

PLANS

BC18/123593

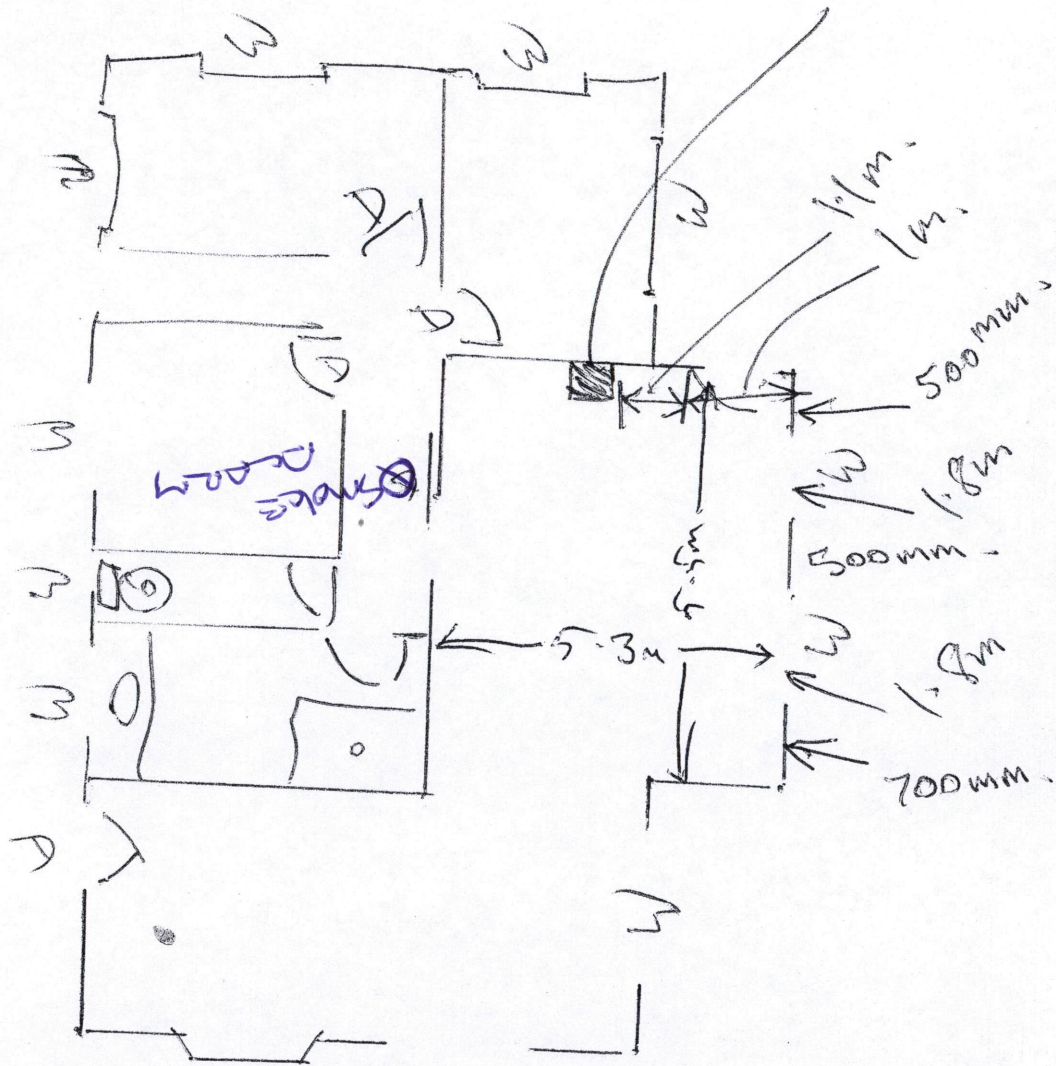
Prepared by:

TH.

REPLACING EXISTING
PERMITTED FIREPLACE
ON D1 WALL.

FIRE PLACE

SCALE 1:100.



NPDC Approved for
13 JUN 2018
Building Consent

10 Images

BUILDING CONSENT

41685P

PROPERTY ID

003208



41685P

EXTRA INFORMATION/AMENDMENTS

Charge: \$ _____

Job: _____

Consent No: 41685

Address: 13 Toahw Pl
WT.

The changes covered by this amendment are:

Show the location of the new woodfire.

Formal Declaration – (Please read carefully prior to signing)

This AMENDMENT to the abovementioned Building Consent is made by me as owner of the property:


Signature: _____ Date: 23-5-07

OR I am the applicant authorised by the owner to make this AMENDMENT:

Signature: _____ Date: _____

Office use only

Approved	Refused
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Records	
	
Building	
Public Health	
District Planning	

TO: NEW PLYMOUTH DISTRICT COUNCIL

ATTN: VINH TRAN.

FAX: 7596119

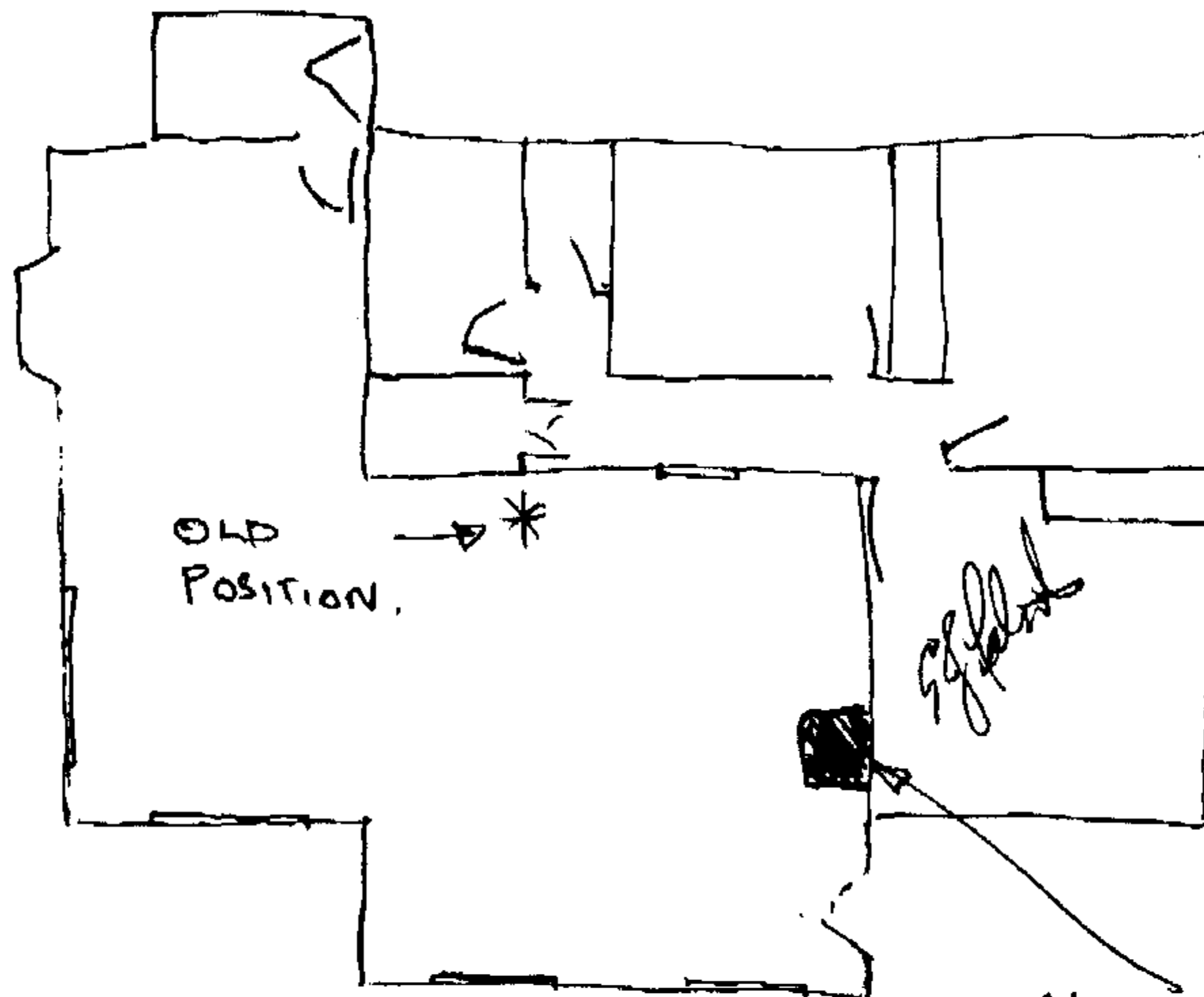
B.C. 41685.

13 TUAHU PLACE WAITARA.

CONCERNING NEW POSITION OF WOOD BURNER
AS PER DISCUSSION ON PHONE.

FROM GAVIN FARISH.
13 TUAHU PLACE
WAITARA.

025838510 / 7546559.



AMENDMENT.
GAVIN FARISH.

BUILDER
OWNER.

NEW POSITION
OF NEW METRO
WOOD FIRE BURNER
(HEATER.)

All Metro woodfires are tested to NZS-7421 and AS-2918, specifications and clearances detailed below apply to both standard and EF Series Metro's. Specifications may alter and those detailed below should be used as a guide only, refer to the installation and operation manual supplied with every Metro or if in doubt consult your Metro Retailer.

	METRO PIONEER'S & CHAMELEON	METRO X-TREME	METRO ASPIRE	METRO INSERTS COMPACT	METRO INSERTS HI OUTPUT
Tested =*, Estimated = () PEAK OUTPUT	14.6kw *	17.7kw *	19.8kw *	(13kw)	(16kw)
WIDTH	590mm	670mm	670mm	560mm	560mm ⁽²⁾
DEPTH	530mm	575mm	575mm	410mm	500mm ⁽²⁾
HEIGHT	665mm ⁽¹⁾	715mm	715mm	550mm ⁽²⁾	550mm ⁽²⁾
FASCIA DIMENSION	N.A.	N.A.	N.A.	650 high x 810 wide	
WETBACK INLET CENTRE HEIGHT	295mm ⁽¹⁾	335mm	340mm	170mm	170mm
WETBACK RETURN CENTRE HEIGHT	485mm ⁽¹⁾	530mm	530mm	360mm	360mm
FLUE CENTRE HEIGHT (Rear O/Let)	575mm ⁽¹⁾	N.A.	N.A.	N.A.	N.A.
WARRANTY - ALL MODELS	1 year unconditional, 5 years firebox with 10 year option				
FLUE SIZE - ALL MODELS	150mm diameter				
WETBACK - ALL MODELS	OPTIONAL - 3kw and 4kw (EF series 3kW only)				
FIREBOX - ALL MODELS	6mm Steel, Firebrick/Ceramic Lining				
BOILER	N.A.	X-TREME & ASPIRE	N.A.	N.A.	N.A.

Note (1) A reduced height pedestal is available, but an insulating hearth is required when fitted. See manual.

Note (2) These insert measurements exclude insulation supplied with and fitted to the cabinet.

		TOP FLUED PIONEER & METRO CHAMELEON	METRO PIONEER REAR OUTLET	METRO ASPIRE & METRO X-TREME
WITH PIONEER DOUBLE FLUESHIELD	REAR CLEARANCE	50mm	N/A	80mm
	SIDE CLEARANCE	300mm ⁽³⁾	N/A	240mm
	CORNER CLEARANCE	85mm	N/A	110mm
	MINIMUM HEARTH SIZE	680 Deep x 830 W	N/A	755 Deep x 910 W
WITHOUT FLUESHIELD <small>Does not apply to EF Series</small>	REAR CLEARANCE	430mm	60mm	650
	SIDE CLEARANCE	300mm	270mm	240
	CORNER CLEARANCE	280mm	100mm	250
	MINIMUM HEARTH SIZE	1,060 Deep x 830 W	690 Deep x 830 W	1,325 Deep x 910 W

Clearances comply to NZS-7421 and AS-2918 being minimum from the Metro's outer cabinet to the nearest combustible surface. Hearth size's are to NZS-7421, add 100mm to depth for AS-2918.

Note (3) By fitting the optional flueshield side extension panel, min side clearances reduce to 270mm or 220mm if in an alcove not projecting forward of the Metro.

All Metro free standing woodfires comply with NZS-7421 when installed on an ash hearth, which must extend 200mm forward, to each side and rear of the door opening. AS-2918 requires 300mm forward and 200mm to each side and rear of the door opening. Metro inserts tested to NZS-7421 require a total hearth depth of only 260mm from behind the fascia subject to the thickness of the hearth. If hearth thickness is insufficient the Metro may be raised to achieve this 260mm minimum depth (refer to installation manual) AS-2918 requires a total hearth depth of 360mm.

2001

METRO

Pioneer Manufacturing Limited

MAMAKU STREET, PO BOX 11,
INGLEWOOD, NEW ZEALAND

PHONE 06 756 6520 FAX 06 756 6540

www.woodfire.co.nz email info@woodfire.co.nz



Member

TO: NEW PLYMOUTH DISTRICT COUNCIL.

ATTENTION: VINH TRAN.

B.C. 41685.

ALTERATIONS & ADDITIONS
AT G J FABISH (RESIDENCE)
13 TUAKU PLACE WAITARA.

① ENCLOSED ARE THE SPECIFICATIONS
FOR THE NEW WOOD FIRE

② THE GULLY TRAP IS UNDER THE
LAUNDRY. IT SHALL HAVE A SEALED
LID AND WILL HAVE A OVERFLOW
PIPE DISCHARGING CLEAR OF THE
BUILDING LINE.

YOURS FAITHFULLY
GAVIN FABISH.

13/12/2001

13:06

CARTERS NEW FLY → 17546559

NO. 320

001

Hyspan

TALLY SHEET

Hybeam

Job Name:	FABISH
Designer:	Ian Gyde
Company:	Carters
Description:	BRESSUMER BEAM

This tally sheet is provided for your convenience. Because you can enter sizes other than those determined by designIT, the sizes listed are not certified as necessarily adequate for the application. Refer to the design certificate for minimum sizes.

Member Details

Member code	Member Size	Quantities - No/Length (m)	Lineal Metres	Cost/Metre (\$/m)	Cost (\$)
RB1	2/240 x 45 Hyspan	1/5.3	10.6	18.76	198.86

Accessories

Accessory	Description	No.	Cost Each (\$)	Total (\$)
Brackets				
Web Stiffeners				
Fixing Plates				
Web Fillers				
Plywood Closures				
Other				

Total: \$198.86

GST has not been included in the above prices. Please add GST as appropriate.

Comments:

designIT

Software for the design of Hyspan and Hybeam in houses and similar buildings

Job Name: FABISH

Date: 13/12/2001
Page 2 of 2

1) Member code

RB1

2) Member Description

Bressumer

3) Design Inputs

Span	5.1 m - Single Span
Roof Load Width 'RLW'	2.4 m
Roof type and mass	Light roof & ceiling - 40 kg/m ²
Design wind zone	HIGH
Basic snow load	0.5 kPa

4) Required Member Size/product

2/240 x 45 Hyspan

5) Notes for installation

Nail lamination required as per detail H1.
For tie down requirements see NZS 3604 (high wind zone).

