move.

council records

838 mangorei road mangorei

Statement of Passing Over:

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





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

MAP PROJECTION New Zealand Transverse Mercator

25 50 100 838 Mangorei Road

Date: 4/11/2025



1:2,257

19 Images

BUILDING CONSENT

1244A

PROPERTY ID

NEW PLYMOUTH DISTRICT COUNCIL



Code Compliance Certificate No:480 Section 43(3), Building Act 1991

Building Consent No: 1244

MR Raymond Alfred STADDON OWNER :

Mailing Address: 666 MANGOREI ROAD, NEW PLYMOUTH

Contact: VERSATILE GARAGES

Mailing Address: 466 DEVON STREET WEST, NEW PLYMOUTH

Application received:

PROJECT LOCATION

Street Address: 666 MANGOREI ROAD, NEW PLYMOUTH

Property ID: 005267

Assessment No: 11610/202.01

Legal: LOT 1 DP 12724 BLK IX PARITUTU SD

PROJECT

The project is for New building

Intended Use(s): Residential

Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached

details are: \$0.00

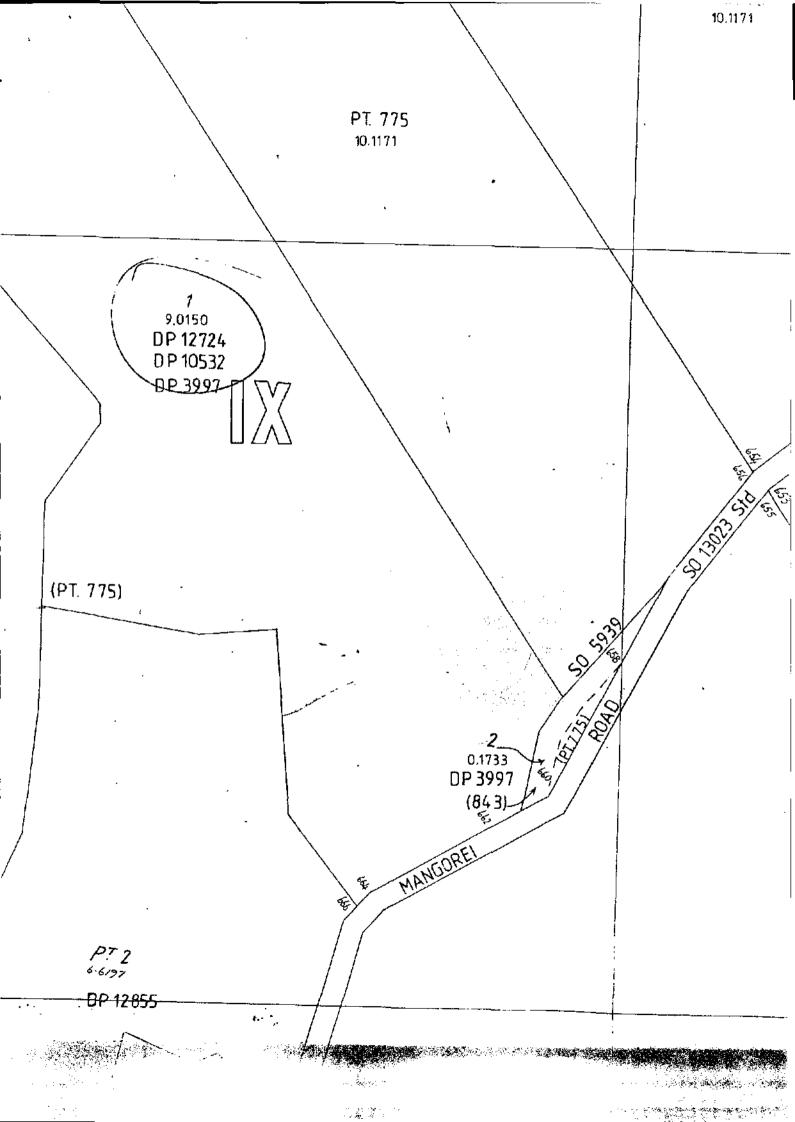
This is a final code compliance certificate issued in respect of all of the buil work under the above building consent

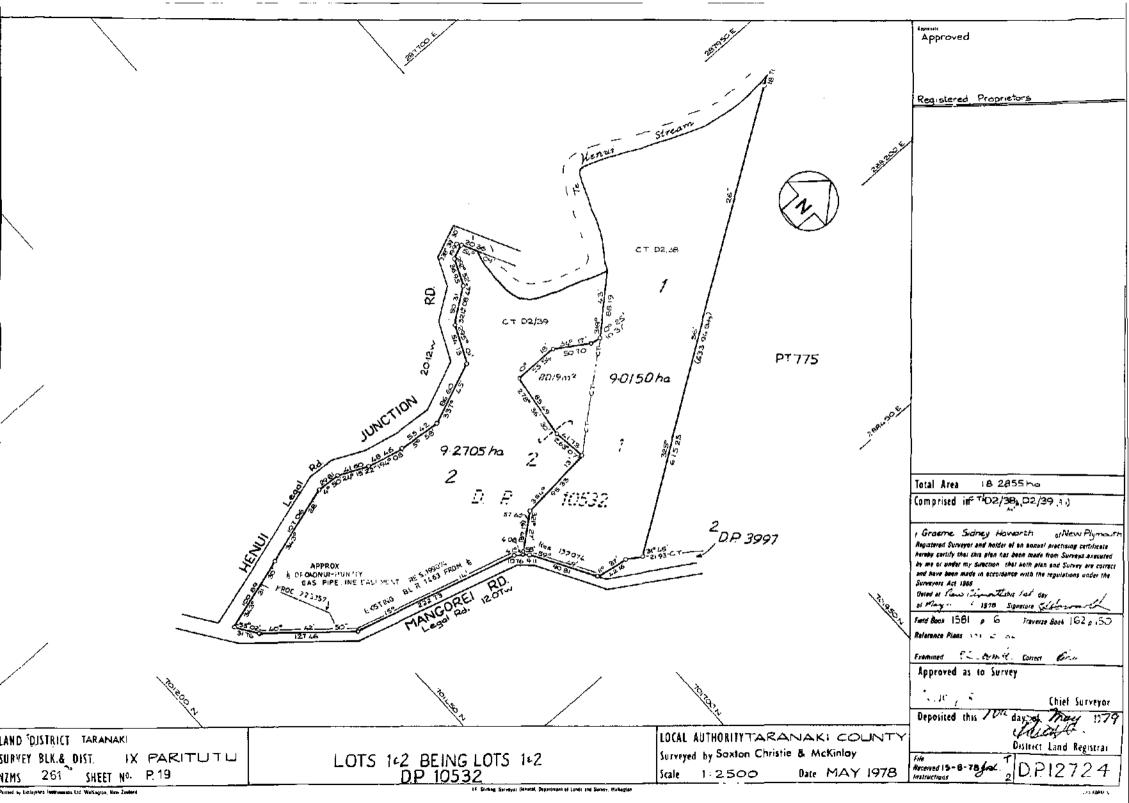
Approving Officer. And Approving Officer.

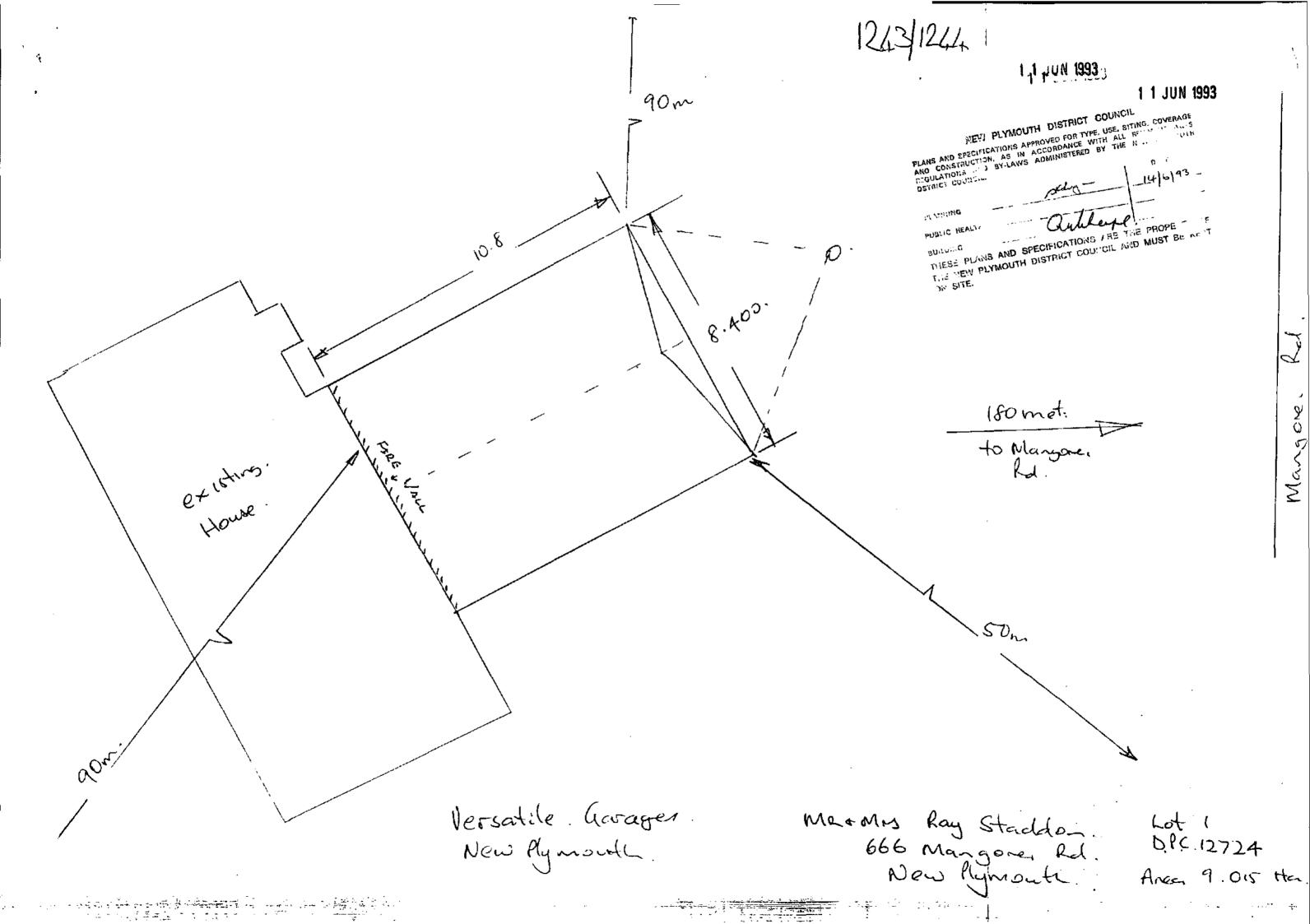
Date. 24/12/93.

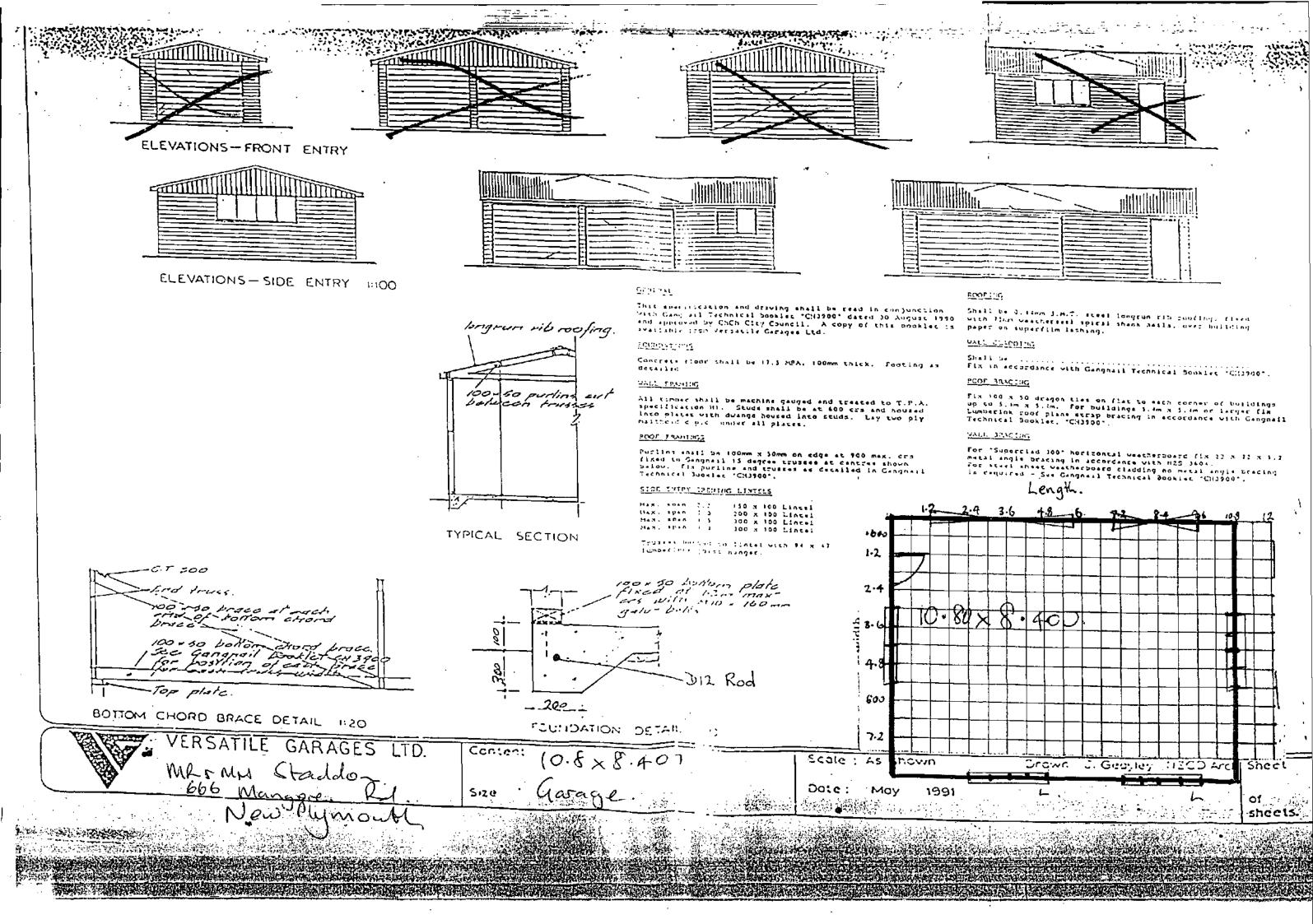
FINAL CODE COMPLIANCE CERTIFICATE: 480

Page : 1









24 in age

BUILDING CONSENT

29396A

-

PROPERTY ID

•

005267

•



Building Consent No:29396

Section 35, Building Act 1991

Issued: 27Sep99

OWNER: MR Raymond Alfred STADDON

838 MANGOREI ROAD

NEW PLYMOUTH

Application received: 02Sep99

PROJECT LOCATION

Street Address: 838 MANGOREI ROAD, NEW PLYMOUTH

Property ID: 036977

Assessment No:

