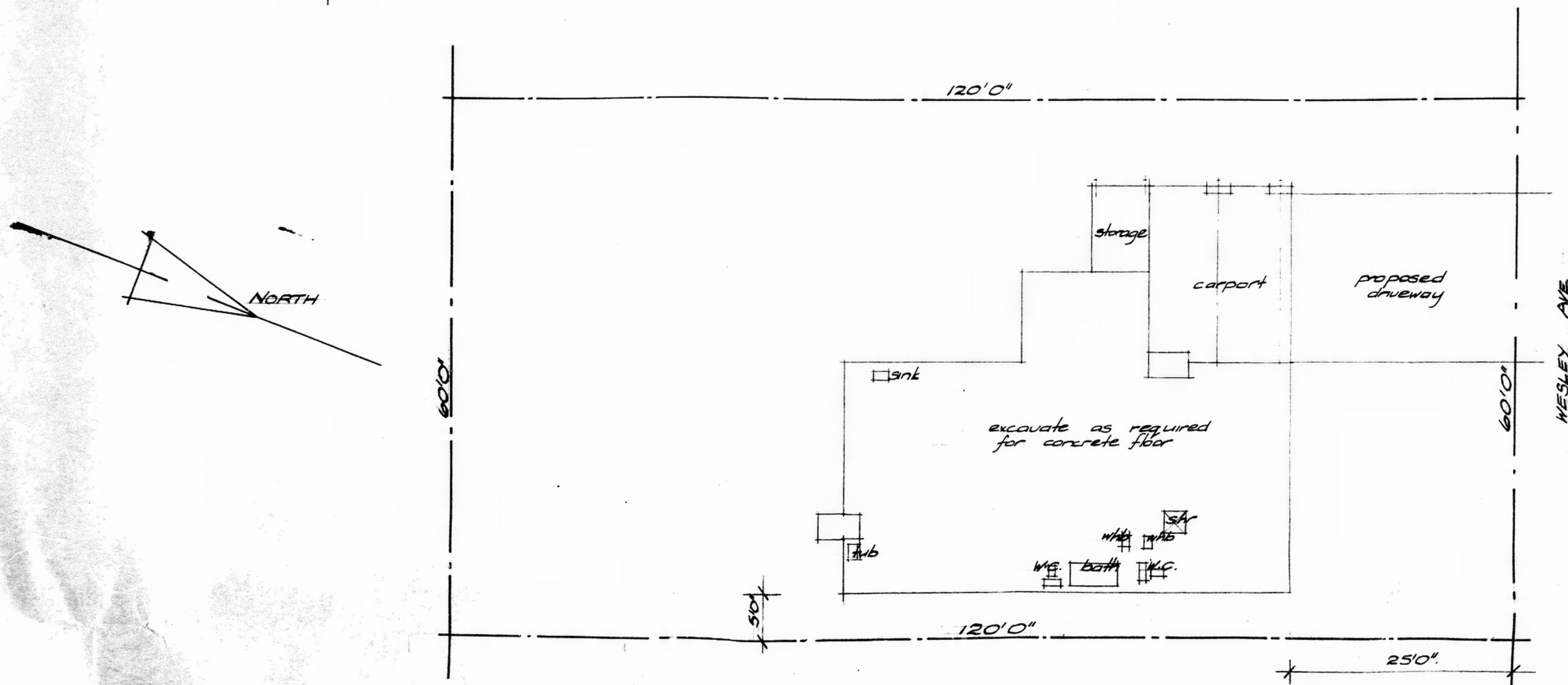
SCALE : 1/8" 1/4" to 10'
DATE : July '72
DRAWN BY : B. R. Fyfe
CHECKED :

DRG. No. [redacted]
SHT. No. 2 of 3

THIS INFORMATION IS THE EXCLUSIVE PROPERTY OF D. R. FYFE LTD.

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF WORK

660/19



SITE PLAN

TARANAKI COUNTY COUNCIL
APPROVED
Date 3.9.74

THIS INFORMATION IS THE EXCLUSIVE PROPERTY OF D. R. FYFE LTD.

RESIDENCE AT TARANAKI - Mr & Mrs COLEMAN -



THIS DRAWING WAS PREPARED BY
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11 REEVES ROAD PAKURANGA Phone 588-089

SCALE : 1/8" to 10"
DATE : April 74
DRAWN BY : [Signature]
CHECKED : [Signature]

DRG. No.

SHT. No.

3 of 3

TARANAKI COUNTY COUNCIL

BUILDING PERMIT APPLICATION FORM

PERMIT NO 46214

To the County Engineer,
P.O. Box 56,
NEW PLYMOUTH.

Sir,

I hereby apply for permission to Build Stone shed 12' x 9'

at (House No. & Street) 19 Wesley Ave for (Owner) Mr W Coleman
of (Address) Wesley Ave New Plymouth according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited
herewith IN DUPLICATE.

SITE: Lot No. 23 D.P. No. 10859 Section No. 70
Block No. Survey District Grey Area 6675 sq mtrs

EXISTING BUILDINGS: Use house Ground Floor area 1371 sq.ft.
Use Ground Floor area sq.ft.
Use Ground Floor area sq.ft.