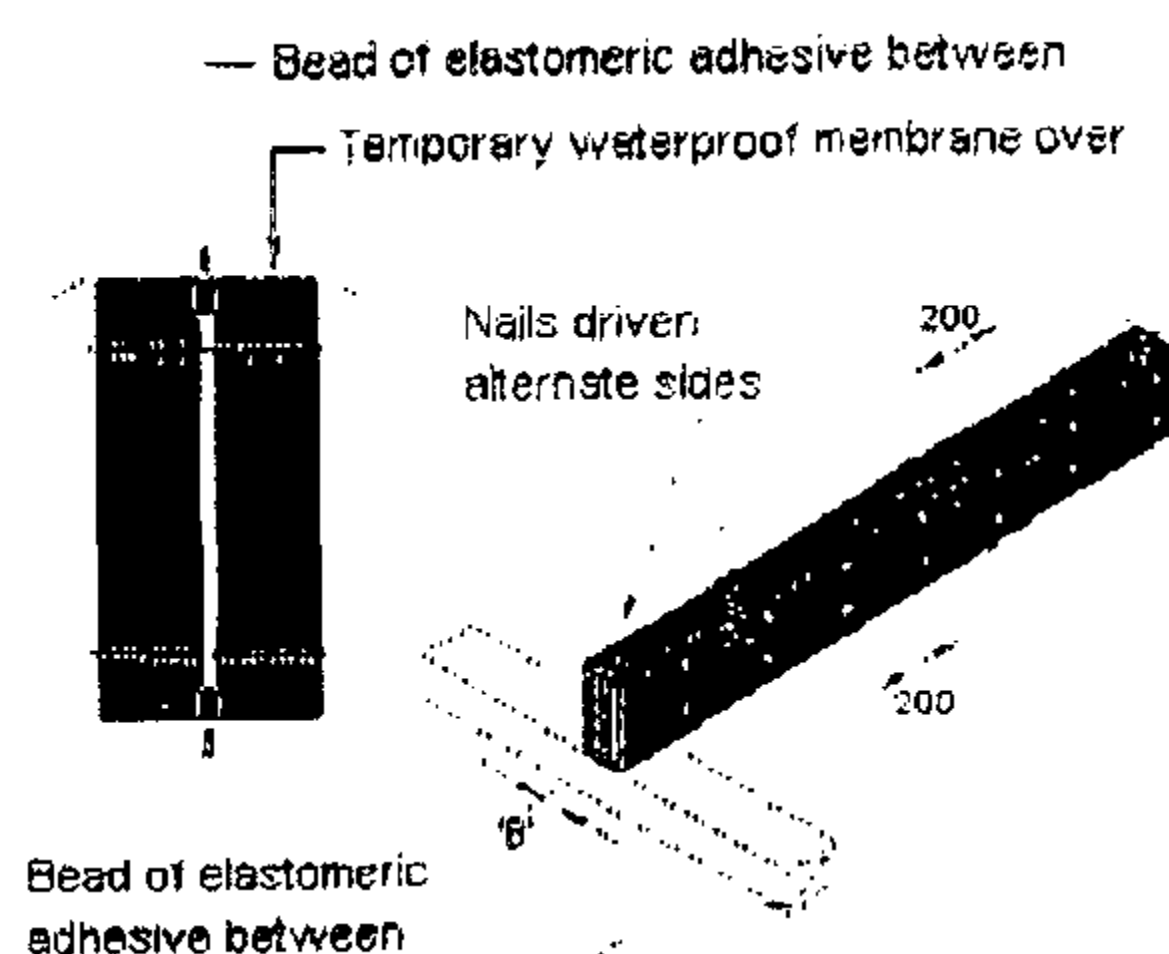
- End of certificate -

designIT

Software for the design of Hyspan and Hybeam in houses and similar buildings

Date: 13/12/2001

Vertical lamination detail



Section Size "B"	Minimum nail length	Minimum nail dia.
36	75 mm	3.06 mm
45	90 mm	3.30 mm
63	100 mm	3.30 mm

DETAIL H1

The above detail is intended to both limit the entry of moisture between the laminates and to provide adequate shear transfer.

designIT

Software for the design of Hyspan and Hybeam in houses and similar buildings

Date: 13/12/2001
Page 1 of 2**DESIGN CERTIFICATE**

Producer Statement - Technical basis for structural design methodology contained in designIT for houses -New Zealand version.

DesignIT for houses (New Zealand version) software, has been developed by Timberbuilt Pty Ltd for Carter Holt Harvey Ltd to assist designers select appropriate sizes of Hyspan and Hybeam for use in the construction of buildings falling within the scope and limitations of NZS 3604 except that designIT,

- allows for basic snow loads and design wind speeds other than those catered for in NZS 3604 and,
- gives size options for carport roof beams and purlins.

Timberbuilt certifies that the design methodology used for the software includes compliance with the loading and general design requirements contained within NZS 4203:1992 with timber structural design in accordance with AS 1720.1 - 1997 and therefore in agreement with NZS 3603:1993 (Verification method B1/VM1, 6.1).

Serviceability and other criteria for design have been selected using the most up to date information available from joint Australian/New Zealand standards technical committees to ensure designIT solutions correspond to performance levels implied by design solutions given in NZS 3604:1999 (Acceptable Solution B1/AS1, 4.1).

Hybeam or Hyspan members installed in accordance with the specifications, details and limitations given by the designIT software (or in relevant product literature published by Carter Holt Harvey) will comply with the requirements of the New Zealand Building Code.

References:

NZS 3603:1993 Timber structures standard.
NZS 3604:1999 Timber framed buildings.
NZS 4203:1992 General structural design and design loadings for buildings
AS 1684.1 - 1999 Residential timber framed construction, Part 1: Design criteria.
AS 1720.1 - 1997 Timber structures. Part 1: Design methods.

10th October, 2000

For further information or advice please contact either of the following:

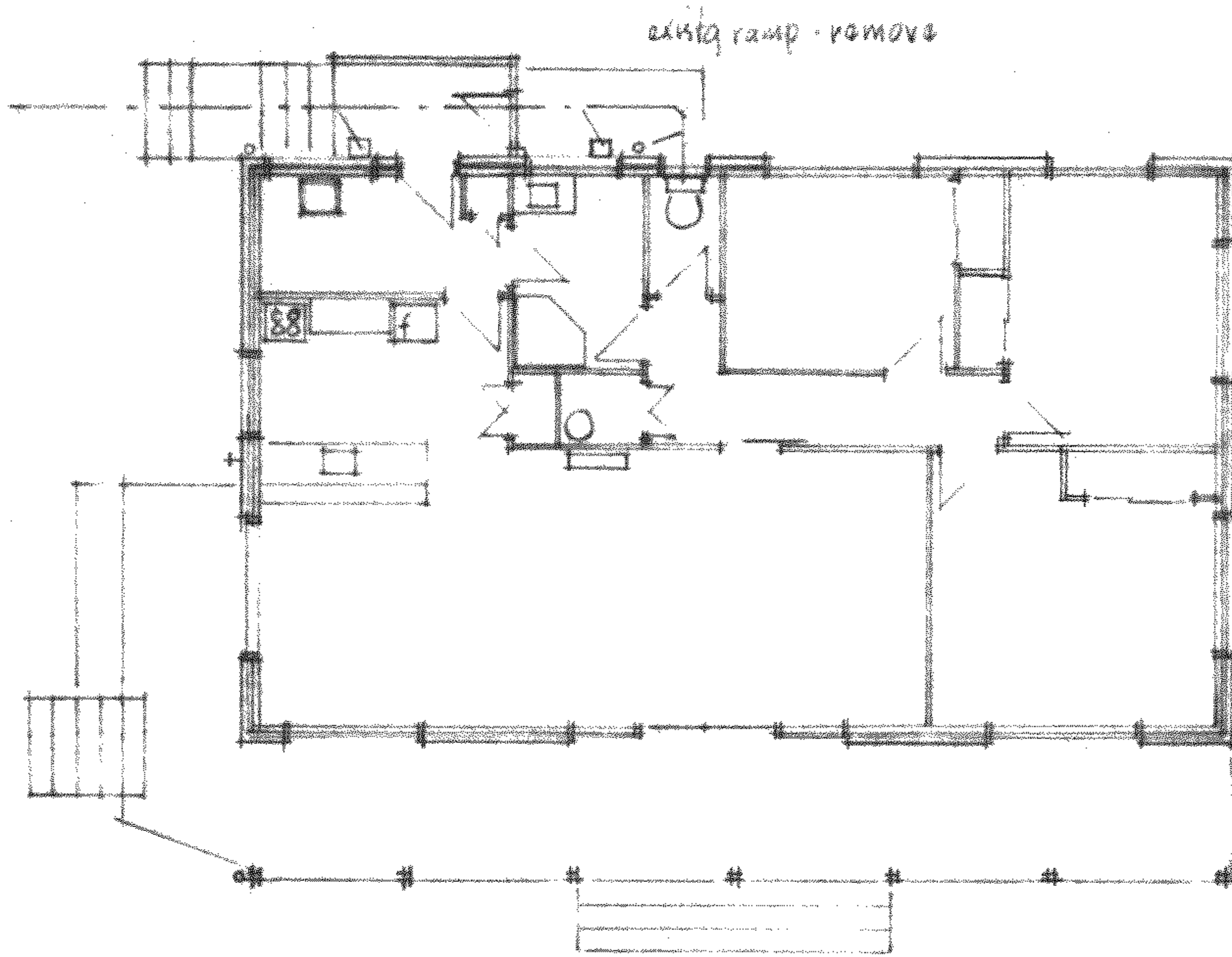
Timberbuilt Pty Ltd
13-15 Nicole Way, Dandenong, Australia, 3175
Telephone (613) 9793 9997
Facsimile (613) 9793 9727
Email: designit@timberbuilt.com.au

Carter Holt Harvey Wood Products
640 Great South Road, Manukau City
Private Bag 92-106, Auckland
Telephone 0800 808 131
Facsimile 0800 808 132

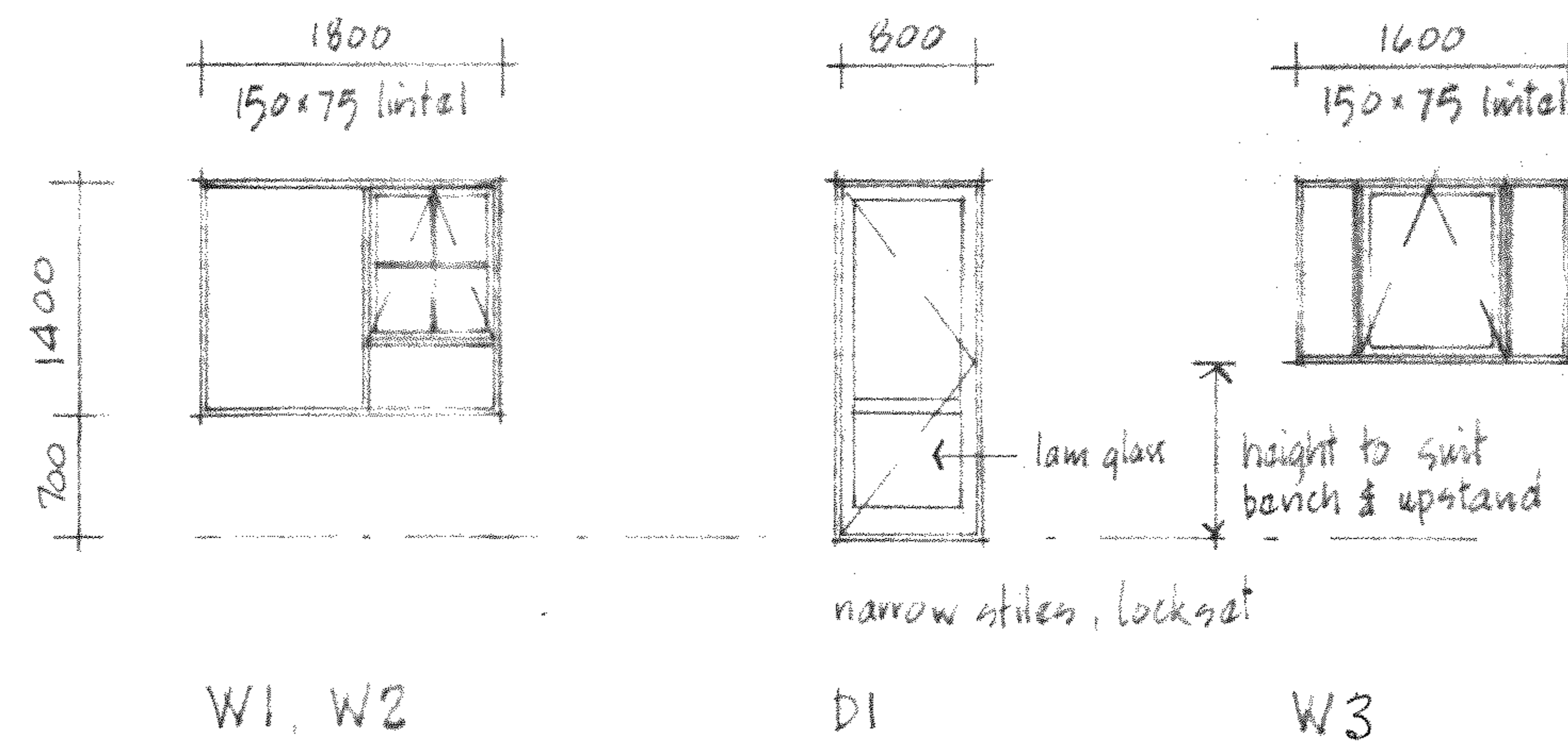
Email designit@chh.co.nz

Job Name:	FABISH
Designer:	Ian Gyde
Job Description:	BRESSUMER BEAM
Company:	Carters
Design wind zone:	HIGH
Basic snow load:	0.5 kPa

AMENDMENT (2)
WILL USE A BRESSUMER BEAM
2/240 x 45 HYSAN
DESIGN CALCULATIONS INCLUDED.