Legal: LOT 1 DP 12724

PROJECT

The project is for Additions

Intended Use(s): dwelling addition

Intended life: Indefinite but not less than 50 years

Value of Work: \$9,600.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details,

are: \$0.00

Receipt number: 1036782 Date: 03Sep99 Amount: \$131.00 Receipt number: 1041256 Date: 16Sep99 Amount: \$108.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building Consent.

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

This Building Consent is issued under the Building Act 1991. The project may

Building Consent: 29396 Page: 1

be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certicate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

- (1) A Building Consent shall lapse and be of no effect if-
 - (i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
 - (ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Approving	Officer		
	Date	/	

Page: 2

7 imades

BUILDING CONSENT

29396P

PROPERTY ID



Continued

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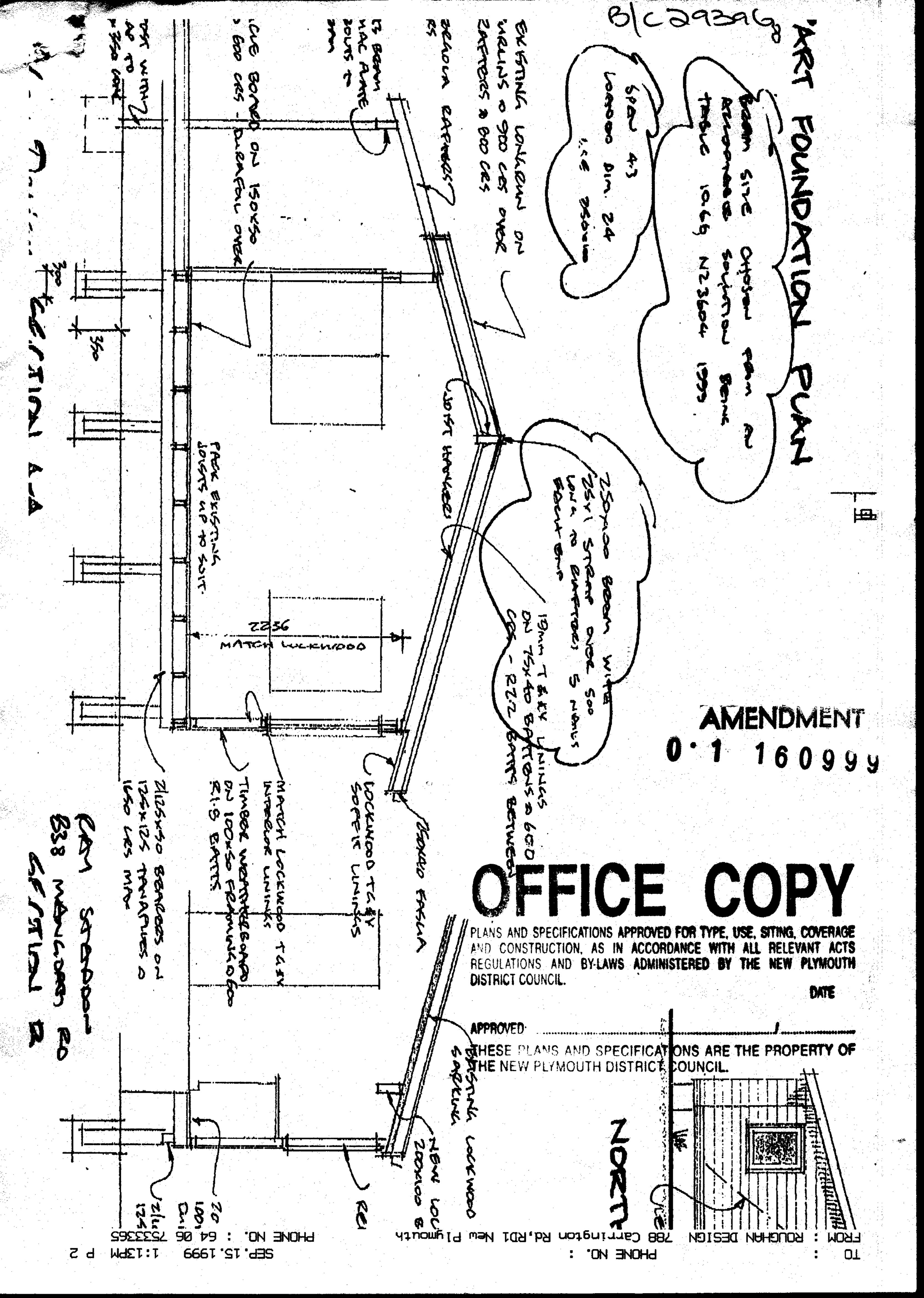
PHONE NO.: 947596118