TOTAL: 1371 sq.ft.

PROPOSED BUILDING: Use - describe proposed purpose for which every part of
building is to be used or occupied:

Stone shed to house garden tools lawn mower

Area of Ground Floor 103 sq.ft.

Estimated value of completed building \$ 750.00 (For Assessment of build-
ing Research Levy)

Less value of Plumbing & Drainage \$

Balance \$ (For Assessment of build-
ing Permit Fee)

Yours faithfully,

L A Smart Address 430 Carrington Rd.
Builder New Plymouth
Date 5/5/75

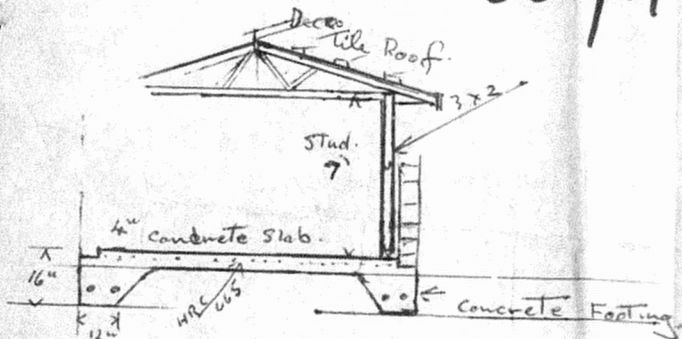
NOTE: Fees according to the scale on back hereof must accompany application for
permit. Special plumbing and drainage application forms are required
and where applicable, separate permits must be obtained by the Plumber
or Drainlayer before a building permit will be issued.

FOR OFFICE USE

Date Received Fee Paid (a) Building Permit \$ 40.00 Receipt Val.
(b) Building Research Levy \$ 4.00 No. 1754A Roll

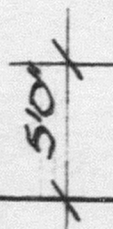
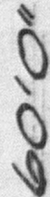
Check	Remarks	Initials
Ordinances		
P. & D. Regs.		
Building Regs.		
Fire Code		
Structural Content		
Water Connection		
Kerb & Footpath Crossing		
Regn.Cert. (Bldgs over \$20,000)		

660/19



12' x 9' Store Shed.

✓ Power Box



No. 19 Sec. Lot 23 D.P. 10859
Address Wesley Avenue, NP

DRAINAGE AND PLUMBING REGISTER

OWNER C.D. Radford
ADDRESS 19 Wesley Avenue
BUILDER
PLUMBER L.C. Garner
DRAINLAYER "

CONSENT No. BP 4279
P/LINE PD 2779
PLUMBING L.C. Garner
DRAINAGE "
FINAL 24.2.74

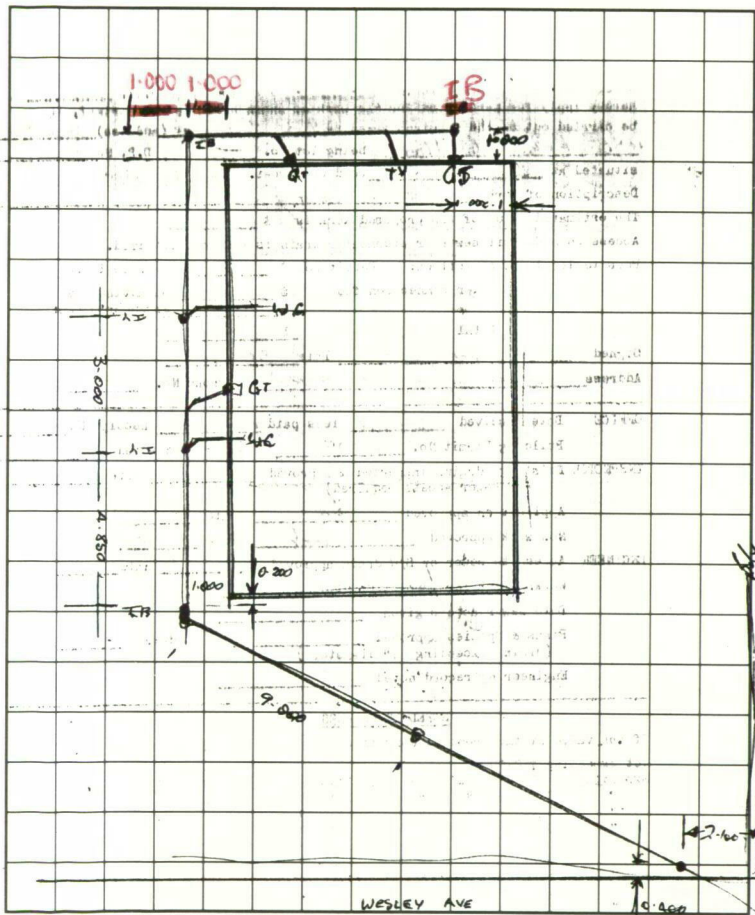
NATURE OF WORK New Residence

DRAIN SATISFACTORY 24.2.75 PLUMBING SATISFACTORY 24.2.75

FALL AND DESCRIPTION

Property ID 021573

DRAINAGE PLAN



FRONTAGE



- 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