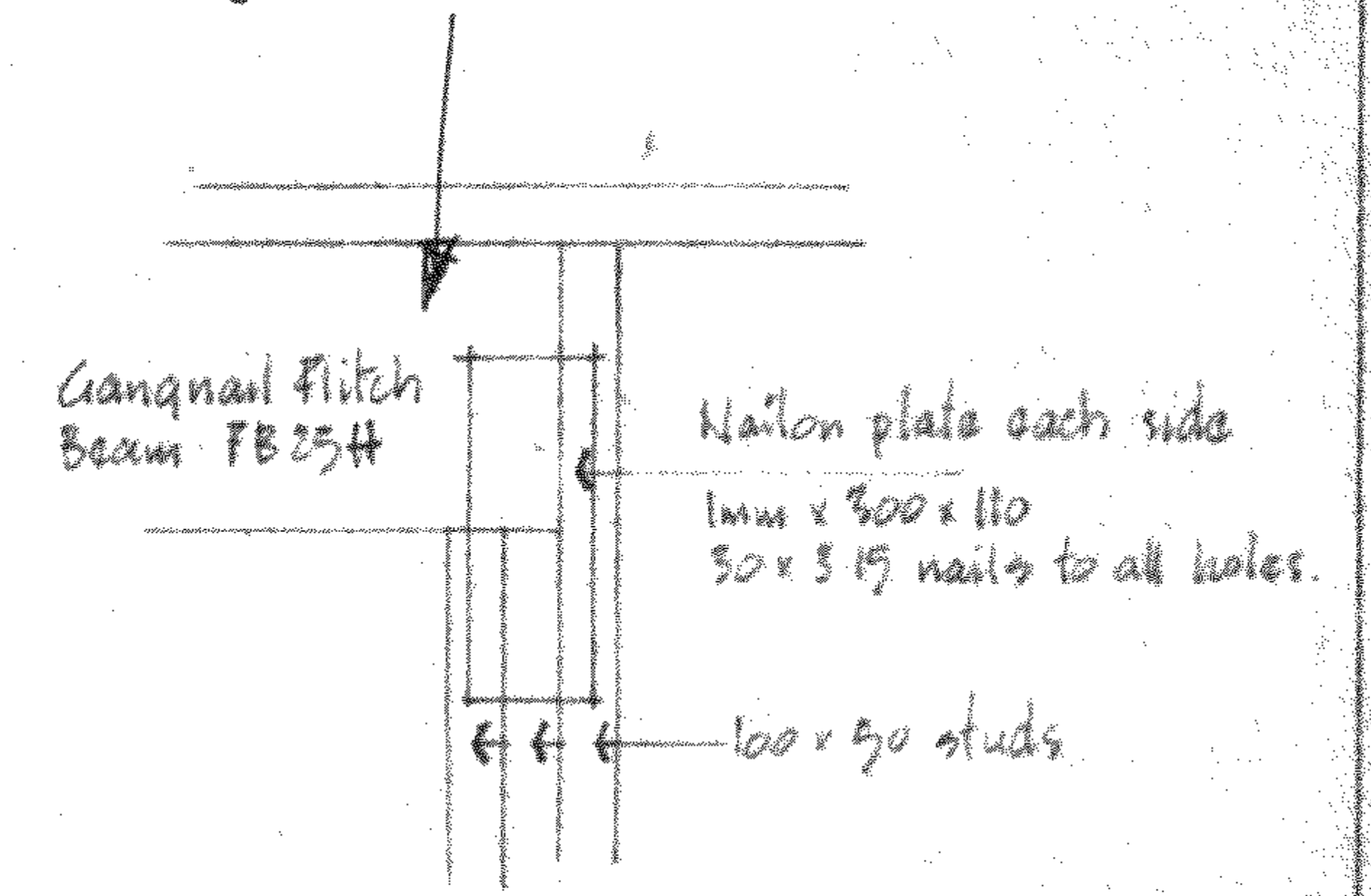


EXISTING FLOOR PLAN 1:100

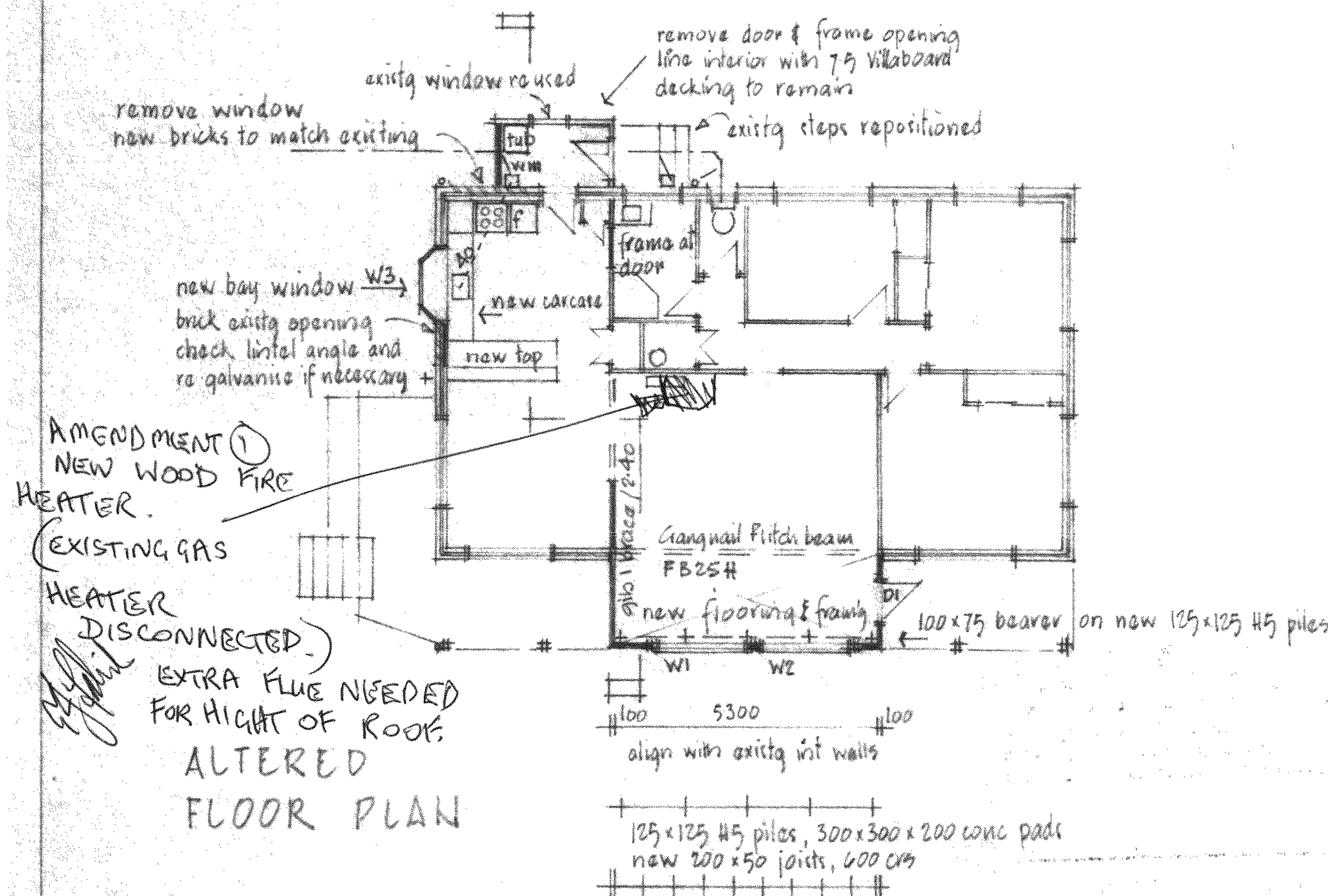


Aluminium joinery to match existing
Exterior view - check sizes on site

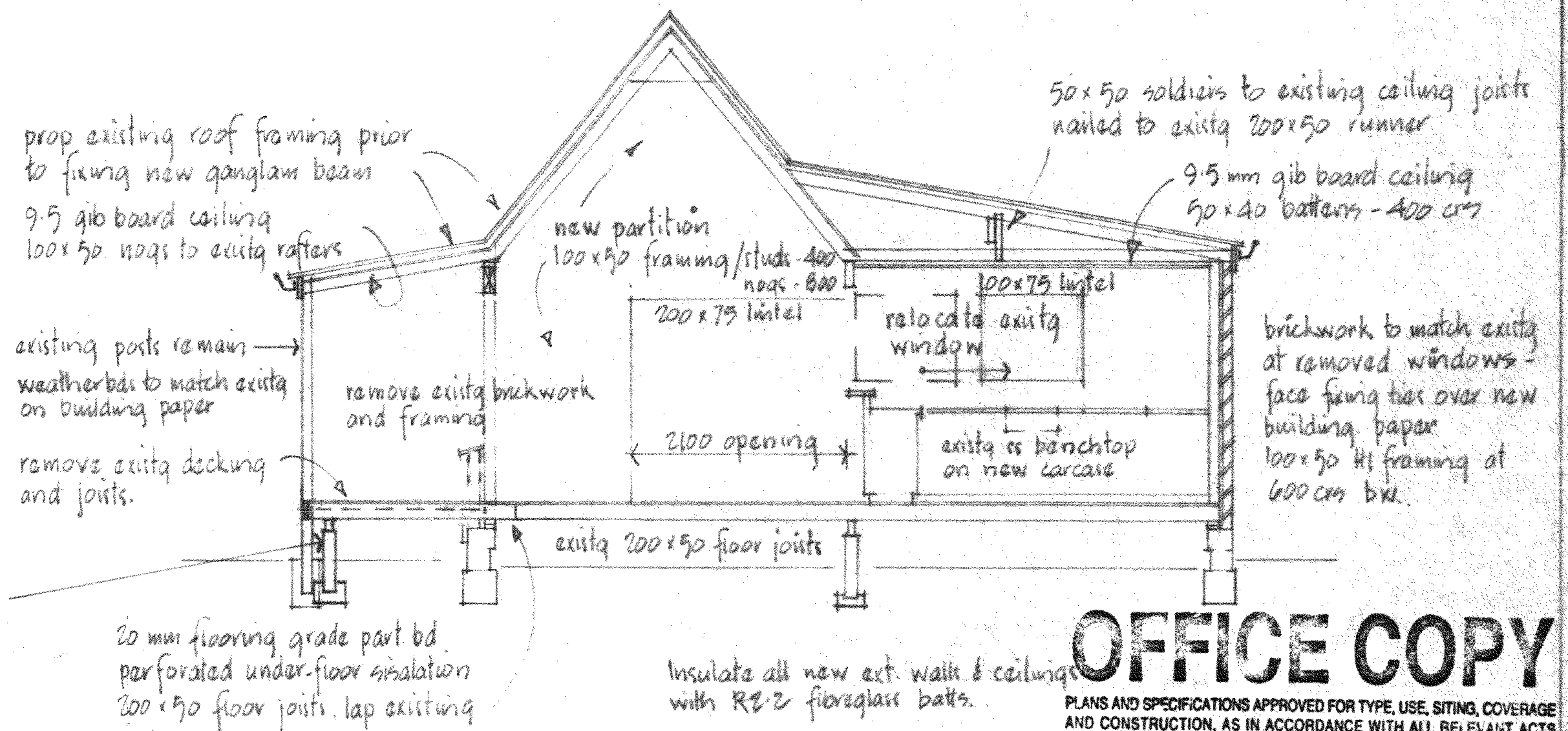
ALUMINIUM JOINERY 1:50



BEAM DETAIL 1:10



ALTERED FLOOR PLAN



SECTION 1:50

OFFICE COPY

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.

APPROVED:  DATE: 25.1.02

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL

FABISH RESIDENCE • 13 Tuahu Place, Waitara

Kitchen & Lounge alterations

1

B.Way 10/2001 Scales/as shown

Rev a

29 Images
A3/A4 - 28
Plans - 1

BUILDING PERMITS

54401

ID 003208

LLP 075835

7 Images

BUILDING PERMIT

E021502

1986

PROPERTY ID

003208

NORTH TARANAKI DISTRICT COUNCIL
BUILDING PERMIT APPLICATION FORM

To The District Engineer,
North Taranaki District Council,
P.O.Box 56,
NEW PLYMOUTH.

PERMIT NO: 20002

Sir,

I hereby apply for permission to build a shadehouse
at (House No and Street) 13 TUAHU PL WAITARA. for (Owner) G.J. Fabish.
of (Address) 13 TUAHU PL WT. according to locality plan and
detailed plans, elevations, cross-sections and specifications of building deposited herewith
IN DUPLICATE.

SITE: Lot No: 68 DP No: 13559 Section No: 13
Block No: _____ Survey District: _____ Area: _____

PROPOSED BUILDING: Use - describe proposed purpose for which every part is used or occupied.
Shadehouse for plants.

Total Floor Area: 9 m²

Estimated value of completed
building (Nett of GST) \$ 600. (For assessment of Building Research Levy)
Less value of Plumbing and
Drainage (Nett of GST) \$ _____
BALANCE \$ _____ (For assessment of Building Permit Fee)

Yours faithfully,

[Signature]
BUILDER
Date: 8/10/86.

Address: 13 TUAHU PL.
WAITARA.
Phone No: 6559.

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: 08.10.86 Fee paid: (a) Building Permit \$ 10.00
(b) Building Research Levy \$ _____
(c) Water Connection \$ _____
(d) Sewer Connection \$ _____
(e) Kerb Crossing \$ _____
(f) GST \$ 1.00
Receipt No: 0016F Valuation Roll No; 1510/403/29

Check	Remarks	Initials
Ordinances	✓	<u>Aut 10-10-86</u>
P & D Regulations		
Building Regulations		
Fire Code		
Structural Content		
Water Connection		
Kerb & Footpath Crossing		
Regn. Cert. (Bldgs over \$60,000)		

BUILDING INSPECTOR'S
FIELD SHEET

AUTHORITY

Stats. No. **E 021502**

North Taranaki District Council

No. *2002*

Inspector: M

File No.

Receipt No. *0016F*

Date Permit Issued *10/10/86*

OWNER	
Name	<i>G. J. Fabish.</i>
Mailing Address	<i>13 Tuahu Place Waitara</i>

BUILDER	
Name	<i>As Owner</i>
Mailing Address	

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	<i>As Owner.</i>
Street Name	
Town/District	
Riding	

LEGAL DESCRIPTION	
Valuation Roll No.	<i>11510/403/29</i>
Lot	<i>68</i>
D.P.	<i>13559</i>
Section	
Block	
Survey District	<i>East</i>

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect a Shadehouse

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres		Number Erected	
ESTIMATED VALUES \$	Building } <i>60000</i> Plumbing } Drainage } TOTAL } <i>60000</i>		

NATURE OF PERMIT (TICK BOX)	
<input type="checkbox"/>	NEW BUILDING - exclude domestic garages and domestic outbuildings
<input type="checkbox"/>	FOUNDATIONS ONLY
<input type="checkbox"/>	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
<input type="checkbox"/>	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
<input checked="" type="checkbox"/>	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE			
Building Permit	\$ <i>1000</i>	Water Connection	\$
Street Damage Deposit	\$	Vehicle Crossing Levy	\$
Building Research Levy	\$	M.S. Plumbing	\$ <i>100</i>
Plumbing	\$	<i>G.S.T</i>	\$
Drainage	\$	TOTAL:	\$ <i>1100</i>
Sewer Connection	\$		

Receipt No. *0016F*

Date of Payment *08/10/86*

Authorised Officer *[Signature]*

Special Conditions:

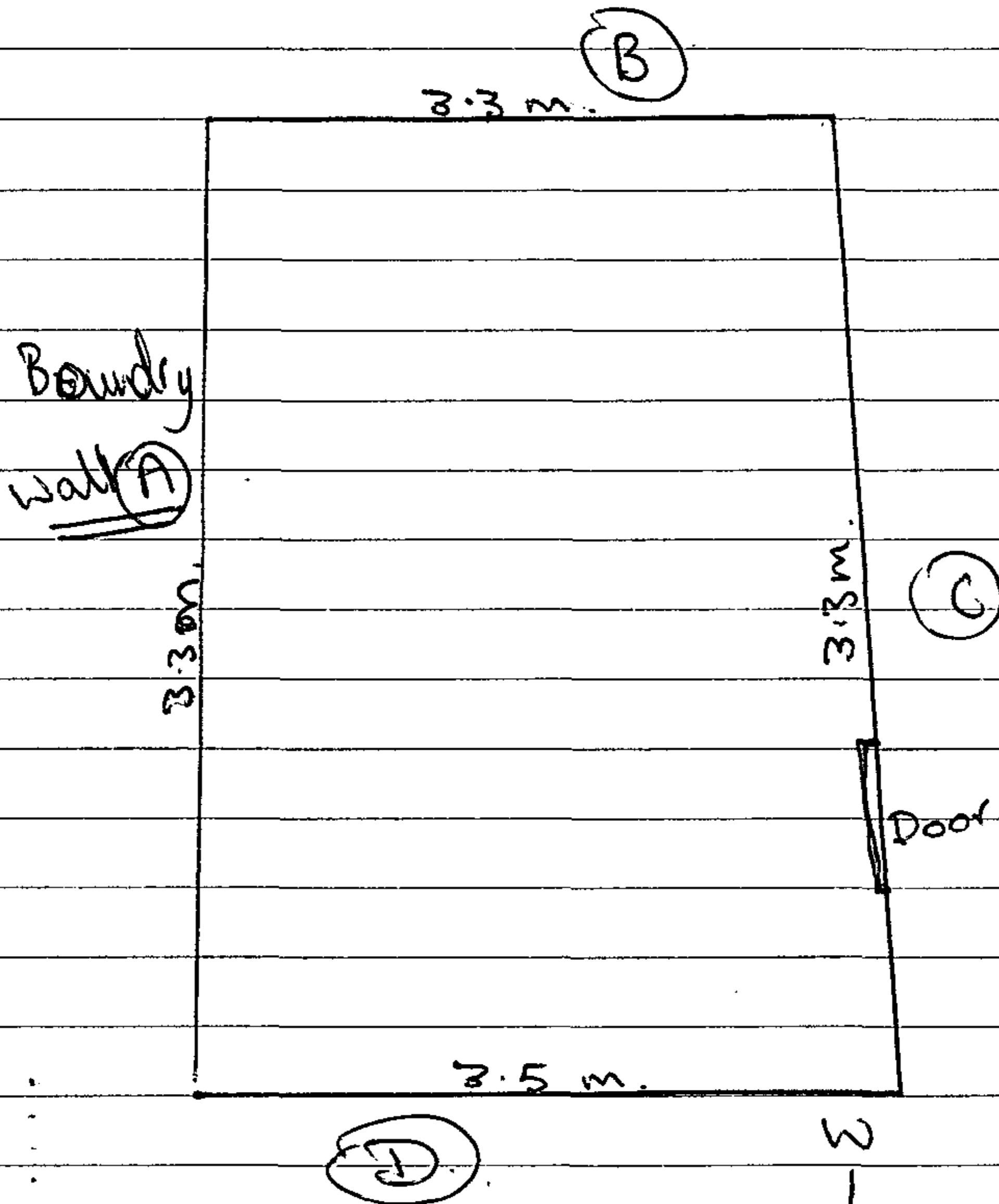
*5-11' 86 framed up - outside gals board to fire wall on
discussed braces - extra two req.*

Date Inspected

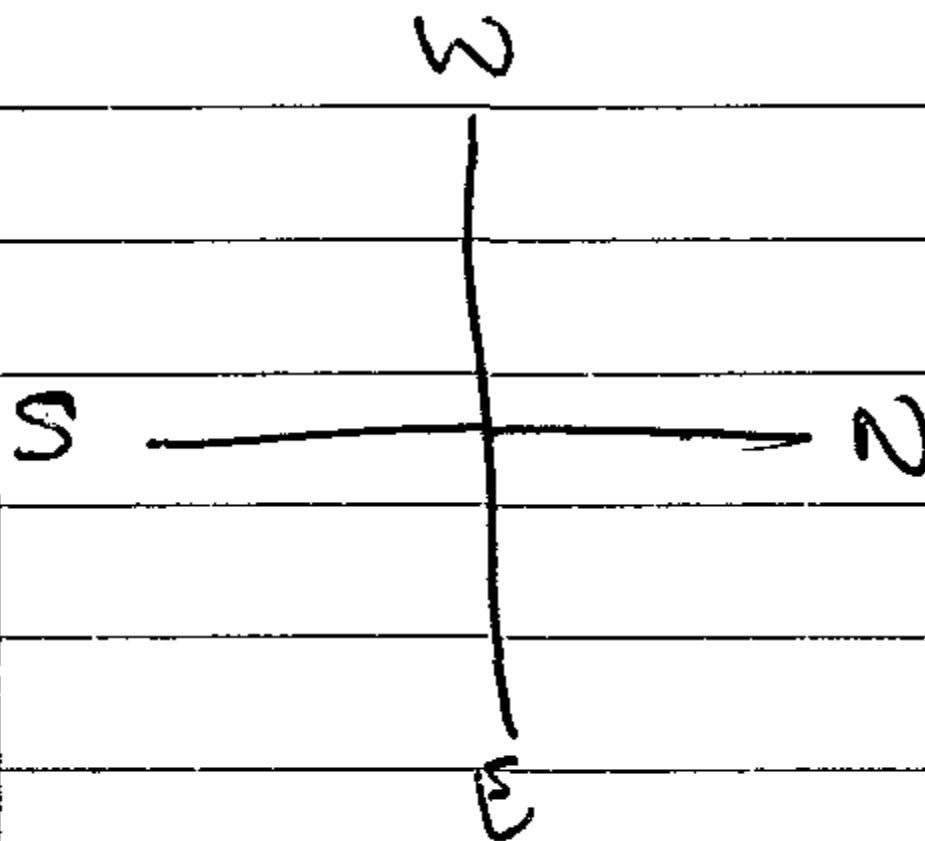
REMARKS (e.g. stage reached with work)