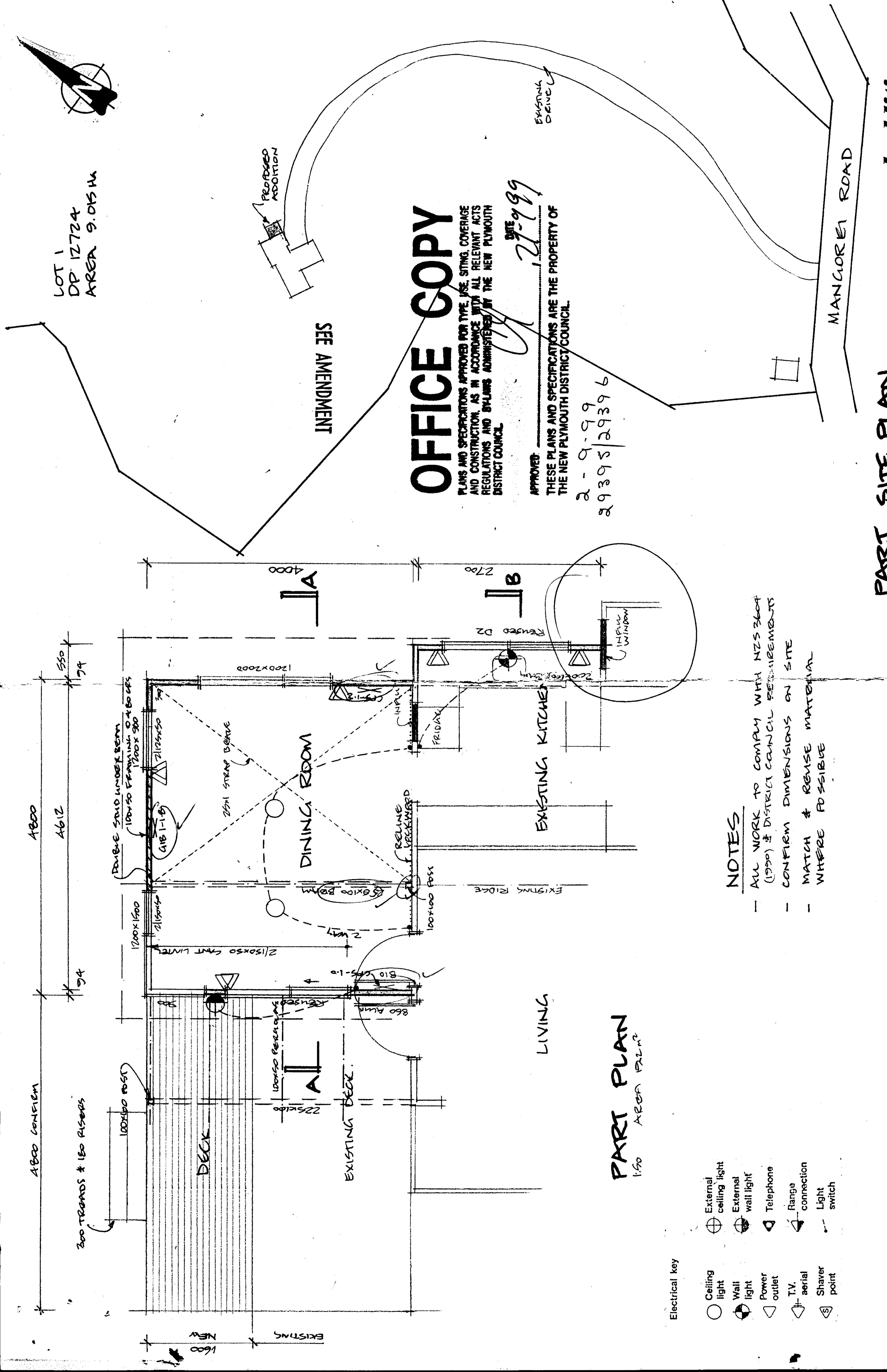
788 Carrington Rd, RD1 New Plymouth

APR. 26. 2000 PHONE NO.: 64 06 7533365

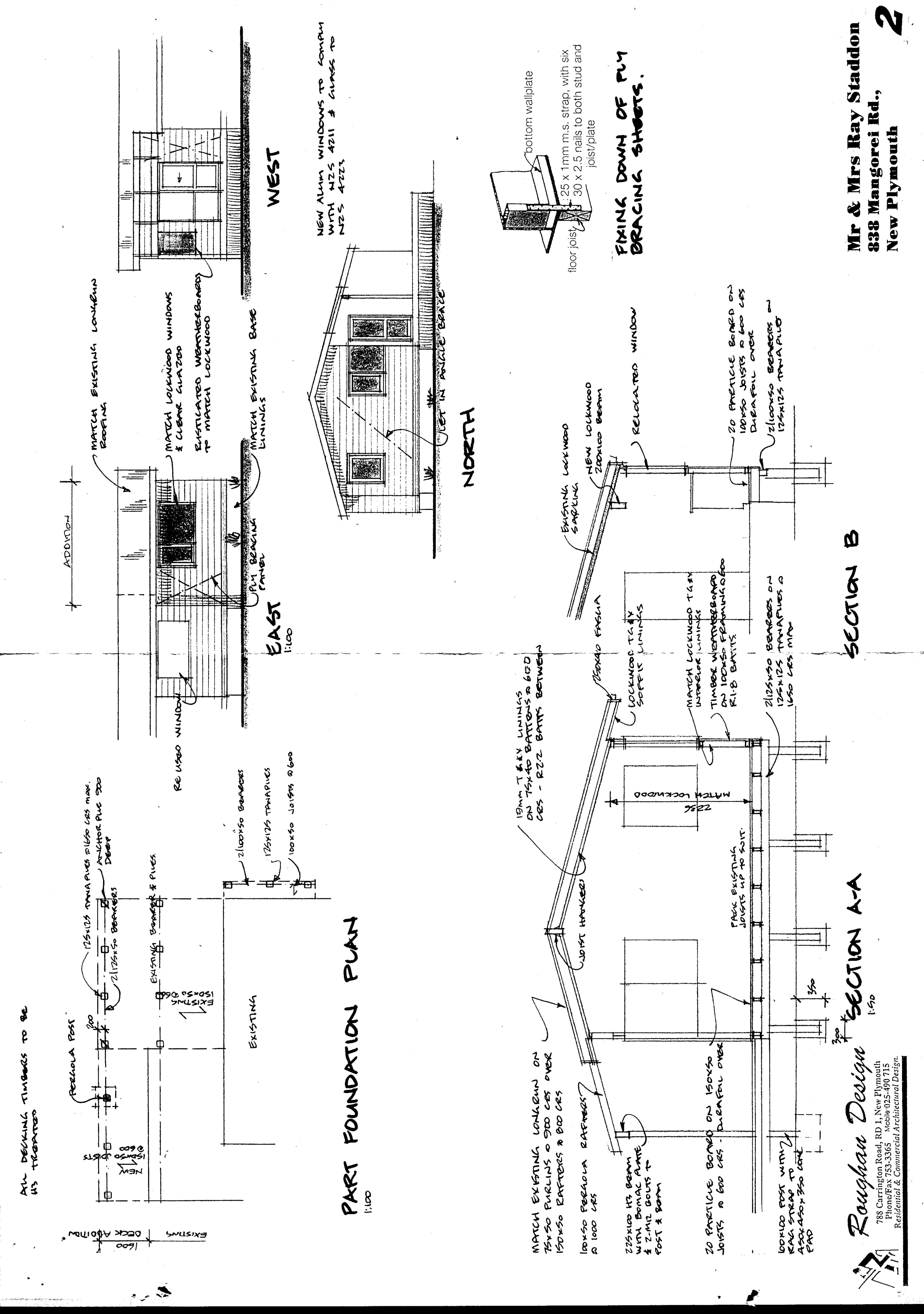
EXTRAINFORMATION/AMENDMENTS

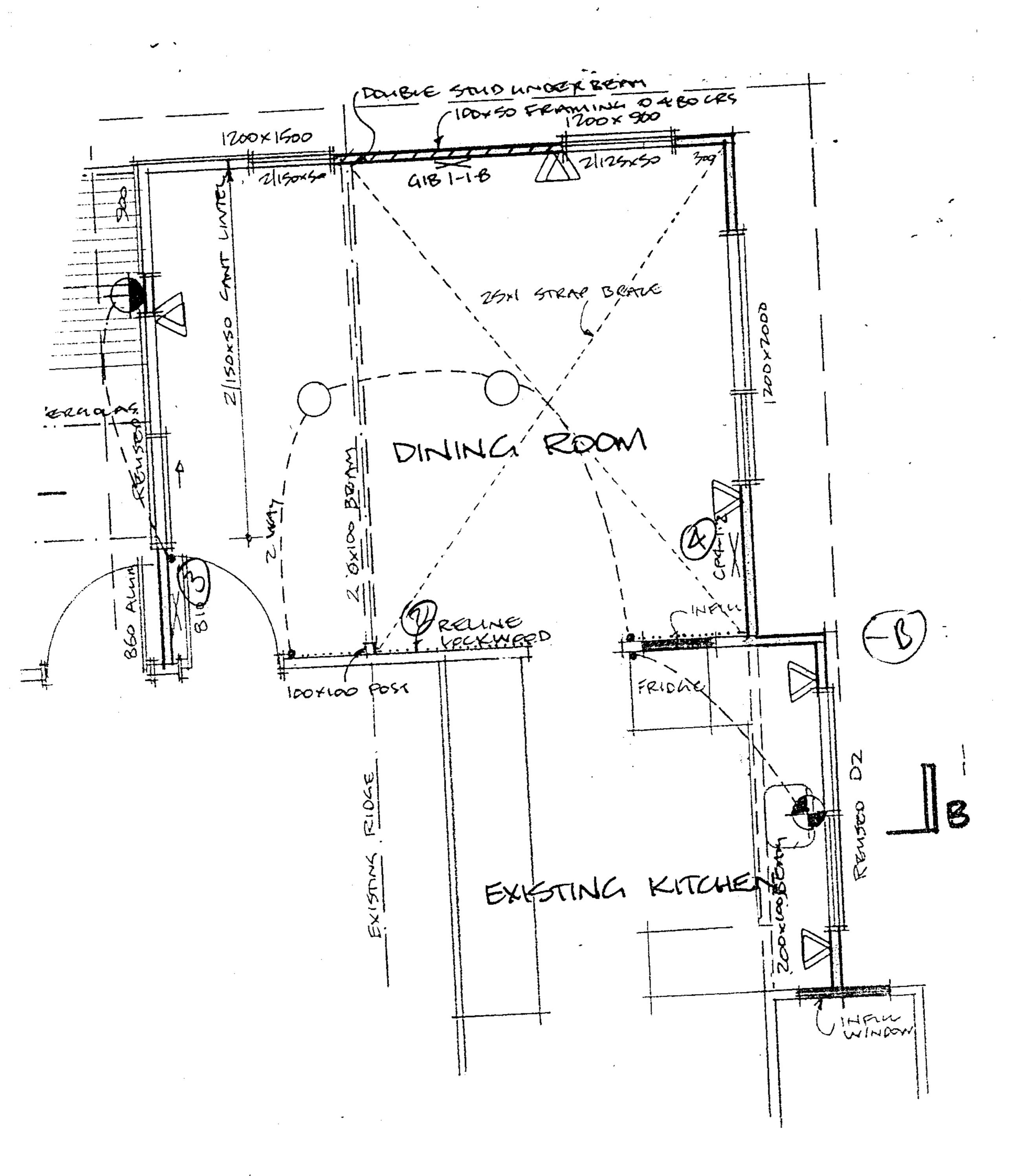
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New





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14 Images

BUILDING CONSENT

35892A

PROPERTY ID

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Building Consent No:35892

Section 35, Building Act 1991

Issued: 02Feb01

OWNER: MR Raymond Alfred STADDON

838 MANGOREI ROAD NEW PLYMOUTH 4601

Application received: 01Feb01

PROJECT LOCATION

Street Address: 838 MANGOREI ROAD, NEW PLYMOUTH 4601

Property ID: 036977

Assessment No:

Legal: LOT 1 DP 12724

PROJECT

The project is for Additions

Intended Use(s): replace existing freestanding woodfire Intended life: Indefinite but not less than 50 years

Value of Work: \$1,400.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: \$0.00

Receipt number: 1347364 Date: 01Feb01 Amount: \$121.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building Consent.

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

This Building Consent is issued under the Building Act 1991. The project may

Building Consent: 35892

be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certicate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

The Section reads:

- (1) A Building Consent shall lapse and be of no effect if-
 - (i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
 - (ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Authorised	Officer			• •	 •	•
	Date .	/	/			

Building Consent: 35892

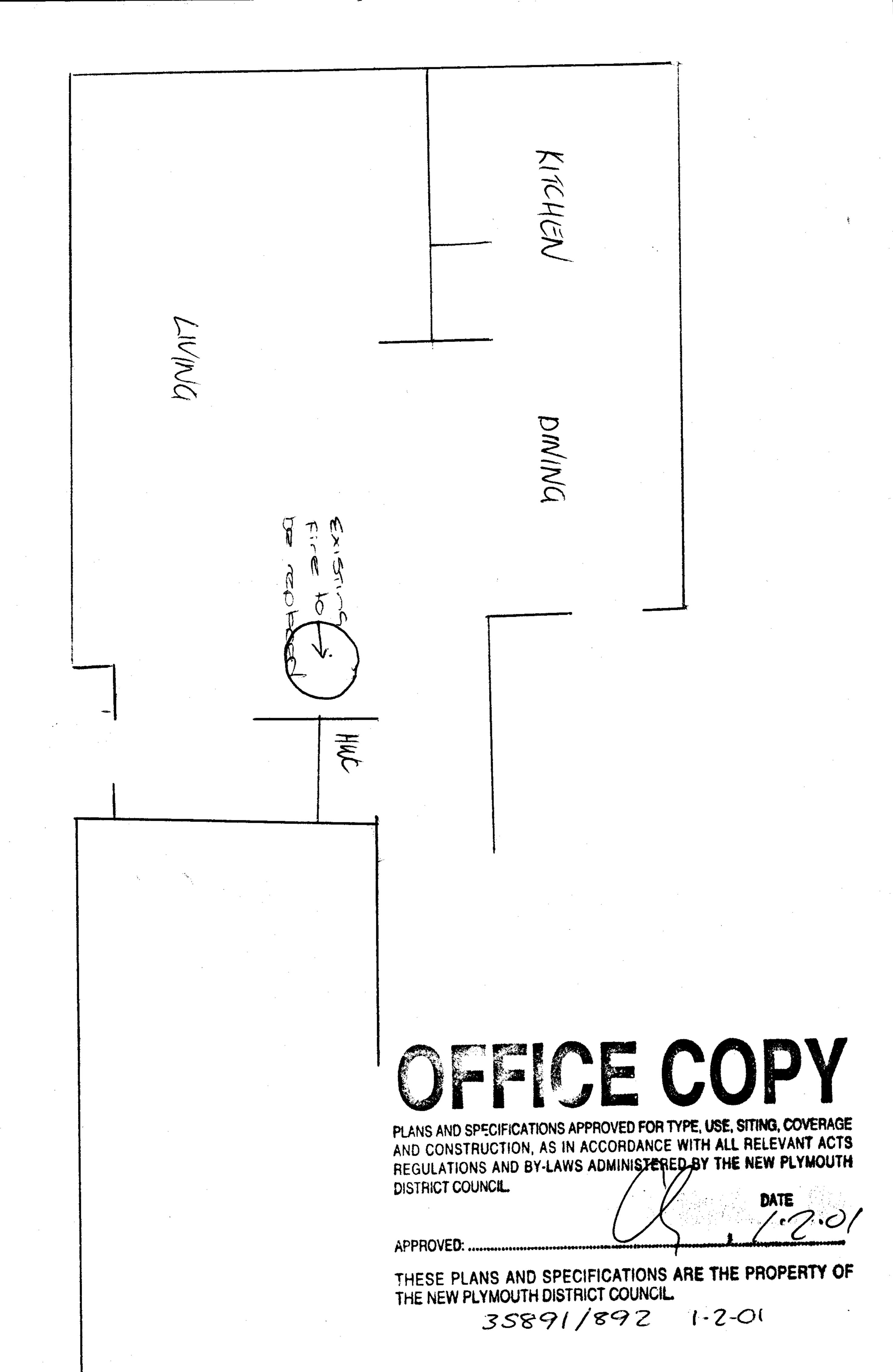
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BUILDING CONSENT

35892S

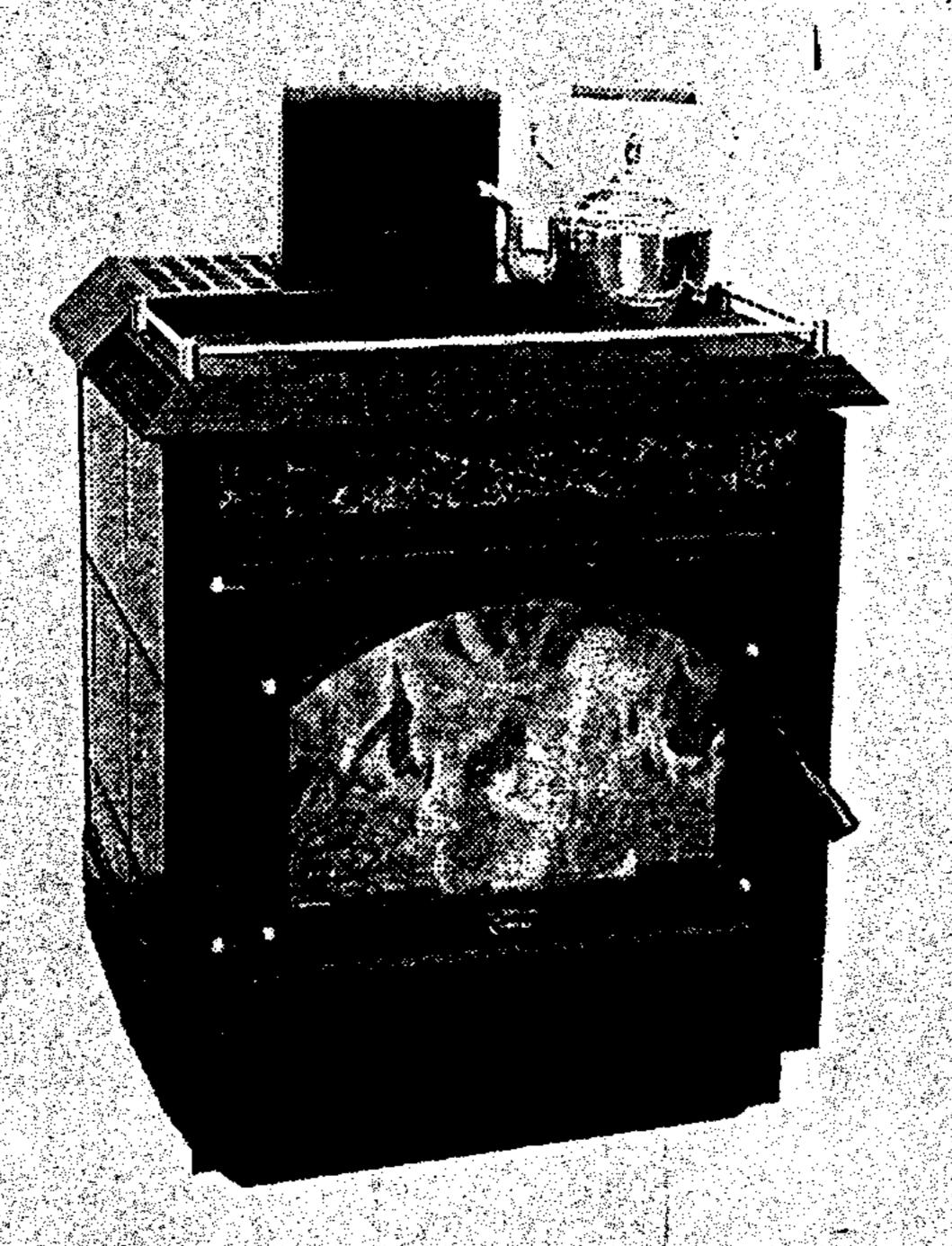
PROPERTY ID





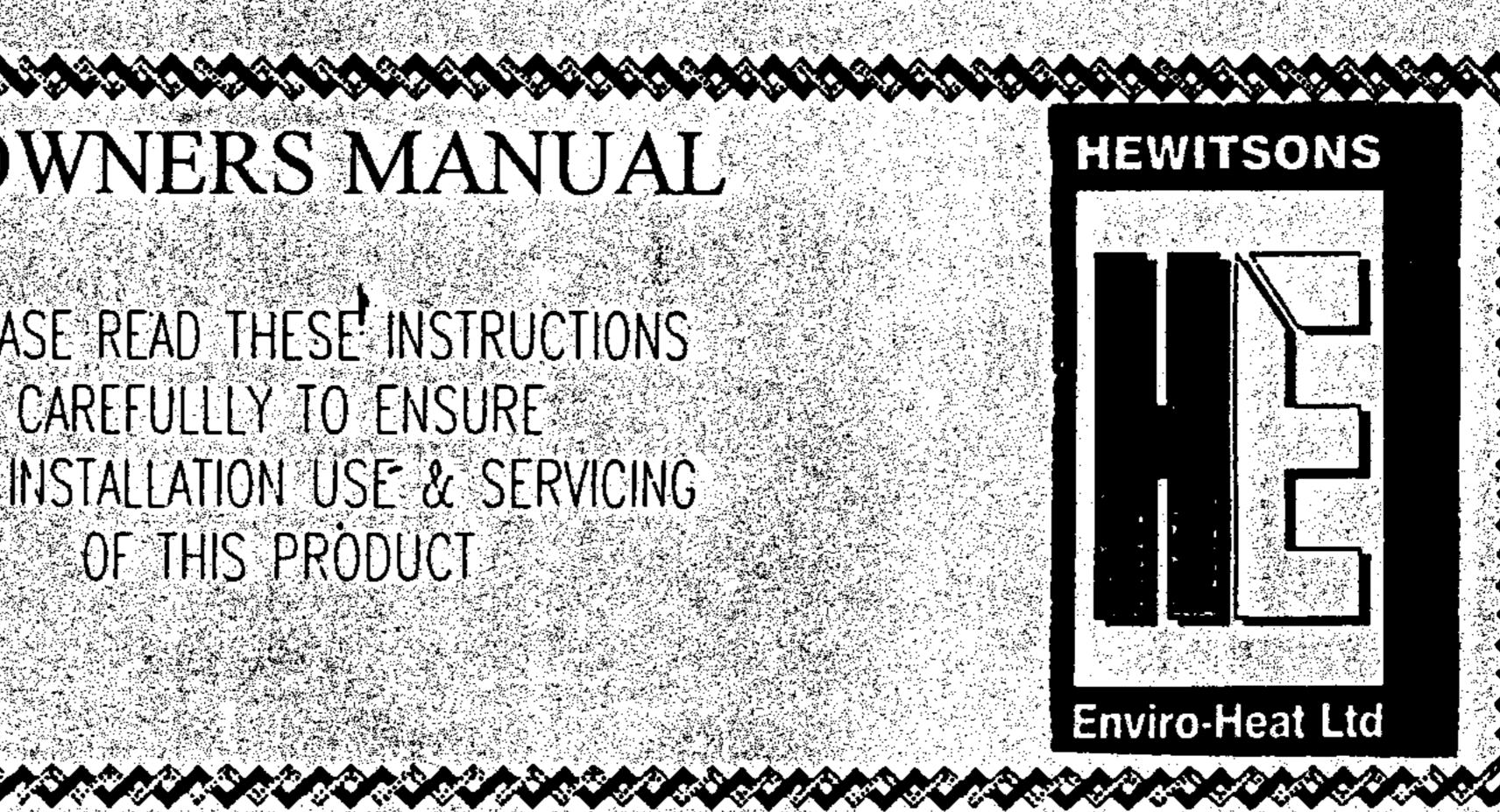


A QUALITY SOLID FUEL MADE IN NEW ZEALAND



OWNERSMANUAL

PLEASE READ THESE INSTRUCTIONS CAREFULLLY TO ENSURE: SAFE INSTALLATION USE & SERVICING OF THIS PRODUCT



Occupation

McMillin - Craig Limited, Napier



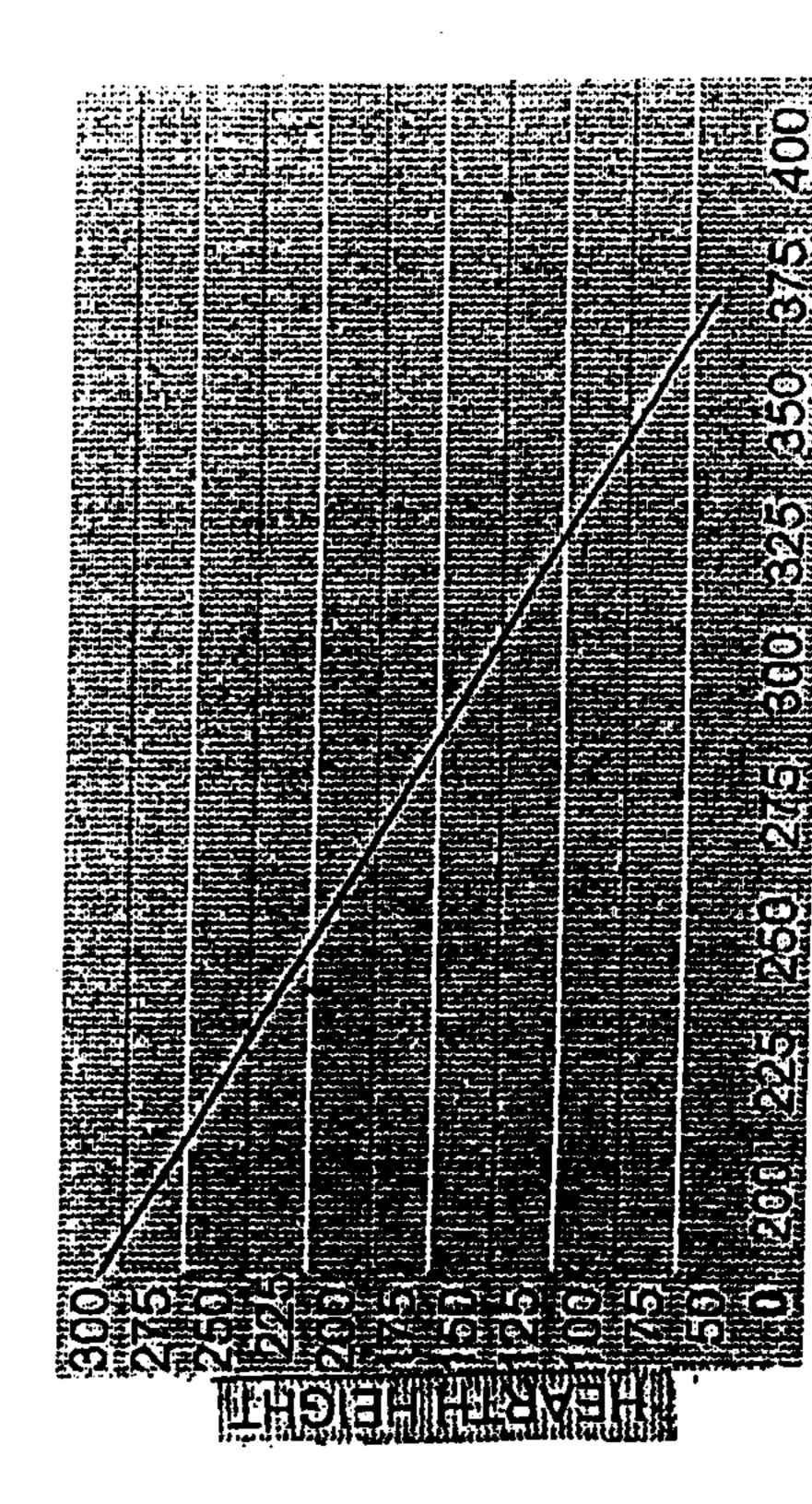
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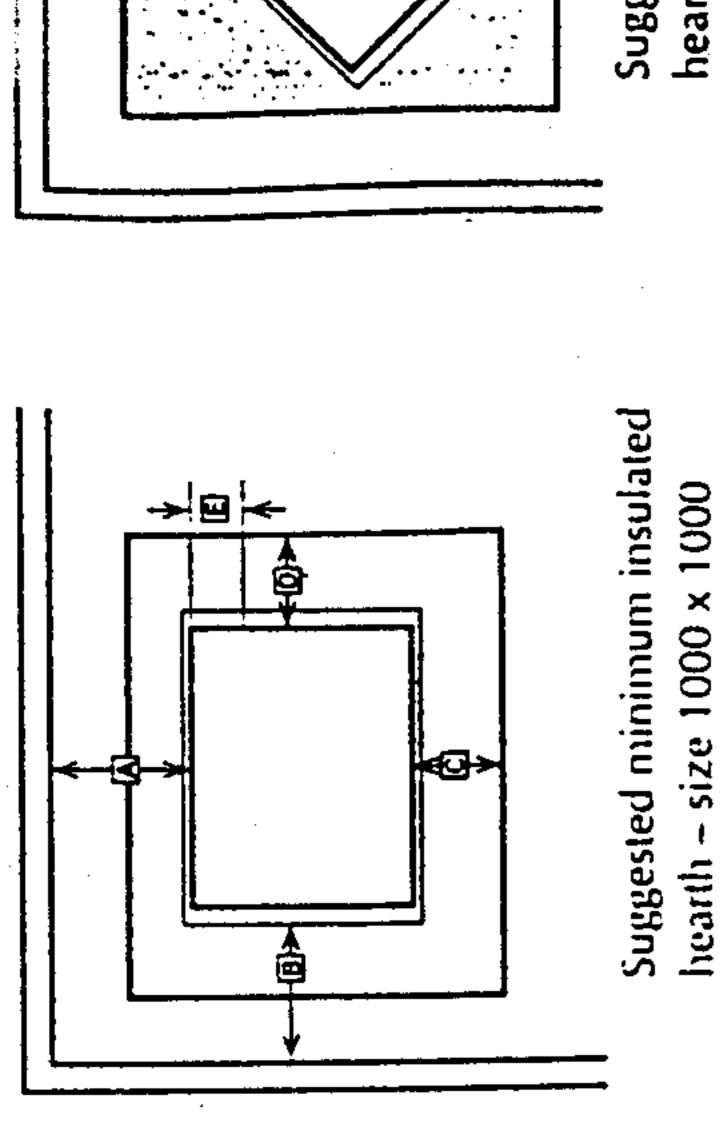
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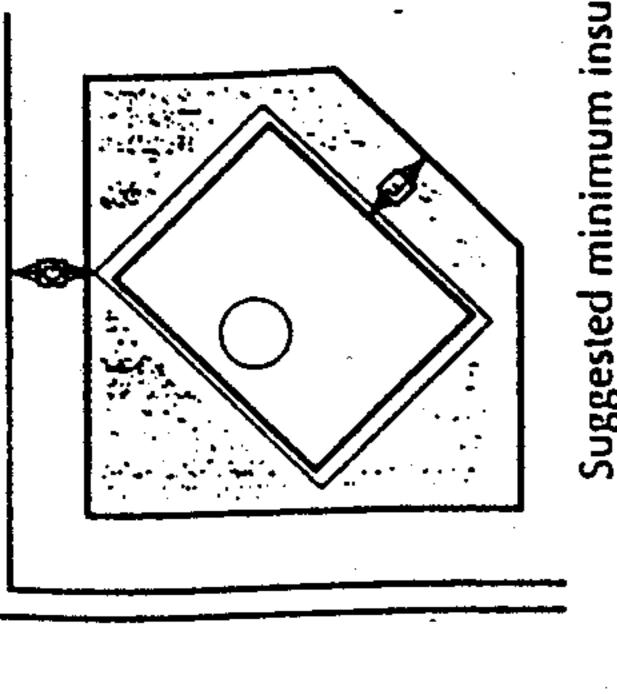
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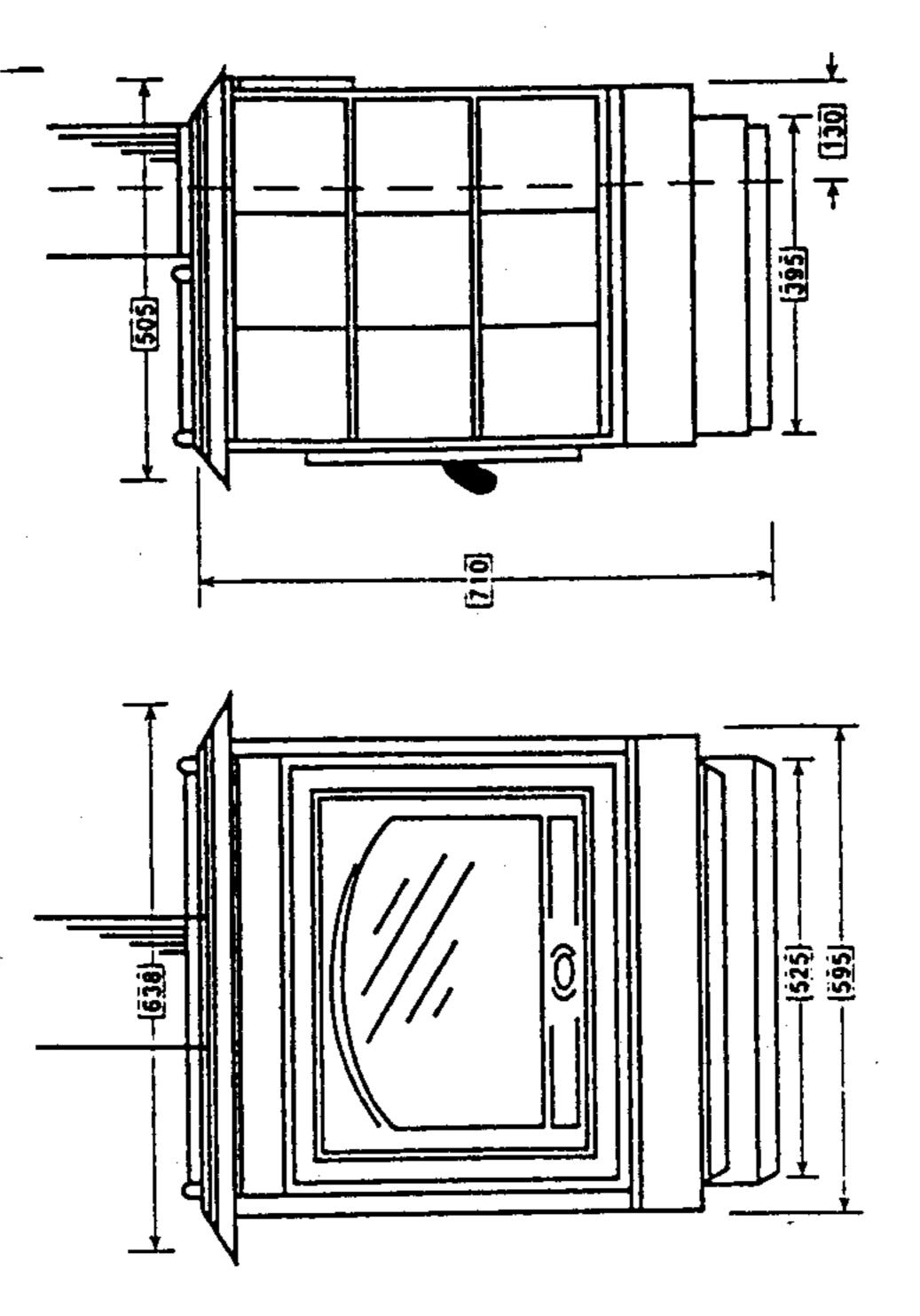