(CONTINUED OVER)

Shadehouse



NORTH TARANAKI DISTRICT COUNCIL
APPROVED
<i>[Signature]</i>
Authorising Officer
Date



Wall (C)

Fibre light

NORTH TARANAKI
DISTRICT COUNCIL

APPROVED

Quilley

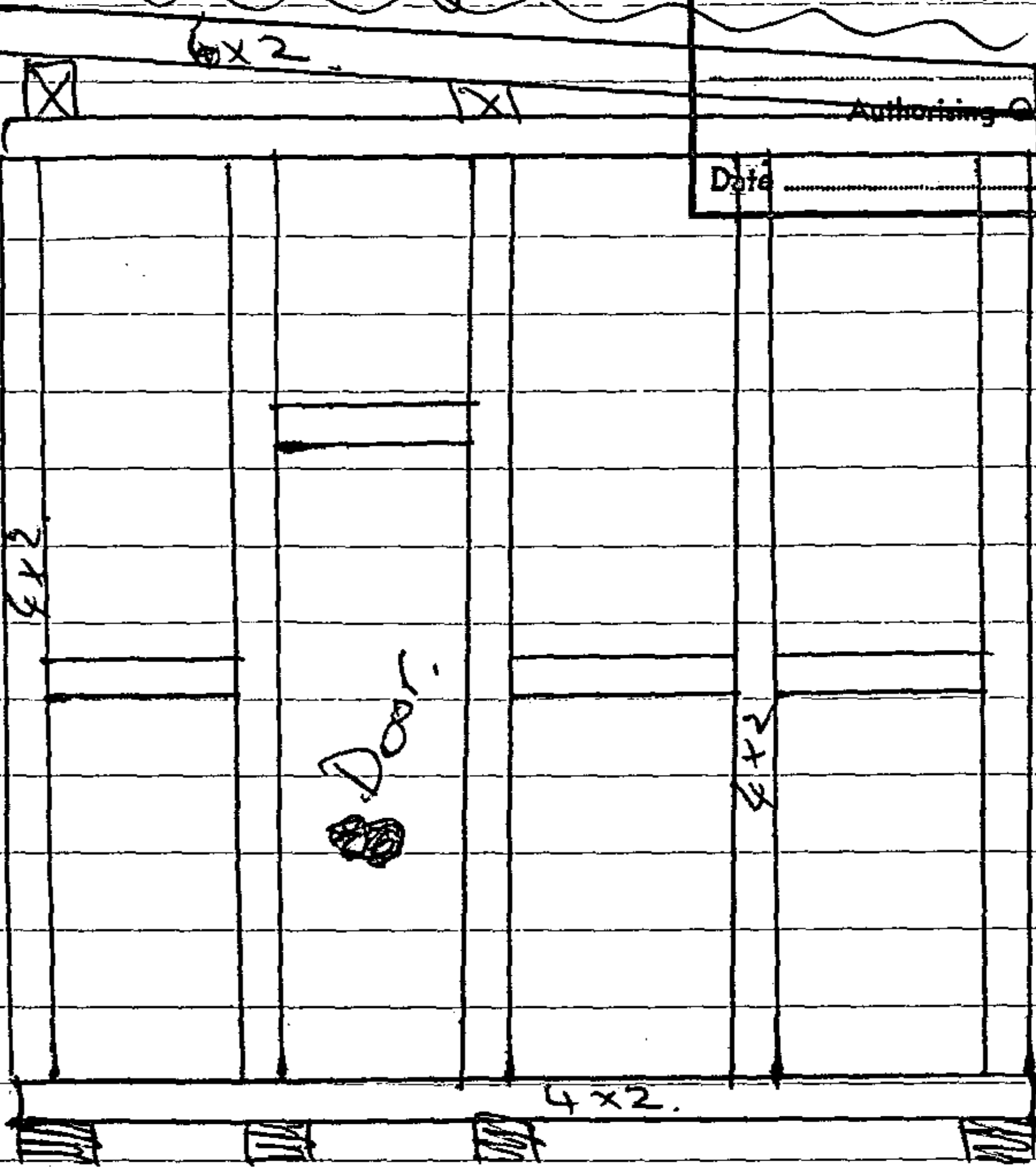
Authorising Officer

Date

E

W.

Door



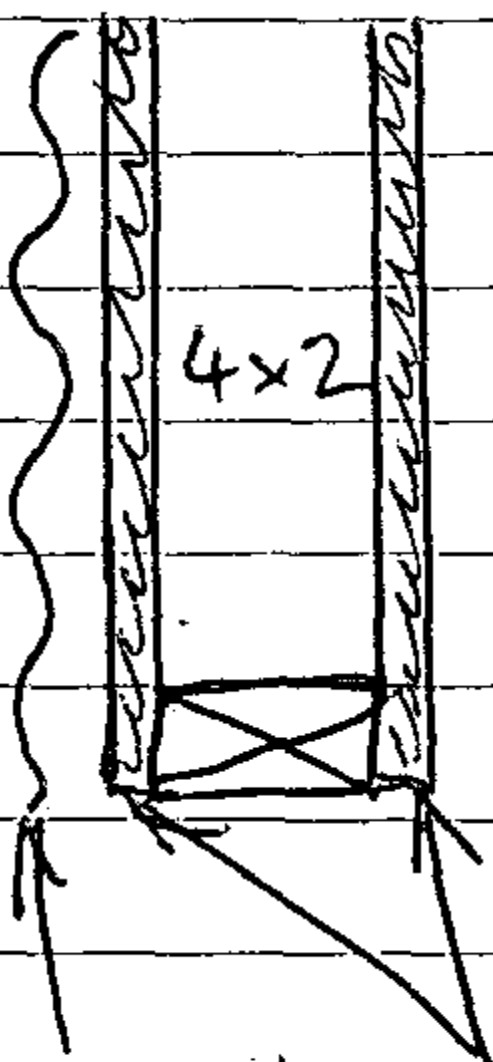
Covered with shade cloth

Walls C & D the same.

Wall B same framing but
covered with iron or fibre light.

Boundary
Wall (A)

Walls B
Corrugated
iron or
fibreglass.



Corrugated Giboard
iron.

Walls C & D
Shedhouse
netting.

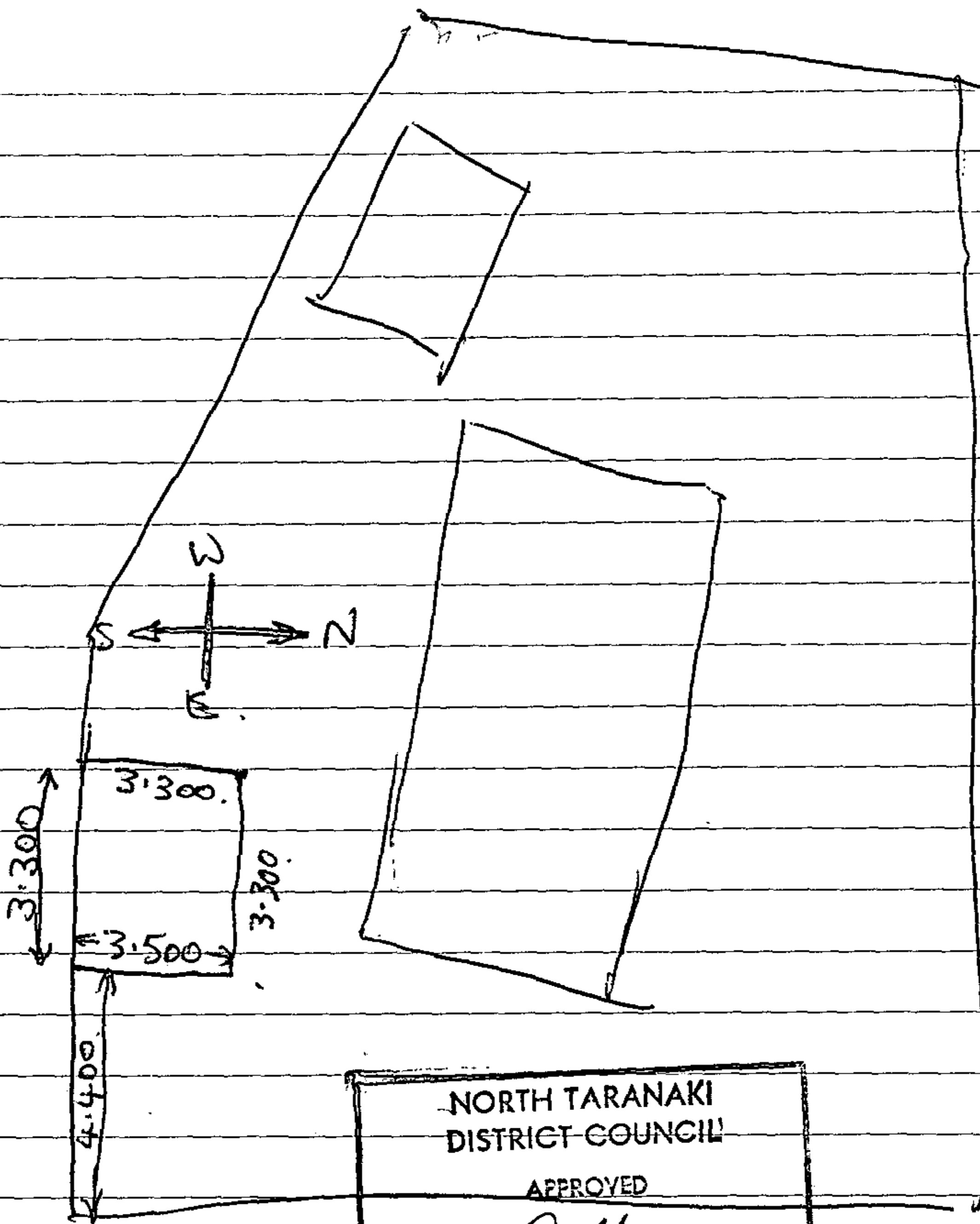
Roof
Fibre light

NORTH TARANAKI DISTRICT COUNCIL
APPROVED
<i>Quilley</i> Authorising Officer
Date

Wall (A) has a continuous reinforced
concrete foundation with piles holding
the other three walls.

Dirt floor.

13 TUAHU PL.



NORTH TARANAKI
DISTRICT COUNCIL

APPROVED

C. L. H. H. H.
Authorising Officer

Date *10/10/86*

BUILDING PERMIT

B009064

DRAINAGE PERMIT

1984

PROPERTY ID

003208

WAITARA BOROUGH COUNCIL

Application for Permit for Sanitary Plumbing or Drainage Work

To the Engineer,
Waitara Borough Council,

I, the undersigned Gavin Fabish of Waitara, hereby apply for a permit for the work described herein, and set out in the plans attached hereto, to be carried out in the premises situated in

Lot No. 68, D.P. 13559, Block or S.D., S.O. or

13 Tuhi A. Street or Road.*

Name and address of person for whom work is to be carried out.

G. J. Fabish
2 A. Kopu place

Name and address of craftsman plumber or registered drainlayer or other person entitled to do the work:

WARRICK T BAILEY 21 Mace St.
Waitara,
P. 6540.

Estimated value of:

(a) Plumbing

(b) Drainage 500.00

Total \$500.

Dated this 9th day of November 19 84 Signature W. Bailey

* Complete whichever is applicable.

FOR OFFICE USE ONLY

Remarks

Permit Issued

Permit No.

Receipt No.

Fee Paid

Health Inspector

Date

PLAN OF COMPLETED DRAINAGE INSTALLATION

FRONT OF SECTION

Plan of proposed Drainage (sewer.) work
at 13 Tachu Place.

Water.

100.0 P.V.C pipes to be used.

SIDE BOUNDARY

SIDE BOUNDARY

Inspection
90° Bend.

Inspection

Junctions
(Y's)

Water per fitting

Cent pipe

gully traps.

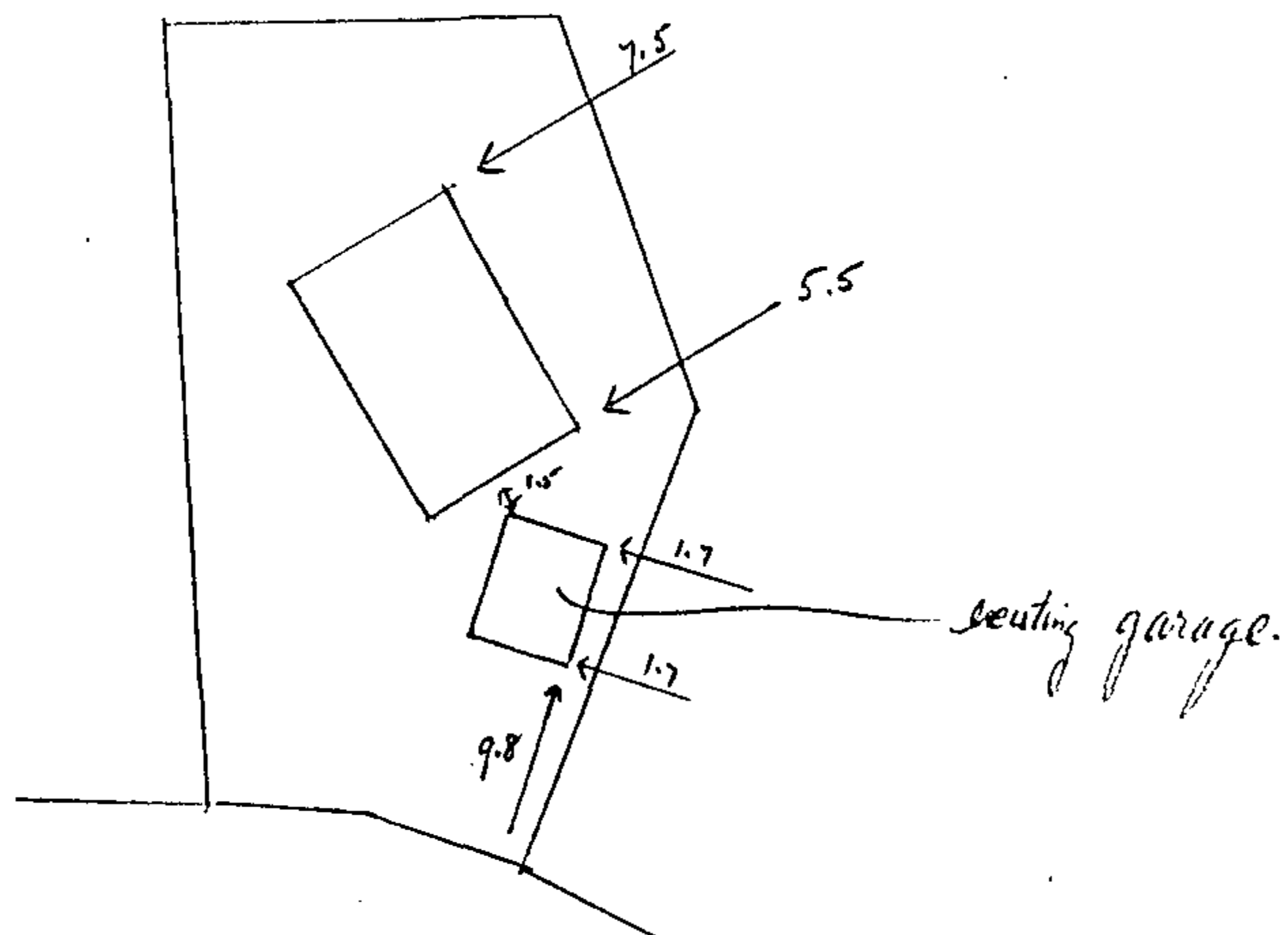
Inspection. (Straight.)

Existing sewer & connection. main.

REAR BOUNDARY

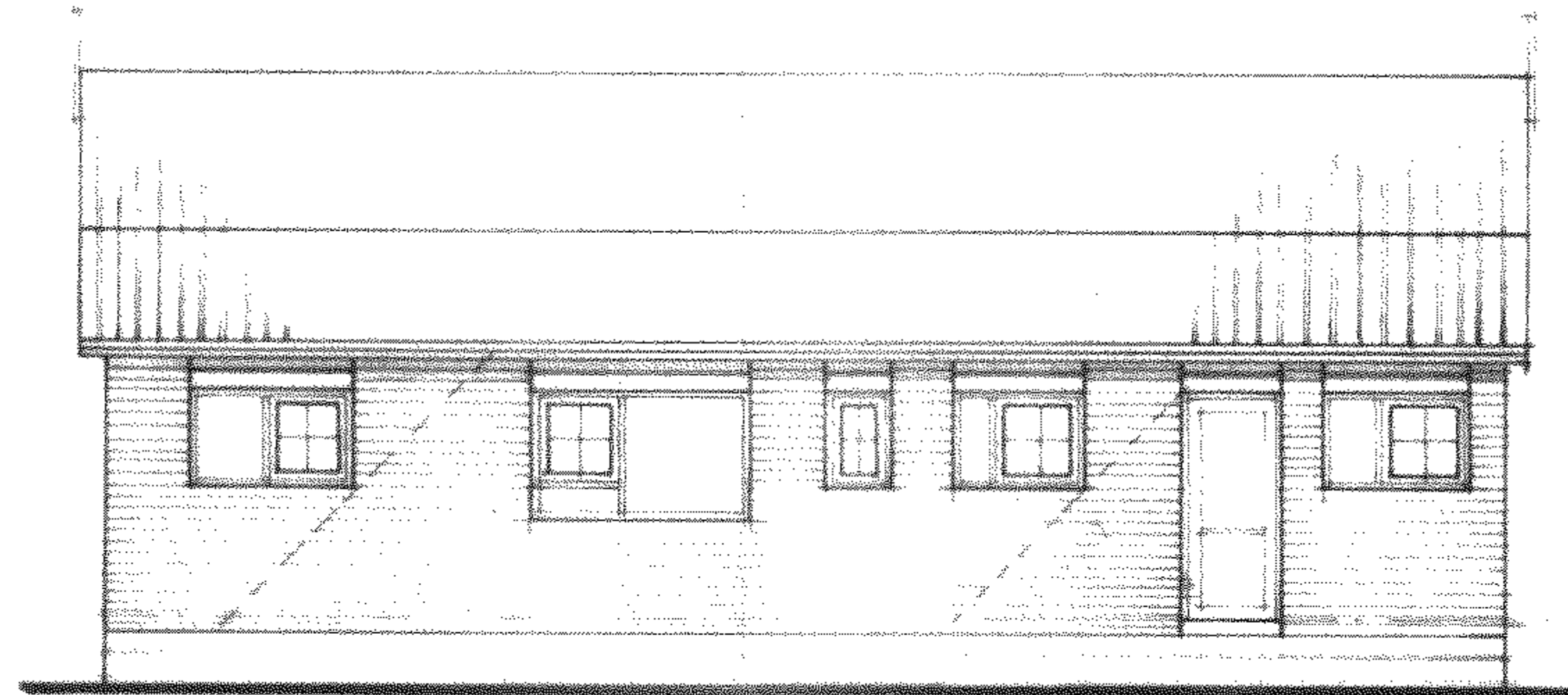
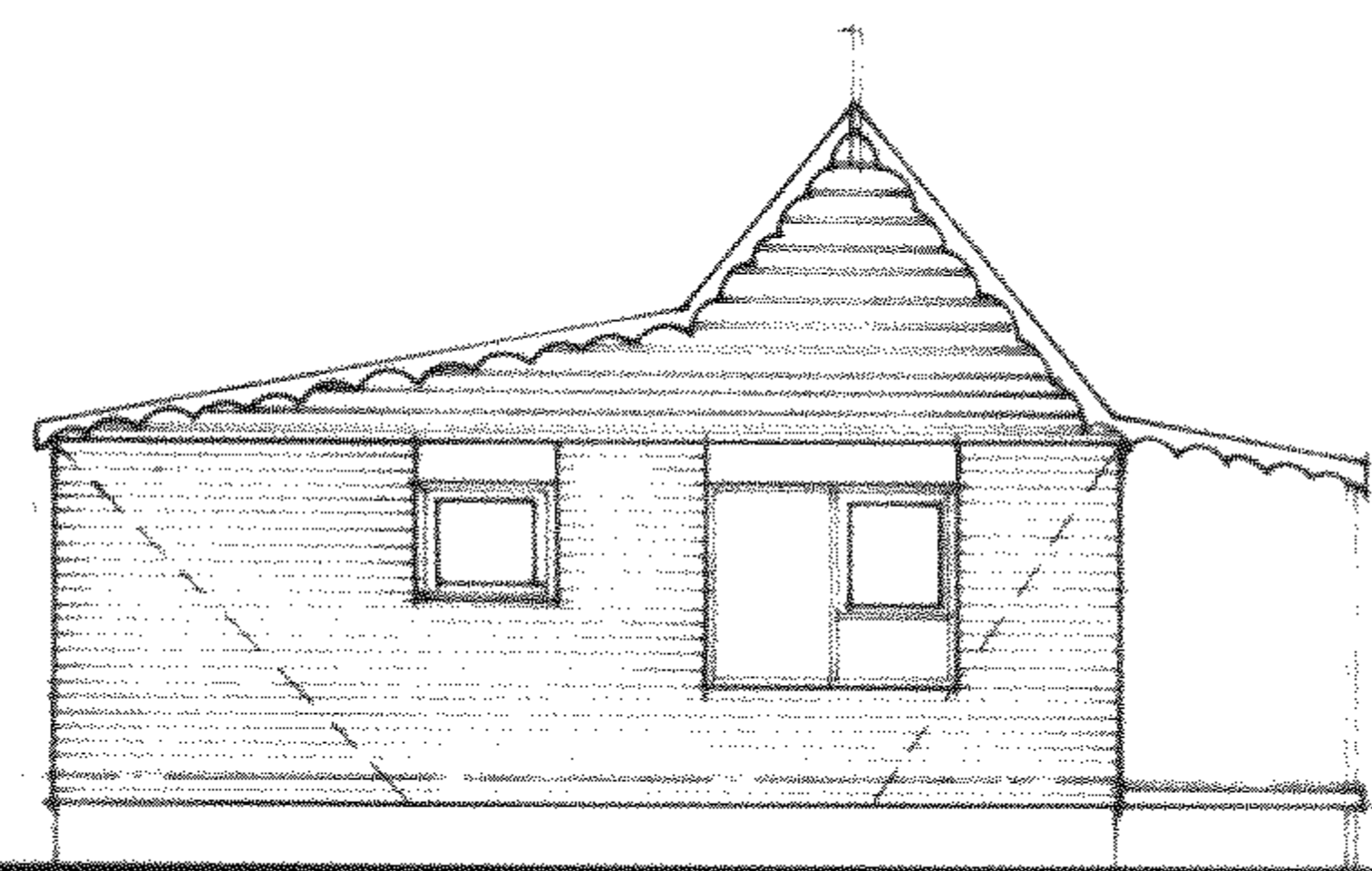
Zieland Enterprises Ltd.

222 DEVON STREET WEST
PHONE 86-404
NEW PLYMOUTH
NEW ZEALAND
P.O. BOX 4141



WAITARA BOROUGH COUNCIL	
Application Approved by:	✓
Town Planning Officer:	✓
Fire Authority:	✓
Health Inspector:	✓
Engineer:	✓
Building Inspector:	✓
Permit No.	B009064
Issued:	18.7.84

13 Tuata Place.



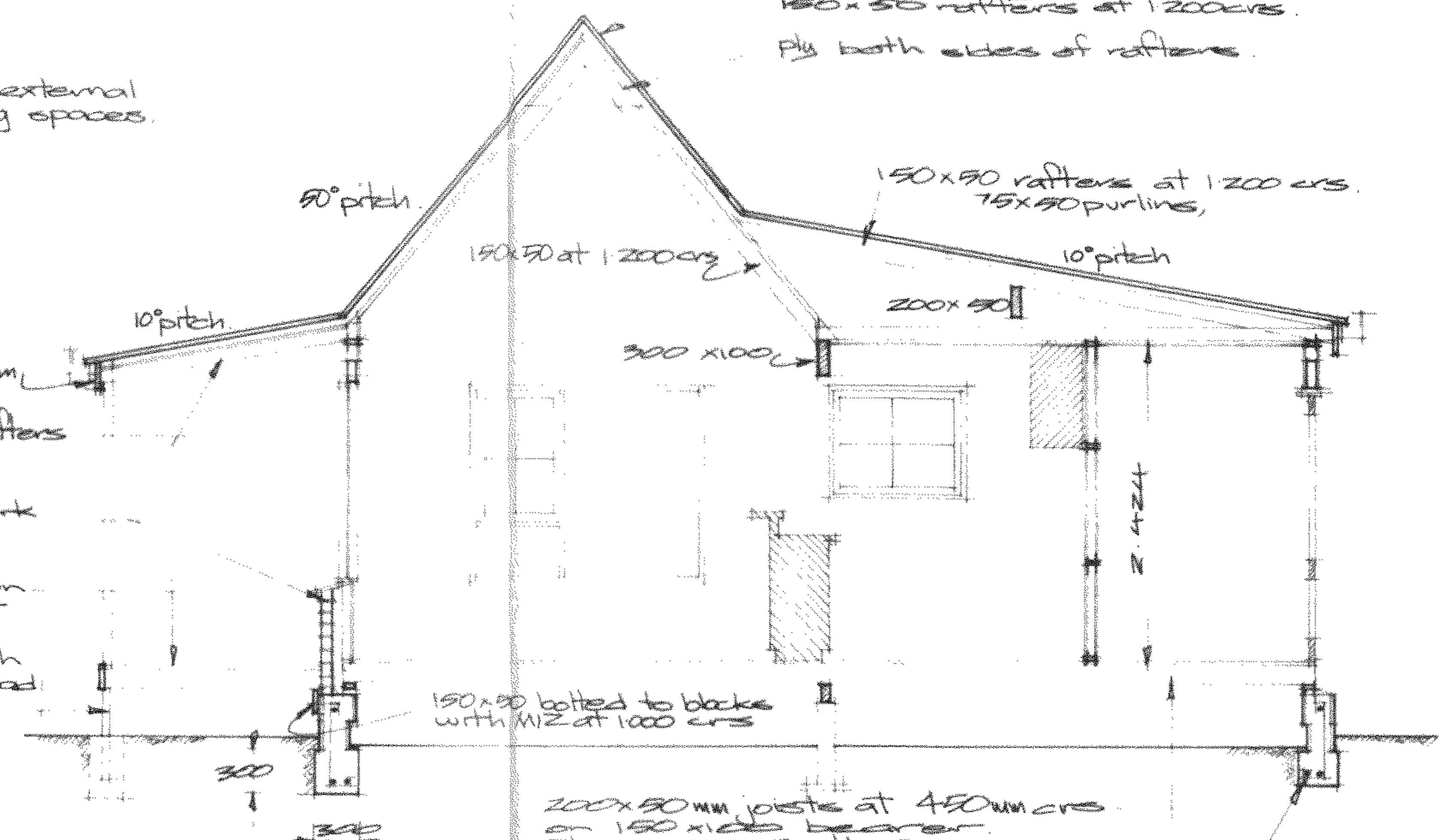
R16 Batts in all external walls and in ceiling spaces.

Trim-deck roofing on building paper, 75x50 purlins on edge, barking and 150x50 rafters at 1200 c/s. Ply both sides of rafters.

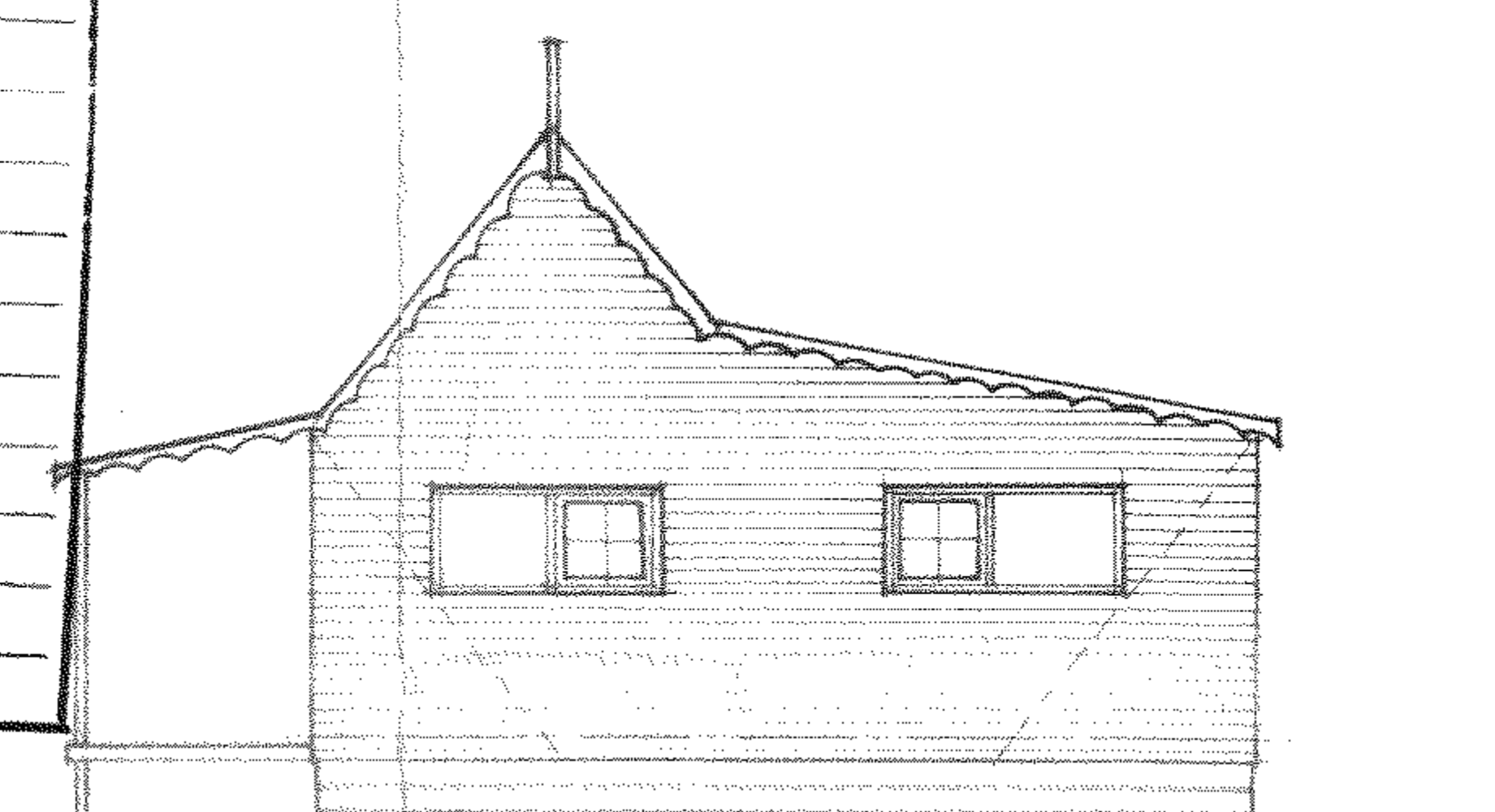
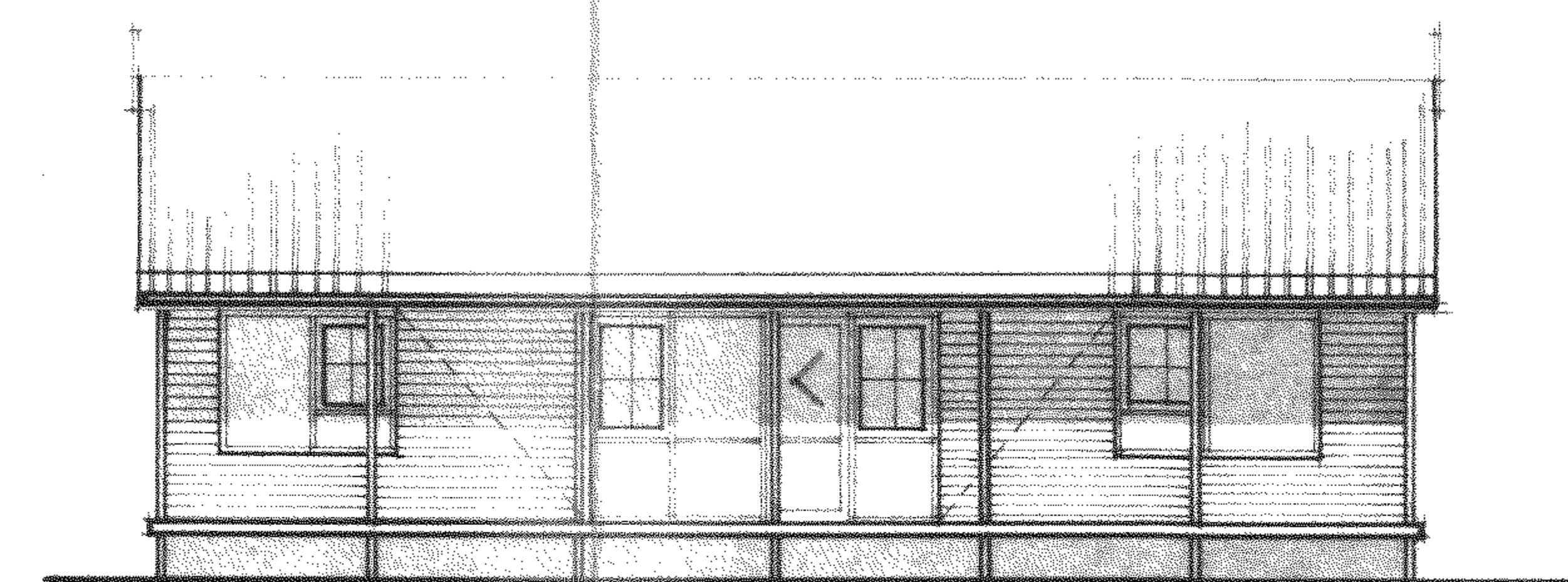
150x50 posca beam
ply on 100x50 mm rafters at 1200 c/s