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Without flue shield		275	375	150	130	375	100

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BUILDING CONSENT

37186A

PROPERTY ID



Building Consent No:37186 Section 35, Building Act 1991

Issued: 15May01

OWNER: MR Raymond Alfred STADDON

838 MANGOREI ROAD NEW PLYMOUTH 4601

Application received: 14May01

PROJECT LOCATION

Street Address: 838 MANGOREI ROAD, NEW PLYMOUTH 4601

Property ID: 036977

Assessment No:

Legal: LOT 1 DP 12724

PROJECT

The project is for New building

Intended Use(s): new garage

Intended life: Indefinite but not less than 50 years

Value of Work: \$6,000.00

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details,

are: \$0.00

Receipt number: 1411504 Date: 15May01 Amount: \$230.00

1: CONDITIONS APPLYING TO THIS BUILDING CONSENT:

There are no special conditions applying to the issue of this Building Consent.

2: Additional comments regarding this Building Consent:

No additional comments.

3: CONDITIONS OF ISSUE:

Building Consent: 37186 Page: 1

This Building Consent is issued under the Building Act 1991. The project may be undertaken in accordance with the approved plans, specifications and any conditions specified. Duties and responsibilities under this or any other Act are unaffected by this consent.

This consent does not imply approval as to the use of the building in terms of the District Plan although every effort has been made to bring to your attention any obvious problems in this respect. Confirmation of the compliance of the activities within the site or buildings can be sought by making an application to the Council for a Certicate of Compliance under the provisions of Section 139 to the Resource Management Act 1991.

4: LAPSE & CANCELLATION OF CONSENTS

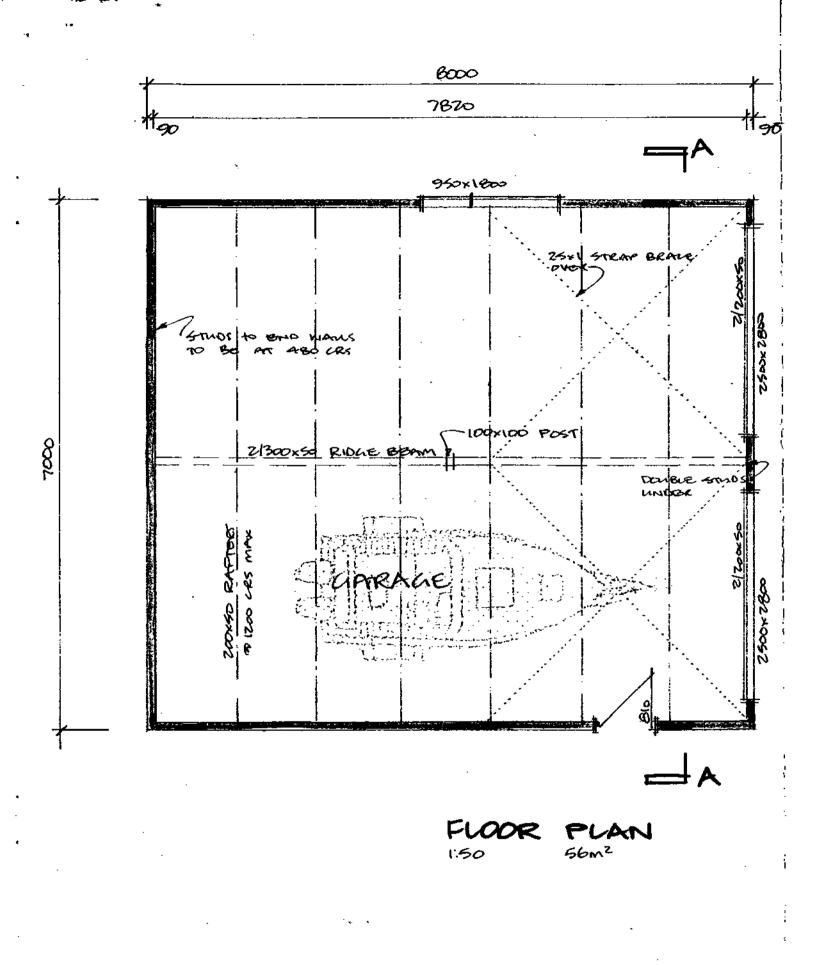
Your attention is drawn to the provisions of Section 41 of the Building Act 1991 which sets limits on the time that a Building Consent remains valid if work is not progressing.

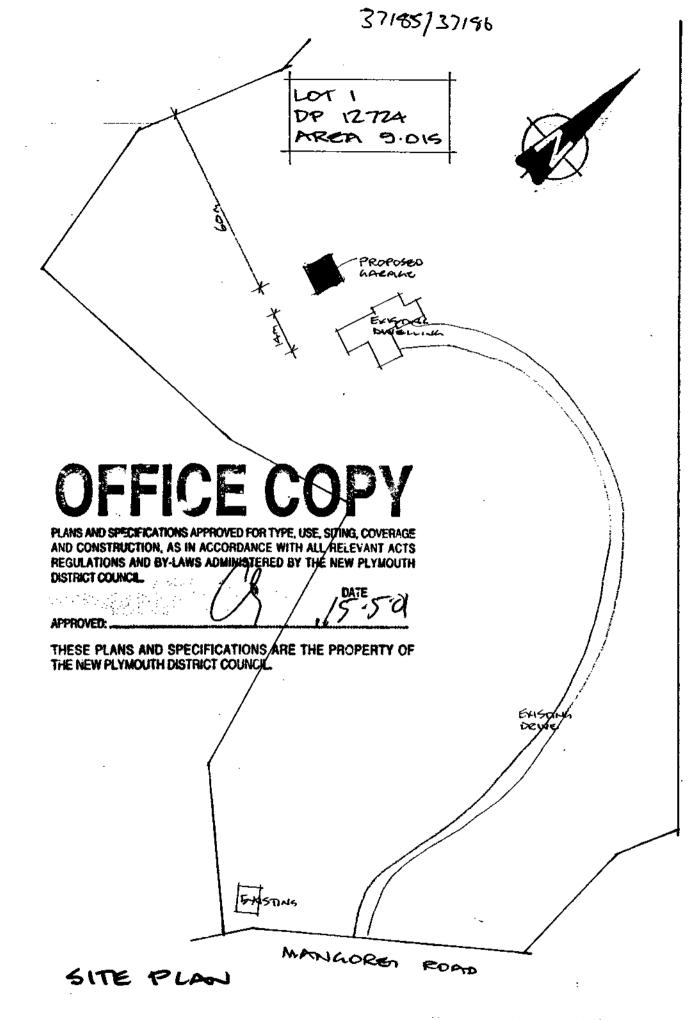
The Section reads:

- (1) A Building Consent shall lapse and be of no effect if-
 - (i) The building work concerned has not been commenced within 6 calender months after the date of issue of the consent or within such further period as the Territorial Authority in its absolute discretion may allow; or
 - (ii) Reasonable progress on the building work has not been made within 12 calender months after work has commenced or within such further period as the Territorial Authority at its absolute discretion allow.

Authorised	Officer	
	Date .	//

Page : 2





Roughau Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Messe 025-490 715
Residential & Commercial Architectural Design.

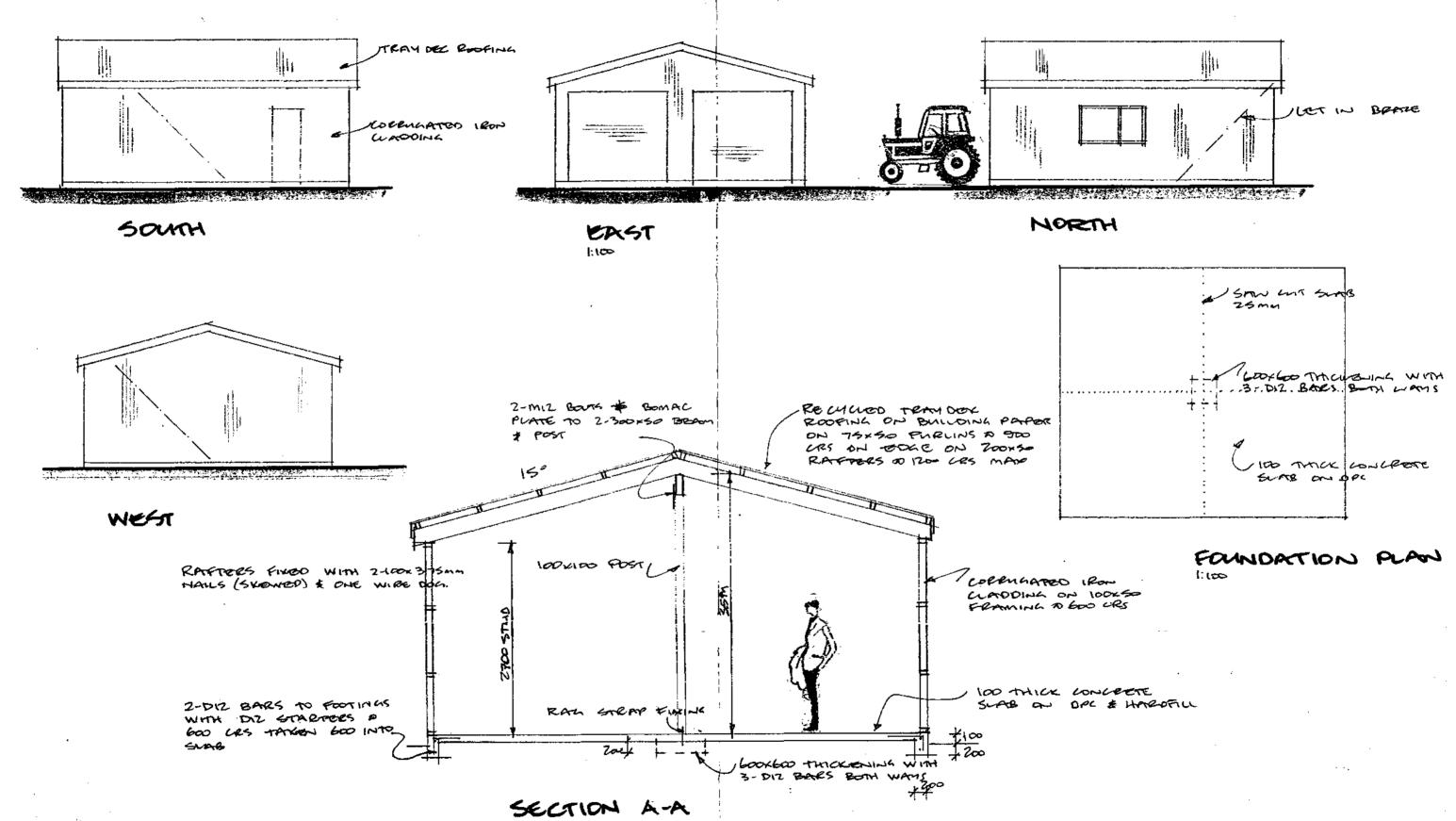
JOB NO 1702/01

MAM 2001

proposed new garage

NOTES

- ALL WORK to COMPLY WHY NZS 3604 (1999) & DITTRICT COUNCIL RECOMBEMBLYS
- CONFIRM DIMENSIONS ON SITE
- MATCH & REUSE MATERIAL WHERE POSSIBLE



Roughau Design
788 Carrington Road, RD 1, New Plymouth
Phone/Fax 753-3365 Mobile 1025-490 715
Residential & Commercial Architectural Design.