Pioneer brickwork

decking timber on 150x50 joists at 600 c/s
100x100 post with 350x350x450 pad



CROSS SECTION A A Scale 1:50



WAITARA BOROUGH COUNCIL	
Application Approved by:	
Town Planning Officer:	✓
Fire Authority:	✓
Health Inspector:	✓
Engineer:	✓
Building Inspector:	✓
Permit No.	B009001
Issued:	18.7.84



FLOOR PLAN Scale 1:50

FABISH residence

JIM ROBSON DESIGN.
4 Lambton tce N.P.

SHEET **1**

DRAWN: Robson NZCD
TRACED

CHECKED
DATE July 1984

SCALE 1:50 1:100

SERIES OF 1
REF 84-791



SPECIFICATION ADDENDUM

THE FOLLOWING SCHEDULE IS A SPECIFIC VARIATION TO THE ATTACHED GENERAL SPECIFICATION FOR A PROPOSED DWELLING FOR:

Client *Fabul* Date *16/7/84* Lot *68* D.P. *13559*
.....
..... House Type *Colony* Street *13 Ruaha*
..... Town *Wairua*

Site Access	Interior Doors	} By owner
Site Level	Electrical	
Piles <i>Tan Pole</i>	Lights	
Base <i>Block</i>	Points	
Exterior Sheathing <i>Pioneer stone</i>	Stove	
Roofing <i>Gabrim deck</i>	Interior Hardware	
Exterior Joinery <i>Aluminium</i>	Joinery	
Chimney	Doors	
Hearth and Surround	Sink Top	
Space Heater	H.W.C.	
Electric Heating	Vanity Unit	} By owner
Insulation	Drainage	
Interior Linings	Painter	
Walls	Wallpaper	
Ceilings	Paths	
Shower		

SUMMARY OF AMENDMENTS

To be read in conjunction with but take precedence over general specifications and attached drawings.

SPECIFICATION

Specification of the work to be done and the materials to be used in the erection and completion of a residence as per the accompanying drawings.

for

Mr and Mrs

at

Lot Number Street

.....

.....

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the currency of the contract.

Any item in this specification and not shown on the drawings and vice versa shall be equally binding as though included in both.

The Contractor shall provide a form of contract which is to be completed by all parties before the commencement of any work on the site.

Any additions, omissions or variations to the contract shall be authorised in writing and an agreed price stated.

The Owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

Owners

Contractor

Owner's Solicitor

Loan Company

City, Borough or County

CONTRACT DOCUMENTS

1. The accompanying drawings.
2. This specification.
3. Concrete work N.Z.S.S. No. 1900 Chapter 9.3A.
4. Block work N.Z.S.S. No. 1900 Chapter 6.2.
5. All framing to comply with N.Z.S 3604.

2.

PRELIMINARY AND GENERAL (ALL TRADES)

1. Permits

The Contractors shall arrange to obtain all permits to build, etc., arrange all inspections and pay all fees as required by the local authorities.

2. Protection of work

All parts of the work liable to injury and all adjoining property, existing work, footways, trees, etc., are to be protected until completion of the contract.

3. P.C. Sums (Nett sums)

The P.C. Sums quoted in this specification are nett and the contractor or sub-contractor concerned must add any cartage, fixing charges and profit he requires to all such items.

4. Site

The Site of the works will be pointed out to the Tenderers by the owner or our cost will be based on a no greater depth of 450mm for footings and one block high base for concrete floor or two block high base for a particle board floor. Any extra cost shall be extra to the contract. Any engineers reports required shall be obtained by the purchases at their own expense.

5. By-laws

The whole of the work in this contract is to be carried out in strict accordance with the local authorities' regulations, and to be of a standard as approved by the loan company.

6. Extent of work

This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonably implied on the accompanying drawings and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.

7. Insurance

The Contractor shall at all times, keep the whole of the works fully covered by insurance. Fire, Public Liability, Workers' Compensation, etc.

8. Temporary Services

The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, toilet, power, water, access to the building site, scaffolding.

9. Maintenance

The Contractors shall maintain the property for a period of 30 days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.

10. Completion

On Completion all trade debris is to be removed from the site and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.

11. Contingencies

Allow the sum of \$ for contingencies. The whole, or any amount remaining unspent at the completion of the contract shall be credited to the Owners.

12. Termite Stops

Provision is to be made in all parts required by the Government Regulations for the fixing of termite stops should this building be erected in a gazetted termite area.

EXCAVATOR

1. Generally

Remove all turf or other vegetation, including trees, stumps, etc., from the area to be built on.

Bulldoze the site to the levels shown on the drawings supplied by owner. (Check original conditions).

Excavate as required for all wall footings, pile footings, steps, etc., as shown on the drawings.

Footing excavations are to be taken down to a solid bearing and to be not less than 300 mm deep. Any footings over 450 deep is extra.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus spoil on the site as directed by the Owners.

CONCRETOR

1. Materials

Concrete to be pre-mixed with a test of 17,500 kPa after 28 days. Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, loose rust, paint, grease, dirt, etc.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The Formwork is to be hosed out and kept wet before and while the concrete is being placed.

1. Concrete Work

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps and porch slabs, chimney foundations, etc., as indicated on the drawings and reinforced as shown. Steps to have 150mm risers and 300mm treads.

Hard filling to be 75mm down scoria or 'run of the pit' metal compacted in layers of 150 mm depth maximum. Blind with 25mm of sand and overlay with black polythene damp proof course with taped joints.

All floor slabs to be laid to true and straight surfaces, screeded, wood floated and finished with a steel float or power float to a fine finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires, etc., as required, prior to the pouring of the concrete. Holding down bolts to be 300mm maximum from corners and 1.2m centres maximum.

All exposed concrete work (except floors) to be roughened or scratched for subsequent plastering.

Piles to be pre-cast 600x200x200mm set out as shown on the foundation plan and supported on 300x300x100mm thick concrete footings.

BLOCKLAYER

Materials.

Blocks are to be of the sizes as shown on the drawings, delivered to the site on pallets and to be free from cracks and chipped edges.

Mortar is to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

Laying.

Construct the various block walls as shown on the drawings.

Corners to be plumbed both ways, courses to be level and straight.

The blocks are to be kept dry before and during laying and while the mortar is setting.

Sills are to be purpose made masonry unit sill blocks. Jamb blocks are to be rebated.

Ventilators are to be matching in colour and size, spaced 600mm from the corners and at 1.8m intervals.

Joints are to be 10mm thick max, rounded on exposed faces.

Build in holding down bolts 300mm from the corners and at 1.2m centres.

Reinforce and concrete fill the various bond beam courses and vertical cavities as shown on the drawings.

On completion clean down all exposed faces of the block work and leave free from all defects and mortar stains.

BRICKLAYER

Materials.

Bricks to be ~~hard square well burnt~~ *Pioneer* bricks/
Summit stone to be grey/white colonial delivered to the site in packets and free from chipped edges. The bricks are to be wetted before laying.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

Laying.

Construct the various brick and brick veneer walls, chimney, flower boxes, etc., as shown on the drawings.

All corners are to be plumbed both ways and the courses are to be level and straight. Perpend is to be in alignment. Joints to be 10mm thick maximum weatherstruck on exposed faces.

Sills are to be bricks on edge, or purpose made sill bricks as directed protruding 25mm beyond the face of the wall.

Build in vermin proofing at bottom plate level and galvanised ties spaced at not more than 500mm horizontally and every third course vertically.

Maintain a 40mm min. cavity to be kept clear of all mortar droppings and to be drained and ventilated.

Co-operate with the Carpenter in the building in of all exterior joinery.

On completion clean down the exposed faces of all brickwork and leave free from all defects, mortar stains, etc.

CARPENTER

1. Materials Schedule.

<u>Material</u>	<u>Size</u>	<u>Grade</u>	<u>Remarks</u>
Sub-floor jack studs	100 x 75 mm	Rad P. P.T.	
Sub-floor bracing	100 x 75 mm	Rad P. P.T.	
Bearers	100 x 75 mm	Rad P. P.T.	Wired down
Wall plates	100 x 50 mm	Rad P. P.T.	Bolted down
Floor joists	150 x 50 mm	Rad P. P.T.	At 600mm centres
	or as detailed		
Herringbone strutting	50 x 0 mm	Rad P. P.T.	At 2.4 m crs.
Solid bridging	Joist depth x 50 mm	Rad P. B.T.	At 2.4 m crs.
Top and bottom plates	100 x 50 mm		
	75 x 50 mm	Rad P. B.T.	Long lengths
Studs	100 x 50 mm		At 400mm crs max.ext
	75 x 50 mm	Rad P. B.T.	At 600mm crs max.int
Trimmer studs		Rad P. B.T.	See table below
Lintels		Rad P. B.T.	See table below
Nogging (Dwangs)	100 x 50 mm		3 rows to walls
	75 x 50 mm	Rad P. B.T.	4 rows to vert. boar
Bracing	22 x 22	Galvd angle	
		Bracing	Checked in flush
Ceiling joists	100 x 50 mm	Rad P. B.T.	At 450mm crs max.
Ceiling bracing	150 x 25 mm	Rad P. B.T.	
	100 x 50 mm	Rad P. B.T.	Diagonal
Ceiling Battens	50 x 25 m	Rad P. B.T.	At 400 crs max.
Rafters	100 x 50 mm	Rad P. B.T.	At 450mm crs (tiles)
			At 900mm crs (iron)
Ridges and Hip rafters	200 x 25 mm	Rad P. B.T.	
Valley rafters	150 x 50 mm	Rad P. B.T.	
Valley boards	150 x 25 mm	Rad P. B.T.	
Underpurlins	100 x 75 mm	Rad P. B.T.	As detailed
Roof struts	100 x 50 mm	Rad P. B.T.	1.8m crs max.
Collar ties	150 x 25 mm	Rad P. B.T.	1.8m crs max.
Purlins (Iron roof)	75 x 50 mm	Rad P. B.T.	750 mm crs max.
Roof trusses	Claw nail or similar		At 900 mm centres
Eaves framing	75 x 50 mm	Rad P. B.T.	
Fascia boards	ex 150 x 40 mm	Rad P. P.T.	Huttloc Grooved
Barge boards	ex 150 x 40 mm	Rad P. P.T.	Huttloc Grooved
Weatherboards	ex 150 x 25 mm	Rad P. P.T.	Huttloc B.B.
Vertical boards	ex 150 x 25 mm	Rad P. P.T.	Huttloc
Exterior facings	ex 75 x 25 mm	Rad P. P.T.	Huttloc
Scribers	Standard	Cedar	Primed
Flooring	3.6 m x 1.8 m	high density	particle board
Interior door jambs	ex 25 mm	D.A. Rimu	13mm bevelled stops
Architraves	40 x 10 mm	D.A. Rimu	Bevelled two edges
Skirtings	60 x 10 mm	D.A. Rimu	Bevelled one edge
Sill boards	ex 25 mm	D.A. Rimu	Sanded.Grooved back
Cornices	40 mm	D.A. Rimu	Bevelled
Splash boards	ex 25 mm	Rad P. P.T.	Primed.Grooved back
Shelving	ex 25 mm	Rad P.	Dressing grade
Exterior trim	Mouldings as required	Rad P. P.T.	
Interior trim	Mouldings as required	D.A. Rimu	

All Rad P. framing to be No. 1 grade.

All residential framing to comply with N.Z.S 3604.

6.

Trimmer Studs

Single or top storey

Openings up to 1.8 m wide	100 x 50 mm
Openings 1.8 m to 3.0 m wide	100 x 75 mm Solid or built up
Openings 3.0 m and over	100 x 100mm Solid or built up

Bottom of two storeys

Openings up to 0.9 m wide	100 x 50 mm
Openings 0.9 m to 1.8 m wide	100 x 75 mm Solid or built up
Openings 1.8 m to 3.6 m wide	100 x 100mm Solid or built up
Openings 3.6 m and over	125 x 100mm Solid or built up

Lintels

Opening Width	Lintel Size
0.0 m to 1.4 m	100 x 100 mm
1.5 m to 2.0 m	125 x 100 mm
2.1 m to 2.6 m	150 x 100 mm
2.7 m to 3.5 m	200 x 100 mm
3.5 m and over	250 x 100 mm

2. Construction

All materials are to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brick work is to be protected with a bitumen - fabric damp proof course.

Sub-floor jack studs are to be wired to foundation piles with 4 mm galv. wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined.

Sub-floor bracing to be diagonal, in both directions, as required and as directed by the local authority inspector.

Floor joists to be on edge, set out to suit the flooring sheets, nailed with one 100 mm and one 75 mm nail at every crossing and trimmed as required for stairwell openings, slabs, etc.

Double the floor joists at each end of the building. Floor joists spanning more than 2.4 m are to be stiffened with herringbone strutting or solid bridging and in rows at 2.4 m centres maximum.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be halve jointed or butt jointed and fastened with 4n. nails plates.

Studs are to be set out to accommodate 2.4m high wall lining sheets, and are to be held to the plates with two 100 mm flat headed nails at each end. Bowed studs are to be straightened with saw cuts, wedges and 100 x 25 mm or 75 x 25 mm strapping.

Lintels are to be checked 15 mm minimum into solid trimmer studs. Where built up trimmer studs are used one 100 x 50 mm stud is to be run up past the trimmer to the top plate and the 100 x 25 mm or 100 x 50 mm remaining is to run up to the underside of the lintel.

Nogging (Dwangs) shall be wall thickness x 50 mm spaced in rows at 800 mm centres maximum, set out to accomodate the wall lining sheets. To be nailed with two 65 mm nails at each end.

Ceiling nogging (dwangs) to be set out to accomodate the ceiling lining sheets and cornices. Around the perimeter of each room and in rows at 1.8 m centres maximum.

Bracing to comply with the requirements of NZS 3604.

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumb both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be on edge and spiked to the wall plates with one 100 mm and one 75 mm nail at each end. Where practicable, the ceiling joists are to come alongside rafters and to be spiked thereto.

Ceiling joists spanning more than 2.4 m are to be stiffened with ceiling runners well spiked at every crossing.

150 x 50 mm runners will span up to 3.6 m

200 x 50 mm runners will span up to 4.8 m

Ceiling bracing is required at all gable ends, 1.8m each way from each corner, diagonally fixed.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with one 100 mm and one 75 mm nail to the plates.

Supply and fix the necessary ridge boards, hip rafters, valley rafters, valley boards, underpurlins and roof struts and collar ties as required to complete the roof framing and as detailed on the drawings.

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed roof trusses fixed plumb, fastened to the plates with framing anchors, stiffened with runners and braced at each end of the building.

Purlins (iron roof) to be spaced to accommodate the roof covering and ridging and fastened to the rafters with one 100mm nail and one 75mm skew nail at every crossing.

Eaves runner to be nailed to the outside of the wall frames.
Eaves bearers to be nailed securely to each rafter overhang.

3. Exterior finish

All exterior joinery, exterior timber linings or trim and all end grain joints are to be given a coat of primer or stain prior to fixing.

Behind all asbestos-cement wall linings and as detailed on the drawings, fit a breather type building paper or "breather foil" lapped 100 mm.

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred where joined and fastened with galvanised nails.

Wall areas are to be covered with exterior lining as shown on the drawings. Weatherboards are to have scribed internal corner joints and mitred external corners without soakers. Fix with 65 mm galv. nails.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths with 60 mm galv. nails.

Soffits, verges and porch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds. Build in the various exterior joinery frames as supplied under "Joiner". Fit sill trays, head capping and flashing, trim at sides with scribes and under the sill with a quadrant mould, all as required.

Exterior doors to be fitted on one and half pairs of 100 mm galvanised loose pin (brass) butts or fixed aluminium doors.

Provide and fix a ledge and brace type foundation, access door and frame, positioned as directed.

4. Interior Finish

Flooring to be laid in large single sheets of high density particle board with joints in alignment both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Check with the Owners regarding the laying of flooring before the wall framing is erected.

Nail the flooring with 60 mm galv. brad head nails at 150 mm centres on the joints and at 300 mm centres on intermediate floor joists.

On completion of the contract the floor nails are to be punched and the floor machine sanded in one operation remove rubbish.

Care must be taken that the flooring is not stained by rust marks, tea or coffee, etc.

Gib panel or conventional interior walls. Interior wall linings generally to be 9.5 mm gibraltar board sheets fixed with vertical joints and nailed with flat headed galvanised clouts, double nailed to studs and nogging. Sheets to service rooms may be glue fixed with horizontal joints.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected Lamiwall sheet with plastic jointer and corner mouldings.

Ceilings are a choice of gib sheeting or 300 x 600 pinex tiles with all joints, nail holes and other imperfections stopped flush and left ready for the painter.

Nog for and build in the various joinery fitments as supplied under "Joiner" and trim to walls, floor and ceiling with quadrant and bevelled mouldings as required.

Nog for and build in the various fittings as supplied under "Plumber" and trim around with splash boards primed and set in mastic and other finishing trim and mouldings as required.
Interior doors are to be fitted with 1½ pairs of 90 mm A.C. or F.B. loose pin butts.

Architraves on slim line door jambs to be fitted with glued mitred joints.

Skirtings to be scribed to the floor and internal corners and mitred at external angles.

Sill boards to be housed to jambs and mullions and bevel scribed to sashes. To finish flush with the inside of the jambs and to be finished with a returned architrave.

Coat cupboard and wardrobes to be fitted with one shelf ex 300 mm wide fixed 1.750 m above the floor and with a aluminum hanger rail under.

Linen, hot water and other cupboards to be shelved with slatted shelves ex 100 x 25 mm as directed.

Allow the P.C.sum of \$100 for all hardware, and allow to order, take delivery of and fix same.

Form a ceiling access door in a convenient and inconspicuous place (wardrobe)

Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess and trimmed around as required.

Supply and fix the sundry internal finishing mouldings and trim as required. 15 mm quadrants to internal corners of service rooms, etc.

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.
All internal finishing timbers shall be sanded to remove machine marks and on completion, shall be free from all hammer marks, splits or other defects. All nails in exposed work (interior and exterior) are to be punched

SOLID PLASTERER

1. Materials.

Cement to be ordinary Portland cement.

Sand to be clean river sand free from saline, vegetable or earthy matter.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturers directions.

2. Chimney.

Supply and erect one precast concrete chimney as indicated on the drawings. All units to be well bedded in mortar.

The corners are to be plumbed both ways and reinforced with D.12 rods, well grouted in.

3. Plastering.

All exposed concrete steps and slabs, concrete base walls, precast concrete chimney, reinforced concrete columns and beams etc., as indicated on the accompanying drawings shall be solid plastered to a fine finish.

All sharp exposed edges are to be rounded. Steps and slabs to fall slightly away from the building and not to hold water. Slabs to be coved up against the residence, under door sills etc.

Columns, beams and chimneys to be textured as directed.

ROOFER

1. Generally.

Refer to the drawings for the type of roofing to be used.

2. Concrete tiles.

Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles.

50 x 25 mm battens for rafters at 450 mm centres.

50 x 50 mm selected quality battens for rafters or roof trusses at 900 mm centres.

Tiles are to be set out with a full tile at the top.

Tiles to be laid with standard laps and nailed or wired down in accordance with standard practise.

Hips and ridges to be covered with hip tiles bedded in mortar.

Parge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

On completion leave 5 ordinary and 2 ridge tiles under the building for future maintenance purposes.

Supply the Owners with a guarantee for the tiles and a separate two year guarantee for the laying of the tiles.

All in accordance with NZSS 4206.

3. Coated galvanised tiles.

Battens to be splay cut, two ex 75 x 50 mm timber and set out to suit the gauge of the tiles, and nailed firmly to the rafters. Co-operate with the Carpenter in the determining of the rafter length to finish with a full tile at the top.

Ridges, hips and barges to be covered with purpose made accessories, coated as for tiles.

Fix the tiles and accessories in accordance with standard practise.

Supply the owners with the standard guarantee for the laying of the tiles.

Lay under batten self supporting roofing underlay to meet NZSS Building Code NZS4217.

4. Galvanised iron.

Trinideck

The roof area is to be covered with PVC Dunband tape. Overlay with breather type building paper.

Roofing to be 0.4 mm galvanised corrugated iron sheeting, with primed laps, in single lengths, with 1½ corrugations side lap and nailed with lead headed or spring head nails in accordance with standard practise.

Ridges and hips to be covered with lead edged ridging, in long lengths with the lead edge dressed down into the corrugations of the iron.

Barges to be covered with purpose made barge flashings.

Supply and fix all flashings, lead caps, etc., to make the roof thoroughly watertight and birdproof.

Priming to be calcium plumbate.

5. Flat roofs.

Supply and fix over Tape and building paper and as per the manufacturer's directions, the flat roofing as shown on the drawings, complete with matching spoutings, downpipes, barge flashings and flashings as required.

PLUMBER AND DRAINLAYER

1. Generally.

The whole of the plumbing and drainlaying shall be done in strict accordance with the local authorities' by-laws and drains shall be laid by registered workmen only.

The plumbing contractor shall obtain all necessary permits for the work and pay all fees in connection thereto.

2. Exterior work.

Supply and fix all necessary flashings, lead caps, sill trays, etc., in conjunction with the Builder to make a thoroughly watertight job.

Supply and fix galvanised spouting to all eaves, laid with even falls to 75 mm diameter galvanised downpipes. Downpipes to be sealed into stormwater drains at foot.

Valleys to be standard, galvanised, laid over building paper.

3. Water service.

Lay on cold water from the main, feed through a pressure reducing valve to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostatically controlled electric element.

Lay on hot and cold water services to the various fittings as shown on drawings and to 2 hose standards positioned as directed. Hot water service to run in copper. Main and cold water may run in plastic if approved by Owners, Loan Company and Local Authority Inspector.

4. Fittings.

Provide and set up the fittings as shown on the drawings and provide regulation traps and wastes to same. Traps and wastes may be plastic if approved.

Bath, first quality, white.

Vanity unit - selected formica top, white basin, drawers and doors under.

Sink top - selected stainless steel.

Shower tray - stainless steel.

By owner

W.C. - White, china, wash-down pedestal with plastic double-flap seat and low-down plastic flushing cistern or coroma.
 Tub - Stainless steel, with cupboard under.
 Automatic washing machine taps.
 Taps - C.P. as selected by the Owners, exterior hose taps - brass
 Shower rose - C.P. swivel type.
 Shower mixer unit.

Waste disposal unit to be type fitted with a copper trap and waste.

5. Drains

Stormwater to be taken in second quality socketted earthenware or P.V.C pipes to stormwater main connection, or standard soak holes.

Sewer drains to be first quality glazed socketted earthenware pipes or P.V.C. 100 mm laid with even falls and easy bends to a main connection as directed.

Provide and fix all necessary gulley traps, terminal and back vents, cleaning eyes, inspection junctions and bends, etc., as may be necessary to comply with the local authorities' regulations.

Provide and set the field tile drains set in scoria, if shown on the site or basement plan.

Any sewer drain over 30 m will be an extra.

JOINER

1. Timber Grades

Exterior Joinery - Heart Rimu or Rad. P.P.T. Huttloc.

Door sills - Heart Matai.

Sashes - Redwood or Rad. P.P.T. Huttloc.

Interior Joinery - D.A. Rimu.

All to be dry seasoned timber run to standard profiles.

2. Windows

Aluminium windows, where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc. To be installed as per the manufacturer's directions.

Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J.M.F. 'Sundyne' profile, of standard construction and high class workmanship. Opening awning type sashes to be fitted with 'Interlock' stays of approved sizes.

The windows are to be glazed with standard quality glass, with selected obscured glass to bathroom and W.C. windows and as directed.

3. Doors

Exterior door framed and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flush type, with D.A. Rimu or Kauri or similar facing sheets and clashing strip to the closing edge.

Sizes:

Main doors - 1.980 m x 760 mm.

Bathroom, W.C. - 1.980 m x 700 mm.

Wardrobe and Cupboards - 1.980 m x 600 mm or to fit.

Interior door jambs are to be ex 25mm with 12mm bevelled planted stops.

Glazing to doors or door frames to be obscured glass.

12.

4. Fittings

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units as directed.

Sink top as specified under "Plumber". Other bench tops to be of selected 'formica' or 'laminex' with matching edges.

Cupboard doors to have solid core hardboard faced doors.

Drawers to have sides dovetailed to fronts and hardboard bottom.

Supply a standard bathroom cabinet with a mirror rebated and beaded to the door.

5. Stairs

Closed type - To be constructed with strings ex 250 x 50 mm treads ex 40 mm thick and risers ex 25 mm thick. The treads and risers are to be housed 15 mm, glue wedged and glue blocked to the strings. Nosing to be 30 mm maximum.

Open type - To be constructed with undercarriages ex 150 x 75 mm tread cleats and treads ex 50 mm thick timber - no risers.

Supply handrails ex 75 x 50 mm bevelled and rounded to one side of each flight of stairs.

ELECTRICIAN

1. Generally

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange for all inspection required.

2. Supply

Arrange for a mains supply to the building of 30 m, any more will be an extra.

3. Boards

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient to the Owners.

4. Lights

Provide and fix all the lights, switches and power outlets as listed hereunder, all to be positioned by the Owners after the floor has been laid.

Passage and stairwell lights to have two way switches.

..... Interior lights.

..... Exterior lights.

..... Power outlets with switch gear.

5. Fittings

Allow the P.C. Sum of for the purchase of an electric range and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element, supplied under "Plumber".

Allow the P.C. Sum of for the supply of an electric wall heater and allow to order, take delivery of and install same.

Allow the P.C. Sum of for the purchase of special light fittings and allow to order, take delivery of and fit same.

Allow to supply and install an exhaust hood, fan as detailed on the drawings.

Allow to wire up for the waste disposal unit supplied under "Plumber".

Allow to provide and install a selected razor outlet positioned as directed by the Owners.

Earth all metal waste pipes and metal fittings as required by the regulations.

Aerial, earth and T.V. aerial sockets as directed by the Owners.

PAINTER AND PAPERHANGER

1. Generally.

Allow to submit the plan to a colour service for a colour scheme and to the Owners approval.

All paint and varnish is to be delivered to the job in new tins, unopened and currently usable.

2. Exterior.

Woodwork-prime, stop and paint in one undercoat and one finish coat with a high gloss finish.

Stained work - one coat of stain prior to fixing, the nail holes, etc., are to be stopped with coloured stopping followed by one further coat of the stain.

Metalwork, including spoutings, downpipes, wrought iron work, etc. - Approved primer for galvanised iron, one undercoat and one finish coat. Asbestos-cement sheets - Two coats of plastic paint. Solid plaster and concrete block work to be left unpainted.

Iron roof - to be left unpainted.

3. Interior.

Interiors of all service rooms to be primed or sealed, stopped, undercoated and finished with high gloss enamel.

All other ceilings to be given two coats of flat ceiling paint

All other wall areas to be lined with wallpaper, hung in single lengths, plumb, and with butt joints.

P.C. value per roll.

Flush doors only to be sealed, and given two coats of satin finish varnish. To be rubbed down between coats.

All other interior finishing woodwork to be primed, stopped, undercoated and finished with a semi-gloss paint.

4. Completion.

On completion the residence is to be left clean and tidy, window and other glasswork is to be cleaned. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

INSULATION

1. Walls.

Interior faces of all external wall areas are to be lined with Gib foil sheets/R11 Batts. Check that where "breather foil" has been used in lieu of building paper this requirement can be omitted.

2. Ceilings.

Provide and fix selected fibreglass batts or Acrofibres.