838 MANGOREI RD.

16 luages

BUILDING CONSENT

680A

PROPERTY ID



NEW PLYMOUTH DISTRICT COUNCIL



Code Compliance Certificate No: 476 Section 43(3), Building Act 1991

Building Consent No: 680

OWNER: MR Raymond Alfred STADDON

Mailing Address: 666 MANGOREI ROAD, NEW PLYMOUTH Contact: MR Ian John ADAMS

Mailing Address: 102 MANUTAHI ROAD, R D 2, NEW PLYMOUTH

Application received:

PROJECT LOCATION

Street Address: 666 MANGOREI ROAD, NEW PLYMOUTH

Property ID: 005267 Assessment No: 11610/202.01

Legal: LOT 1 DP 12724 BLK IX PARITUTU SD

PROJECT

The project is for Relocation

Intended Use(s): Residential

Intended life: Indefinite but not less than 50 years

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this code compliance certificate in accordance with the attached details are: \$0.00

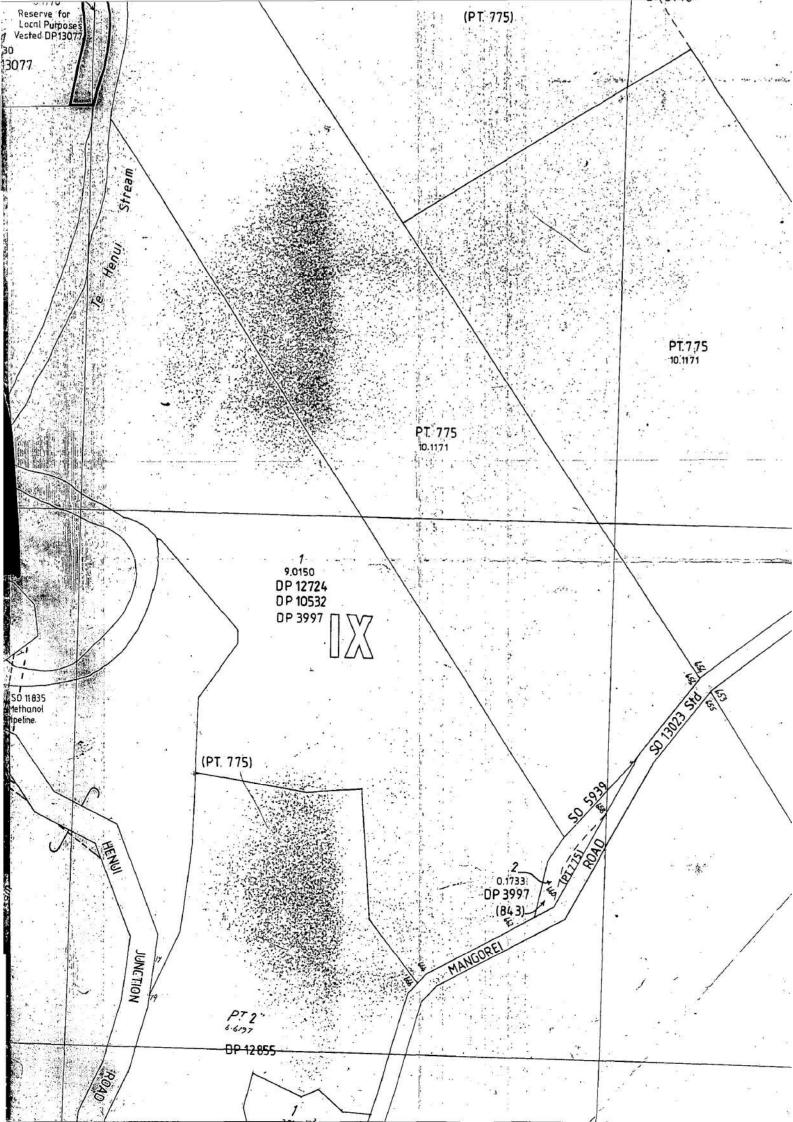
This is a final code compliance certificate issued in respect of all of the buil work under the above building consent

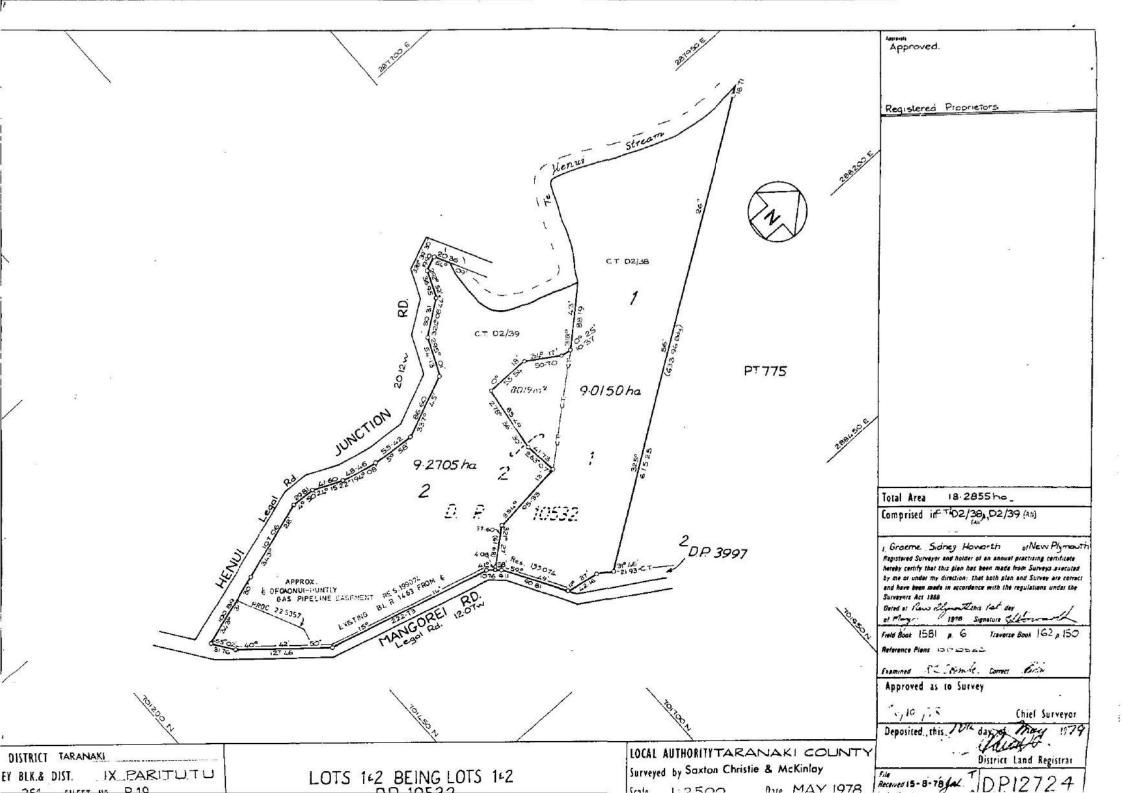
Approving Officer

Date 24/12/93.

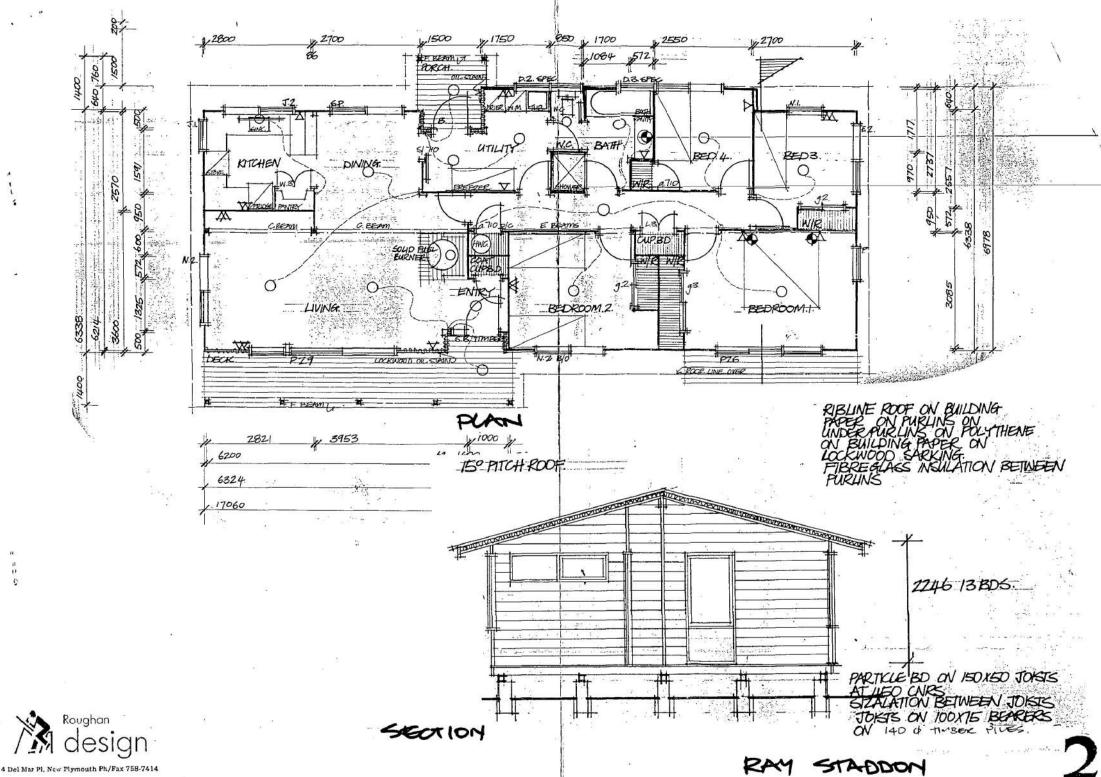
FINAL CODE COMPLIANCE CERTIFICATE: 476

Page: 1





NEW PLYMOUTH DISTRICT COUNCY LOT 1 DP 12724 PLANS AND SPECIFICATIONS APPROVED FOR TYPE, USE, SITTING, COVERAGE AND CONSTRUCTION, AS IN ACCORDANCE WITH ALL RELEVANT ACTS REGULATIONS AND BY-LAWS ADMINISTERED BY THE NEW PLYMOUTH 9.015 Ha. THESE PLANS AND SPECIFICATIONS ARE THE POPERTY OF THE NEW PLYMOUTH DISTRICT COUNCIL AND MUST BE KEPT HORROX COCATION ON MANGORES FUTURE CARPORT SEPERATE PERMIT PROPOSED RESITING, SITE PLAN 11000 RELOCATION OF EXISTING DWELLING MR & MRS RAY STADDON 666 MANGORES ROAD Del Mar Pl, New Plymouth Ph/Fax 758-7414



49 Images 41 A4/A3 6 Plans

BUILDING PERMITS
61215

ID 005267

LLP 036977

BUILDING PERMIT 3 173

1992

PROPERTY ID

005267

NEW PLYMOUTH DISTRICT COUNCIL

APPLICATION FOR BUILDING / PLUMBING & DRAINAGE PERMITS

	work described in the plans and specifications deposited herewith
at: House No	MANGORES ROAD
Legal Description LOT	DP SECTION
OWNER STEEL STEEL	
ADDRESS 666 MANGO	en Ro
NAME OF APPLICANT	Signature / Khoufe Phone No. 7585977
TIDDILLOO	* *
	questions to leter Roughan
	rh 7587414
DESCRIPTION OF PROPOSED WORK:	
New building Alteration Addition Demolition	n \Box
	New floor area
PROPOSED USE OF BUILDING	
NAME OF BUILDER DUNNER	Phone No. 7585177
ADDRESS	
	verN/A
ADDRESS	Phone No
VALUES & FEES	
TOTAL VALUE of Building (excluding GST) This is the value for Building Research Levy an must include the value of all labour and materi contributed by owner or others	nd
Plumbing & Drainage (LABOUR ONLY)	\$
Value of Building for Building Permit (Value of (A) less Value of (B))	\$_690= Permit fee \$_78-00
Streetworks Damage Deposit (If applicable)	\$
	TOTAL FEES \$
	low they will be reassessed. ater Connections, Vehicle Crossings, Reserve Contributions and ts may be assessed and will be payable prior to the issue of the
FOR OFFICE USE: File No3	
2 5 MAR 1992 Receipt No	36908 Sewer Sheet No

Date of ReceiptVal Ref No.