2 Images

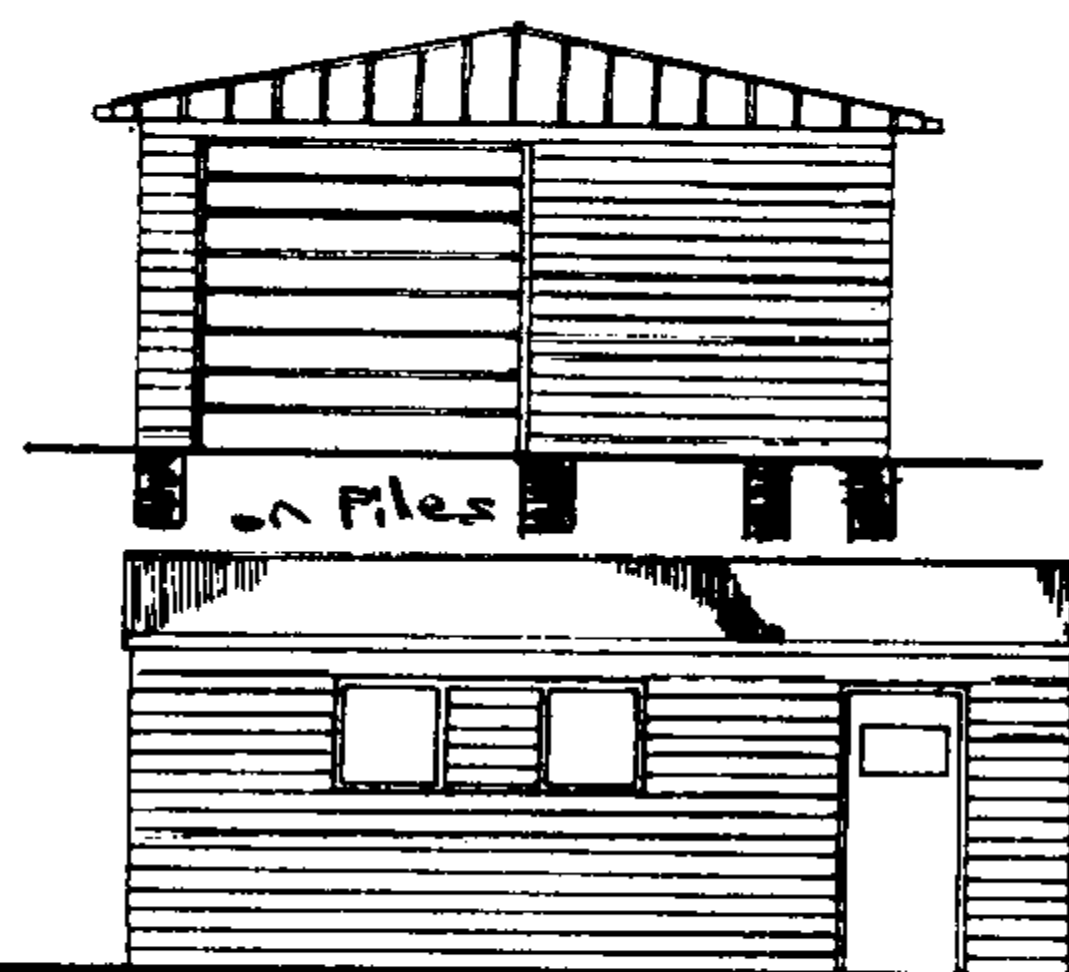
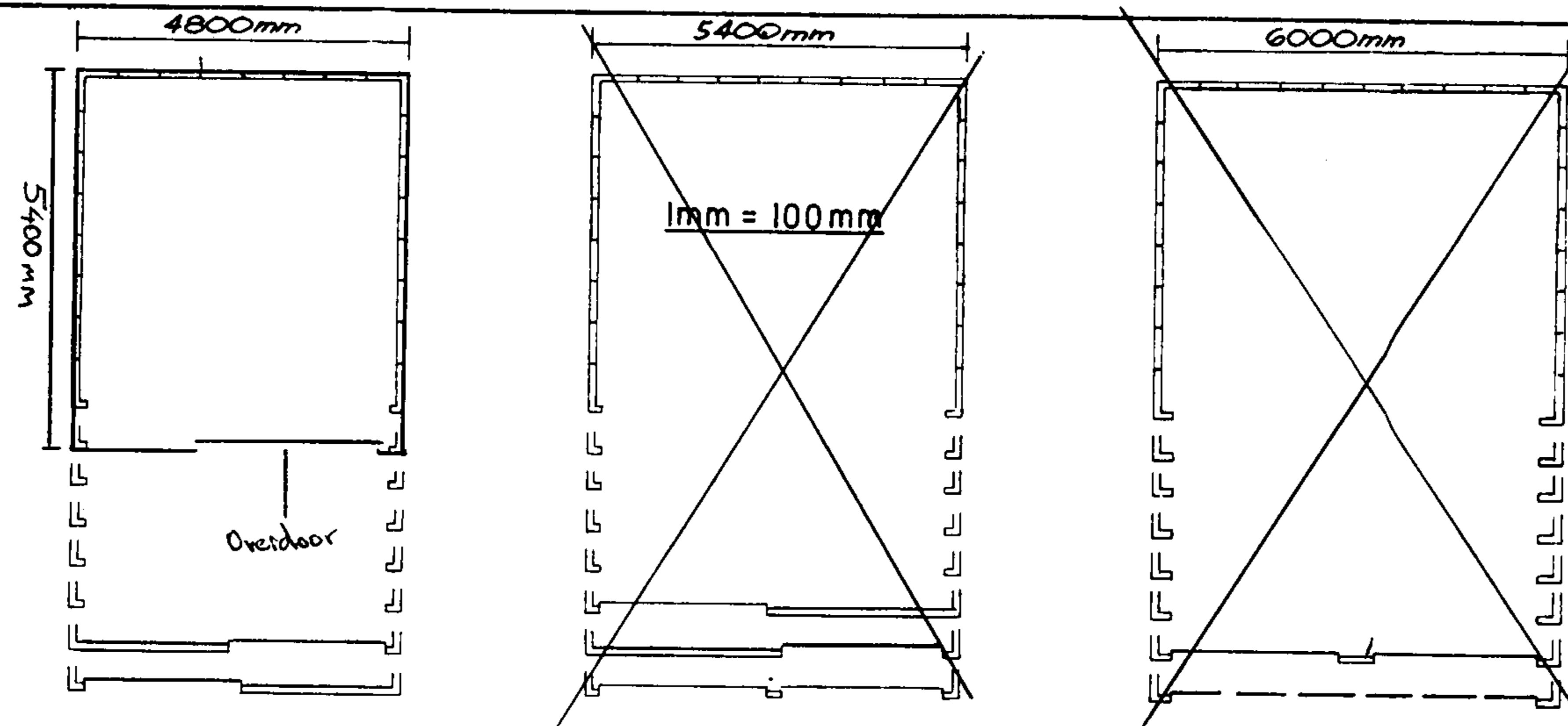
BUILDING PERMIT

A016059

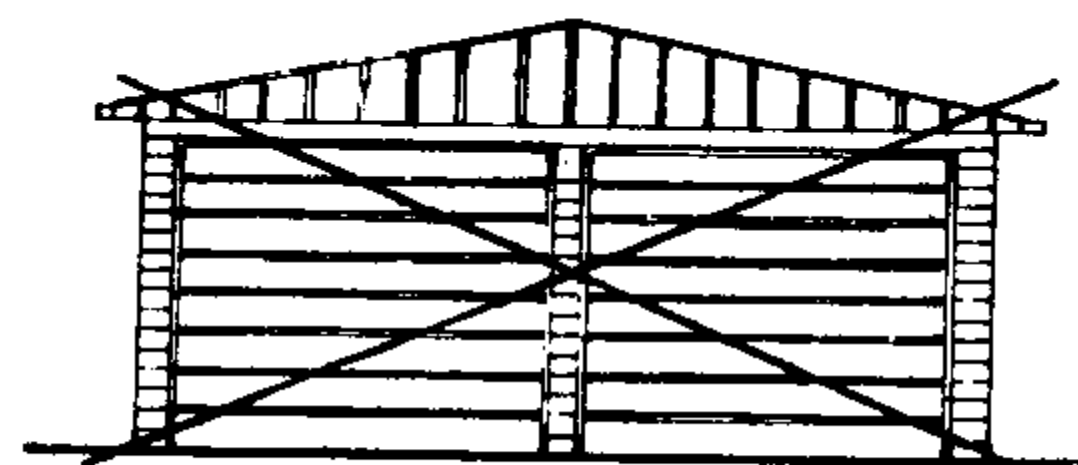
1984

PROPERTY ID

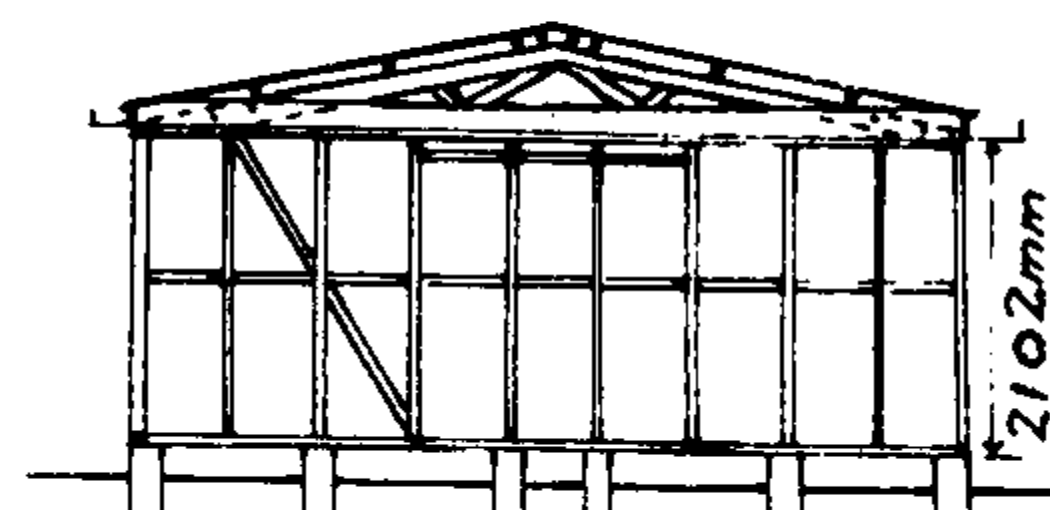
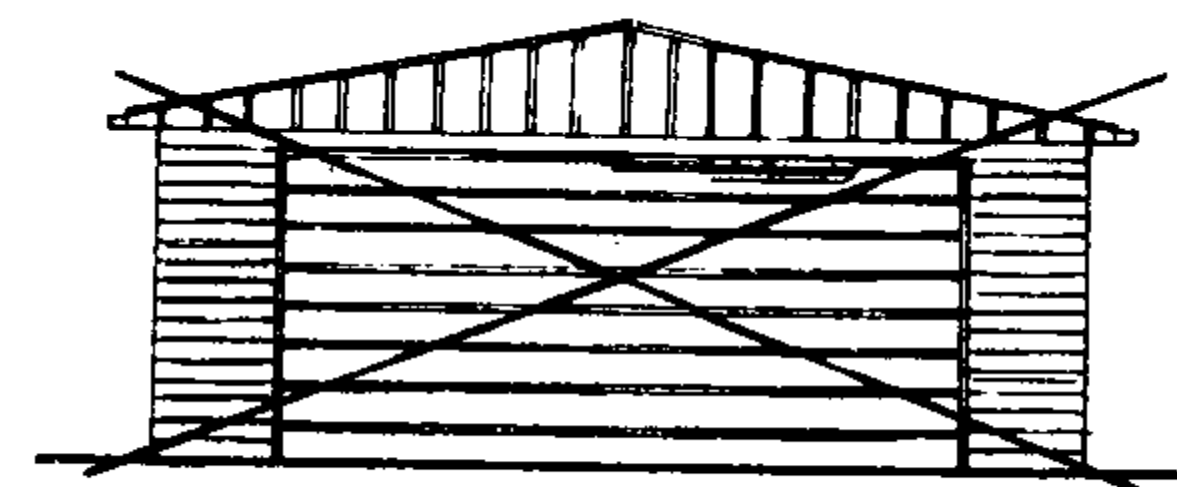
003208



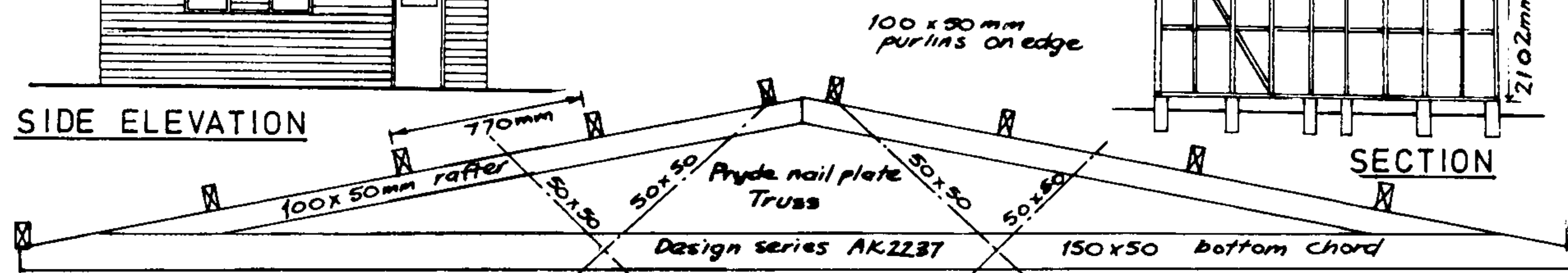
SIDE ELEVATION



ELEVATION



SECTION



Detail of 6000mm span truss

SCALE 1m = 25m

Trusses for 5400mm & 4800mm are similar, but reduced. 6000mm & 5400mm have stiffeners of 100x50mm, 4800mm has 50x50mm. When 4500mm doors are fitted in double garages, the gable end is formed with a similar truss and completely metal lined.

- SPECIFICATIONS:**
- Foundations:** 200x150mm concrete piles at 1200mm & 600mm centres under studs or continuous concrete dwarf walls or complete floors.
 - Dampcourse:** 2 ply d.p.c. under all plates.
 - Framing:** All timber is boron treated machine gauged radiata. All framing is housed i.e. studs checked into plates & nogs checked into studs. Studs at 600mm centres top and bottom plates and nogs - 100x50mm.
 - Wall Braces:** 75x50mm cut on edge
 - Door Beams:** Minimum 150x50mm with minimum of 13mm check in at each end
 - Roof trusses and purlins:** as per detail drawing placed over studs at 1800mm and 2400mm centres to suit.
 - Dragon ties:** 75x50mm at 45° over top plate to each corner.
 - Roofing:** 26g. galv. corr. iron single sheets.
 - Ridging:** 26g. galv. lead edged.
 - Walls:** 26g. galv. metal weatherboards.
 - Spouting:** 24g. galv. iron gutters fixed ea. side.
 - Downpipes:** 75x50mm galv. iron
 - Doors:** 24g. or 26g. metal doors on overhead gear or galv. roller doors.

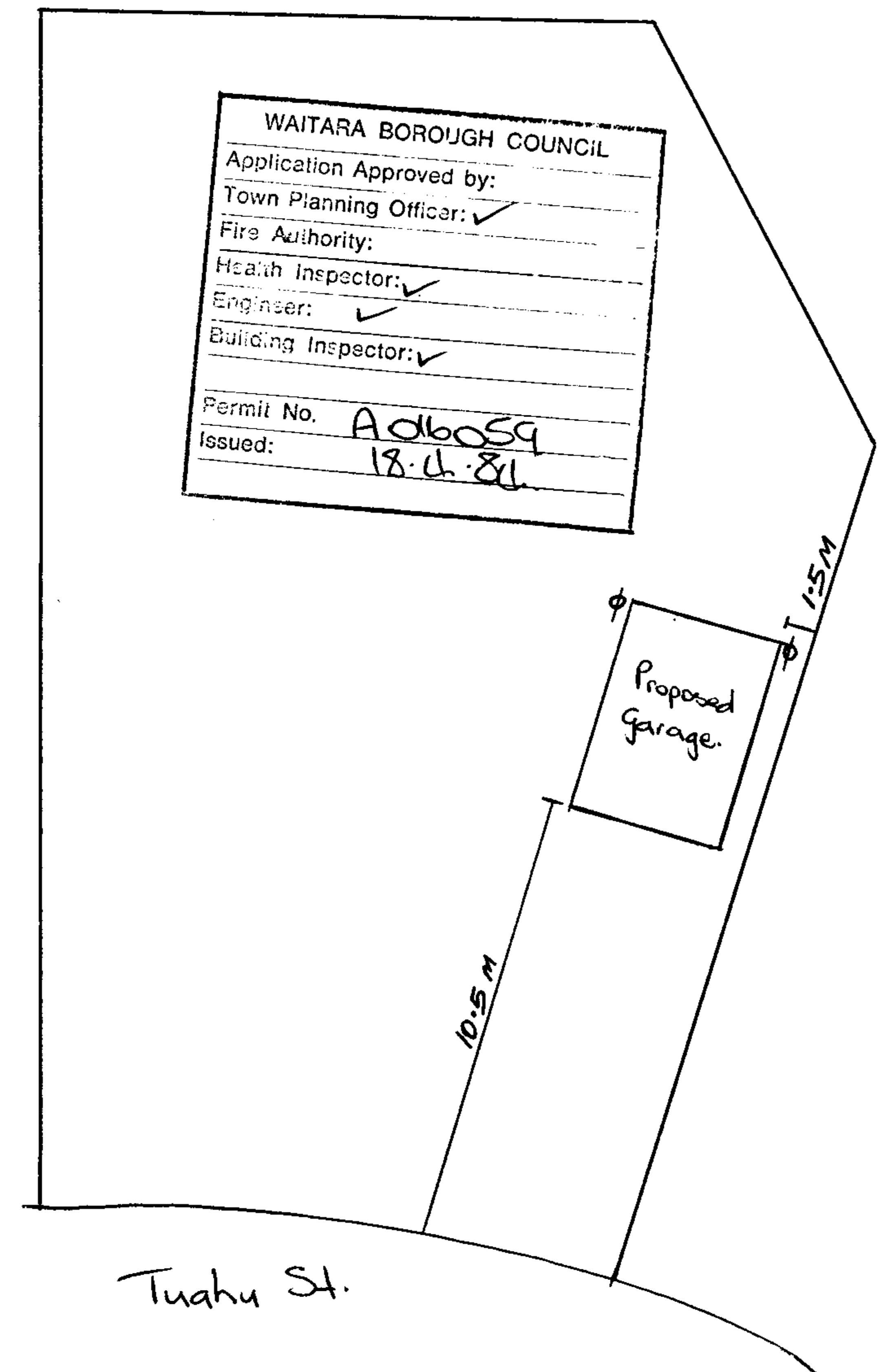
GARAGE, SHED at 13 Tuahu Pl, Waitara for Mr. G. Fabish

SKYLINE GARAGES

manufactured by Skyline Buildings Ltd.

φ Down pipes

WAITARA BOROUGH COUNCIL	
Application Approved by:	
Town Planning Officer:	✓
Fire Authority:	
Health Inspector:	✓
Engineer:	✓
Building Inspector:	✓
Permit No.	A06059
Issued:	18.11.81



SITE PLAN ~~1mm~~ 200mm Not to Scale.



- 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



Te Kaunihera-ā-Rohe o Ngāmotu

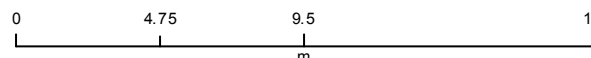
**New Plymouth
District Council**

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DISCLAIMER: NPDC assumes no responsibility for the
completeness or accuracy of the data displayed
on the plot. To be used for indicative purposes only.

HORIZONTAL DATUM
New Zealand Geodetic Datum 2000

MAP PROJECTION
New Zealand Transverse Mercator



MILES Print Map

Date: 1/21/2022



1:250