NEW PLYMOUTH DISTRICT COUNCIL

PLANNING REGULATORY DEPARTMENT

173

			File No
Owner R STAD	DUC 2010 MANGOREI RO		Plotted:
Lot No.	D.P. 12724	Sec	
TOWN PLANNING			Permit No
Zone Rural			
Designations			
Area of Buildings		PLANNING	
Coverage		PLANNING	ON CARD
Maximum Height		SOILDING	
Front Yard		DRAINAGE	
Relat. of Bldg. Size:	(1) Rear Yard	[WATER	
	(2) Side Yard		
Open Space			
Grassed Areas		Trees	
Parking			
	dening		
Variables	L		
Crossing Length			
Flooding		Filling	
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		Side boundary	Tomerses
	DANKS AND STREET		
		Apr	proved \$
			Approved
DEVELOPMENTS	11610/202-1 (N/T)		
Value of Building	\$		
Value of Land	\$		
Reserve Contribution As		\$ \$	
	GST Total to be paid		
Letters Sents	Total to be paid		
Letters Sents			

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Domestic or Commercial	
Storage Capacity & Location	
Licence Required	
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PLUMBING AND DRAINAGE	Not Approved
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			Not Approved
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Required Service		
Location		
Depth		
Special Requirement		
Common Drain		Fee \$
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WATER CONNECTION		
Existing Service		
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Distance: Main to Boundary		
Boundary to Load		
Required Service		
Meter		
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		Approved /
		Not Approved
VEHICULAR CROSSINGS		
Type of Footpath	Condition	1//
Kerb & Channel		Inst. No MEQ. 31/3/92
Existing Crossing	*******	17
New Crossing	Position	
Strengthen Path Sq.Yds.	Level at I	Boundary
STREET WORKS FEE \$ - :	DEPO	SIT DAMAGE FEE \$ -:
		1/
APPROVING OFFICER	Approved	where Date 31-3-92
	Not Approved	

3/173/92

Ref

OWNER 08

Issue3/04/92

BUILDER

R Staddon

666 Mangorei Road New Plymouth R Staddon .

666 Mangorei Road New Plymouth

ADDRESS OF PROPERTY

LEGAL DESCRIPTION

666

Mangorei Road New Plymouth 11610/202-1NT 1

DESCRIPTION

Addition Dwelling

3

VALUES

Building \$6900 P & D \$

\$6900

SPECIAL CONDITIONS

Authorised Officer

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NEW PLYMOUTH DISTRICT COUNCIL

Fees/Charges Coding 3. 173.92 Ex Building Permit Etc

FILE NO:

ADDRESS:

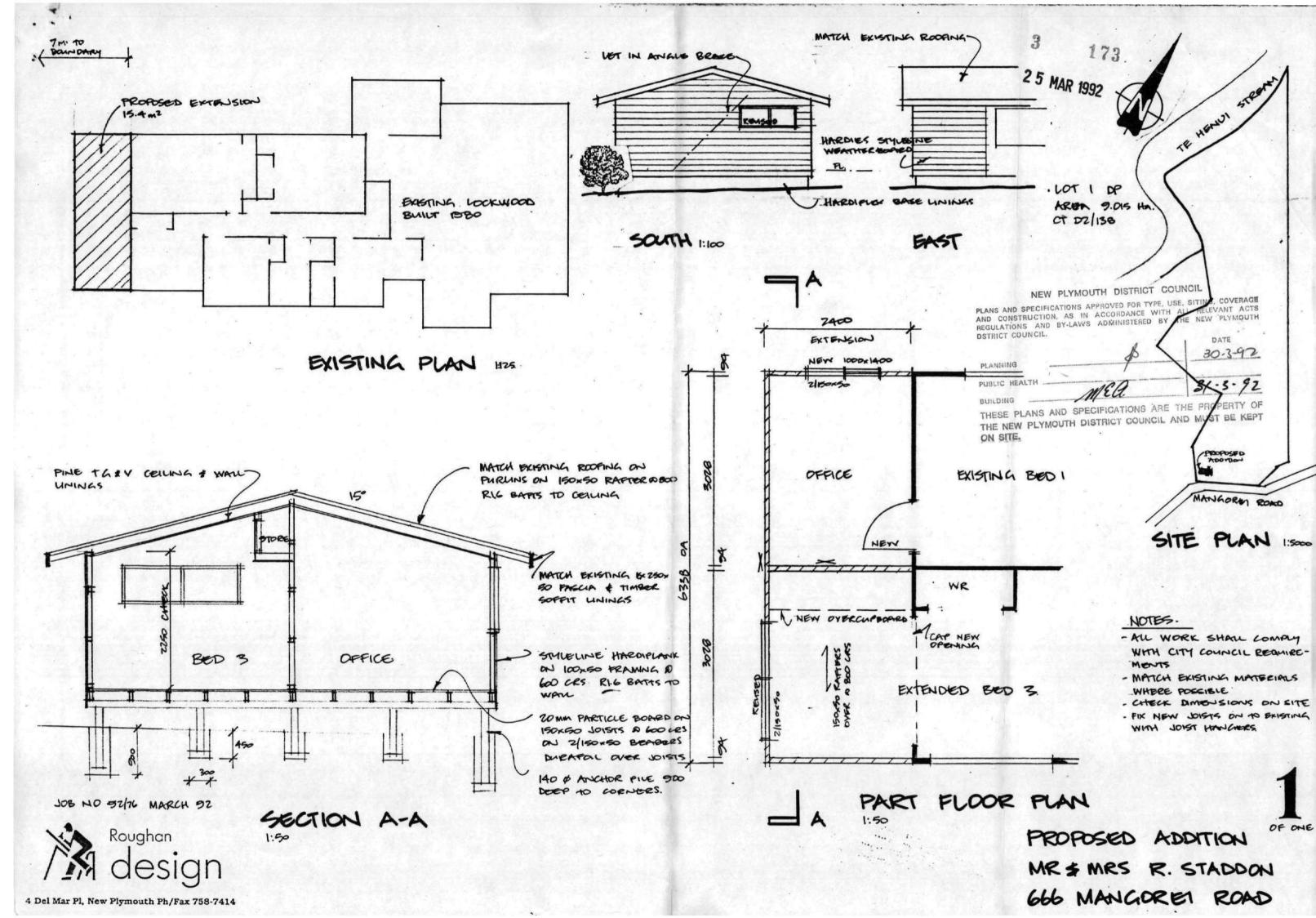
RECEIPT NO. 36908

DATE: 75/3/92

Item	Ugen Code	Amount Excl GST	Amount Incl GST
Building Permit Fee	04 P30 125 . YB 20		78-00
Drainage & Plumbing Fee	04 P50 125 . YD 21		
Engineers Reports	04 W21 125 . BA 32		
Sewer Connection	04 W99 203 . —		
Stormwater Connection	04 W79 203 . —		
Water Connection	04 W89 203 . —		
Building Research Levy	04 Z14 150 . —		
New Vehicle Crossing	04 W32 203 . FW 30		
Repair Vehicle Crossing	04 W32 203 . FW 31		
Streetworks Deposit	04 Z11 165 . ZA 31		
Reserve Contribution	04 S10 150 . S 670		
			78-00

GST No. 51-700-449 Paid by

NOTE: These are preliminary fees and may be reassessed or added to during plan checking.



BUILDING PERMIT A40249

1982

PROPERTY ID

005267

TARANAKI COUNTY COUNCIL

BUILDING PENNIT APPLICATION FORM - TERMIT NO. 9199

To	the C	ount	y-En	gineer	Š
112	. Box	-		,	
NEW	PLYM	OUTH		/	
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Sir, comment		State
I heraby apply for permis	sion to ERECT A 1/2 Round they SARO	(2 Bays)
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	GTON ST NEW PLYMORPACCORCING TO	
	tions, cross-sections and specifications	
deposited herewith IN DUP	LICATE	
	1279	The state of the state of
	D.P. No: 16532 Section No:	
Block No:	_ Survey District: Area	
PROPOSED BUILDING: Use	- describe proposed purpose for which eve or occupied:	ry part is used
HayBar	2	
	Area of Ground Floor 51 m2	
Estimated value of complete		nt of Building h Levy)
Less value of Plumbing and	Drainage \$	
	Balanca \$ 3100-00 (For assessment	
Yours faithfully,		
21		
Ubcas	Address MANGOREI THOUSTRIE	S LTO
W BUILDER	10. Dox 213 Day	I flymouth.
Date: 21 9 82		0
Phone No: 85224		
permit. Special plumbing	the scale on back hereof must accompany and drainage application forms are requi its must be obtained by the Plumber or Ox issued	red and where
NO. 765	FOR OFFICE USE	
Date Received 20/9/8		20-00
	(b) Building Research Levy	4-00
	(c) Water Conn. 8	
	(d) Sawer Conn. \$ (e) Karb Crossing .	
Receipt No: 7881 B.	Val. Roll ((6) 2	5201
Check	Remarks	Initials
Ordinances P. & D. Regs	Y	Club 24/9/82
Building Regs		In 40m 24-9-80
Fire Code		-
Structural Content Water Connection		
Kerb & Footpath Crossing		
Regn. Cert (Blgs over \$20	,000)	

BUILDING INSPE FIELD SHEET	CTOR'S	Toward			Stats. No. A	
Inspector: M			000	uta co		
OWNER				BUILDER	Receipt No.	88118.
Name	FILISO			lame Man	gover Ind	· Ltd.
Address 55	Carrie	cdon St			0 Box 213	
0	and Phy	· Atton		Ne	w Phymo	oth.
SITE	PERTY ON WHI	CH BUILDING IS T	O BE ERECTE		SCRIPTION	
Street No.	6			/aluation Roll No	11610/2020	1
Street Name	omogore	2 Road	_	ot\	D.P. 1272	4
Town/District	1000 Pl	· strong	_	Section	В	llock
inaing	Jangare			Survey District		
DESCRIP	TION OF PROPOS	DED WORK AND MAIN	NAME OF TAXABLE PARTY.	The second second second		
Data Inspected	DEMARKS /s		th			
Date Inspected		g. stage reached w		,	,	
2/10/02	11.d	lame couls Completed	nent gin	AL AND		
1/2/80	Nous	compare	une	0-4		
			100			
1						
	Male					
0011015777				1 1		
COMPLETED (Sig	naturė)		Date_			

(4km out N.P.-Inglewood Highway.)

Telephone 28 (3 lines) 85-224



P.O. BOX 213, NEW PLYMOUTH NEW ZEALAND

CRIB RETAINING WALLS

22 September 1982

CONCRETE PRODUCTS

The Engineer Taranaki County Council P.O. Box 56 NEW PLYMOUTH

CONCRETE MASONRY

Dear Sir

Please find enclosed, building permit application for a rosswood $\frac{1}{2}$ round barn (2 bayslong).

GENERAL ENGINEERING

Also enclosed is a cheque for permit fees of \$20.00.

Yours faithfully

SECURITY FENCING

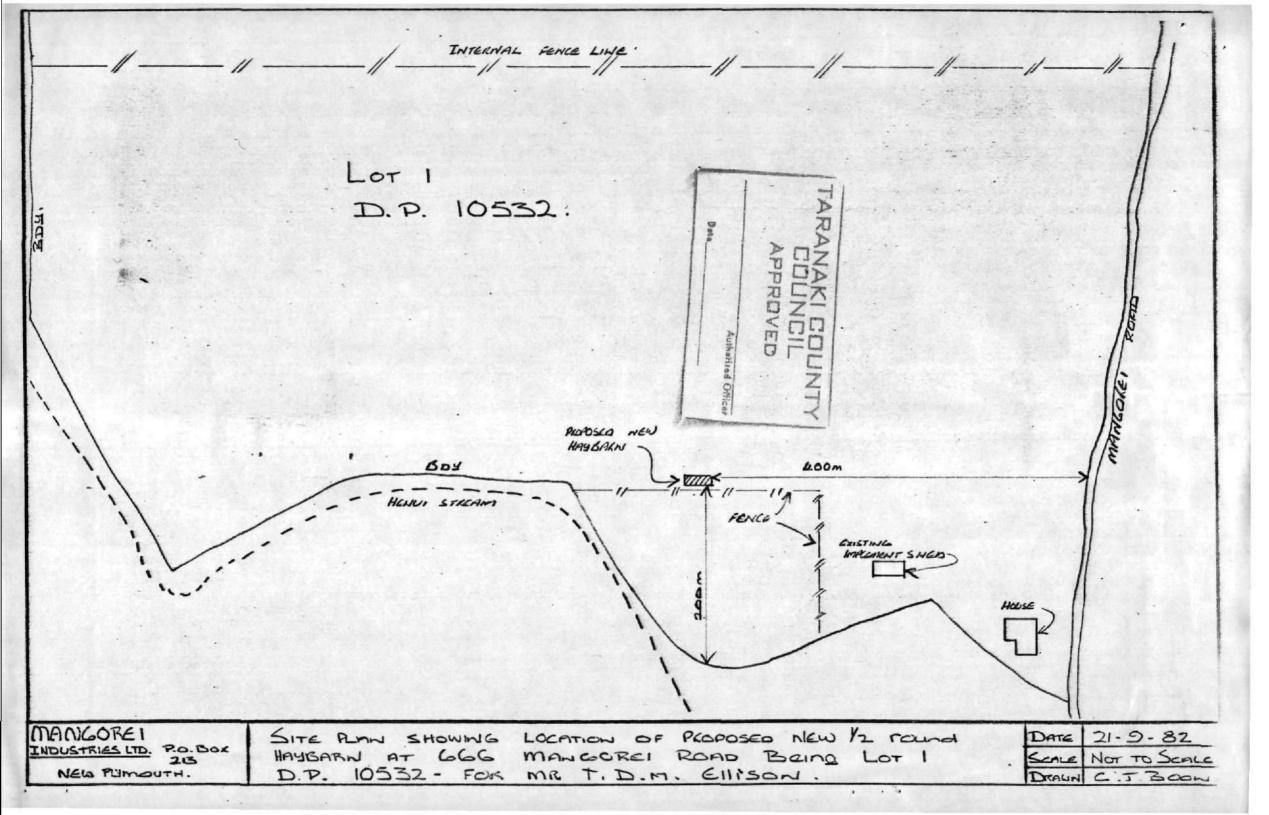
Garry J. Boon

Building Operations Manager

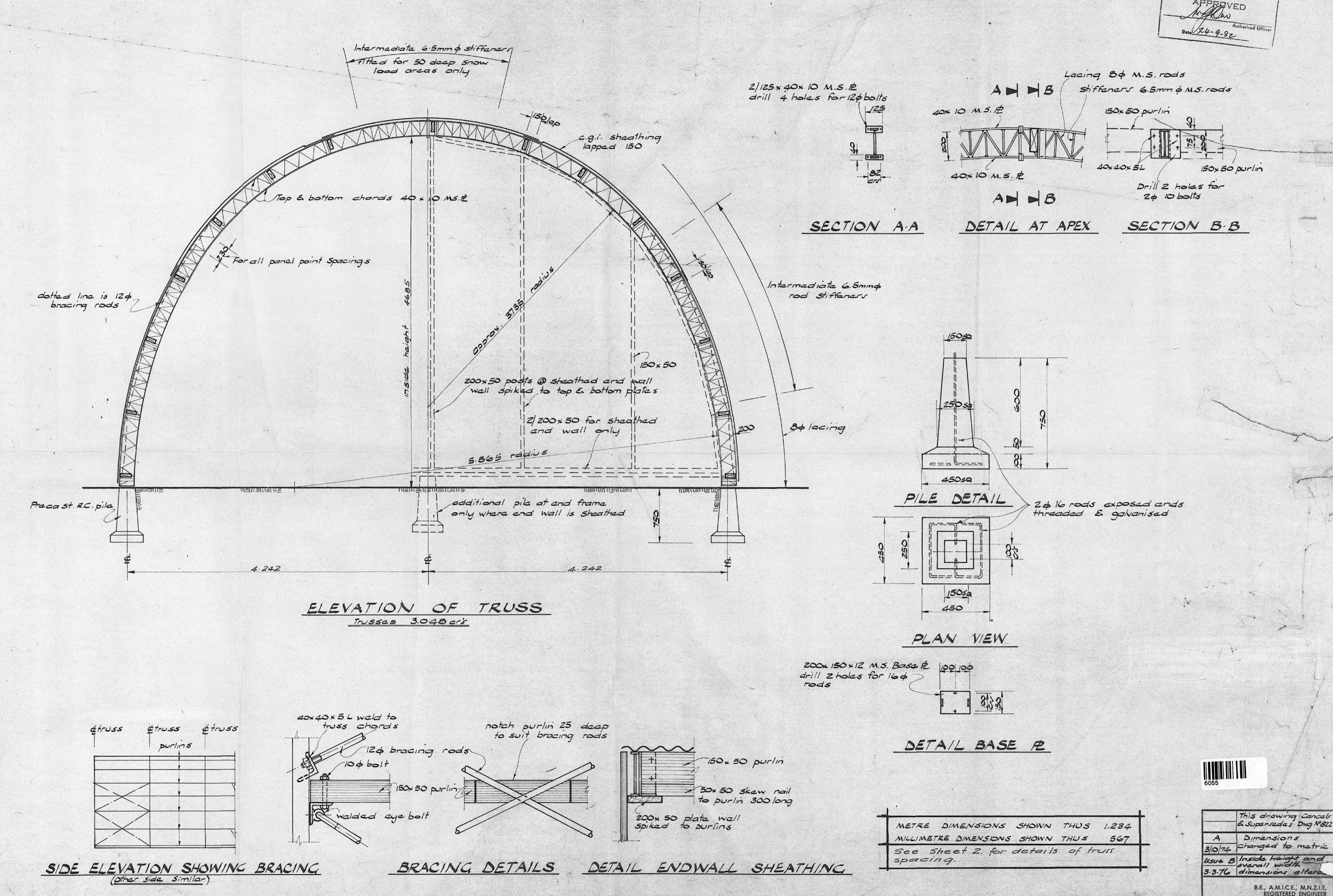
WROUGHT IRON WORK

GREENHOUSES

KITSET FARM &
HORTICULTURAL BUILDINGS



TARANAKI COUNTY! Bm. 24-9-82



L. H. J.Y.B. TRACED Oct. 74 DATE

ROSSWOOD

"CONTOUR"

HAYBARN

MK. 2 (METRIC)

SCALE : 1.24,1:12 & 1:8 MARKS, STILES & SEDCOLE

CONSULTING CIVIL & STRUCTURAL ENGINEERS

AND REGISTERED ARCHITECTS

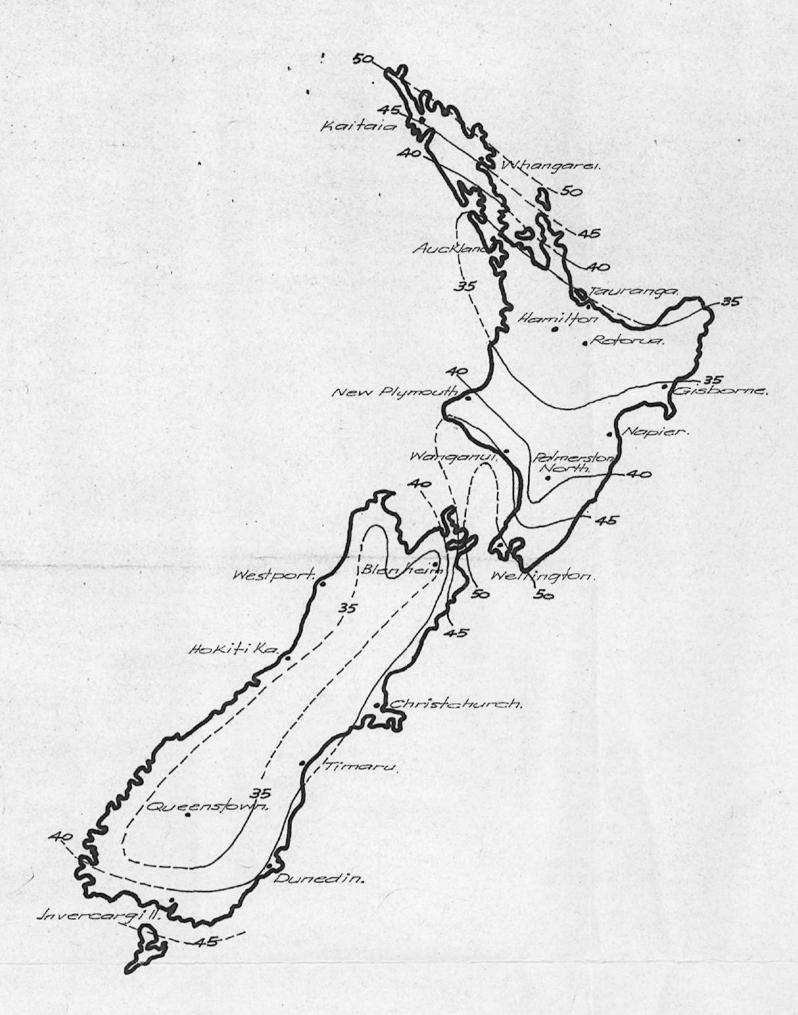
FEDERATED FARMERS BUILDING,

169 LONDON STREET, HAMILTON

This designs is convicted to the above

B.E., A.M.I.C.E., M.N.Z.I.E. REGISTERED ENGINEER

DRAWING No. 996/1 OF Z. SHEETS



BASIC WIND VELOCITIES (M.S.) . THESE ARE MAXIMUM 3 SECOND GUST VELOCITIES WITH RETURN PERIOD OF 50 YEARS.

- (a) AIRFIELDS (GRI.) Open fetches of Level or nearly Level country with no shelfer. Examples are flot coastal fringes, airfields e. swamps.
- (b) FARMS (GRZ) Flat or undulating country, obstructions such as hedges and walls around fields, scattered wind breaks, and occa sional buildings. Examples are wasteland and most agricultural land that is not well wooded.
- (c) INDUSTRIAL (G.R.3) Surfaces covered with numerous Large obstructions. Examples are well wooded farmland and forest areas, towns e. cities.
- (d) Truss centres are given for an average type of use and terrain combination with the wind velocities shown
- (e) Exposed sites or sites with Local wind velocity anomalies should have truss centres reduced to coter for Local wind velocity. Reduce truss spacing to Lowest adjacent figure in table when in doubt & confer with engineer
- (f) Nominal snow Load of approx 0.5 m thick in combination with wind has been allowed for. Snow loads in excess of areas zone'l' (\$600 m altitude) to zone's' (to zoom altitude) will require to be checked by engineer.

LOCATION DETAILS PER MANUFACTURER

LOCATION. 666 MANGOREI ROAD NEW PLYMOUTH D. P.S. NUMBER. 10532 LOT NUMBER. LOT / WIND VELOCITY IN METRES/SEC. 40 MPS PURPOSE OF BUILDING HAYBARN. PROPOSED TRUSS CENTRES. 3.05m

TRUSS CENTRES IN METRES.

	WIND VELOCITY IN METRES SEC.				
HAYBARN USE.	35-40	40-45	45-50	50 - 55.	
AIRFIEDS.	3.05	2.80	2.30	1.80	
FARMS	3.05	3.05	2.50	2.00	
INDUSTRIAL.	3.05	3.05	3.05	2.80	

SEE "NOTES" FOR WIDER DEFINITION OF HAYBARN USE CATEGORIES.

Outline Specification

All fixings to be electro-galvanised & all nails to be drive screw type.

All timber to be Douglas Fir equivalent to select No. I framing.
All structural steel to be mild steel to N.Z.S. 309 & primed in an approved manner.

All curved e.g.i. to be D.Q.O.46 m.m. thick, all flat runs of e.g.i. to be high

tensile & O.46m.m. thick. All concrete to be 17.0 MPa strength at 28 days.

Confer with Engineer where hayborn is erected on Peat soils.

DESIGN CERTIFICATE.

MEMBER OF NEW ZEALAND

> A DIVISION OF THE NEW ZEALAND INSTITUTION OF ENGINEERS.

FRASER GEORGE HENDERSON being registered under the provisions of the Engineery Registration Act 1924 E.currently holding an Annual Practising Certificate, herely certify that have supervised the design of, and the computations for

shown on the accompanying plans prepared in my office - No. 996/18.2. titled CONTOUR HAYBABA

CONTOUR HAYBARN MKIL

dated June 1976 and described in/the ac apanying specifications for a LATTICE ARCH TYPE HRUSS.

proposed to be erected to SEE MANUFACTURERS LOCATION DETAILS

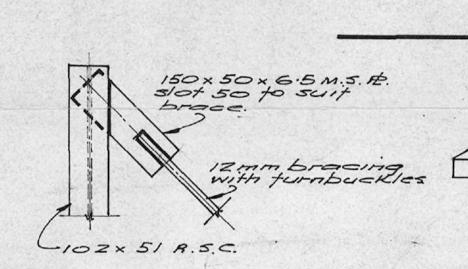
I further certify that the works defined above have been designed in accordance with sound and widely accepted engineering profiple that they have designed to support the lagers specified in-

N.Z.S. 4 603 : 1976 and further hit I paye ascertained to the best of my ability that the stresses and combination of stresses in the various materials of construction under the above loads will not exceed the matifa to ensure the safety and stability of the structuffelis experted in accordance with these plans and ighs. Various aspects of the design are in the following relevant authorities ._

N. ZO 1900 CH. 9.4 (INDUSTRIALE AIRFIELD APPLICATION) Signature / By lenderson. Association Member Date JUNE 1976 Professional Qualifications B.Sc. (ENG.) M.I.C.E., M.N.Z.I.E., REG.ENG.

For and on behalf of MARKS, STILES & SEDCOLE LTD.

Address 169. LONDON STREET, HAMILTON.



Stiffener on teleat.

ELEVATION OF LEAN.TO.

Ground Level,

3.000 Max

TARANAKI COUNTY

Date 124-9-82

c.q.i. sheathing.

ex 150 x 50 purlins

10mm M.S. R. stiffener.

102×44 at 7.44 Kg/m. R.S.J

38 x 38 x 6.5 L.

10 mm M.S. R. stiffener.

Piles as for Haybarn. (Refer to sheet. 1.)

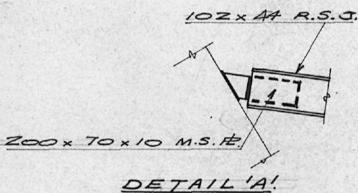
55 mm Lead edged P.G.I. flashing

200 × 70 × 10 M.S.A.

Z#16 rods

102×44 at 7.44 Kg/m. R.S.J.

TYPICAL BRACING CONNECTION.



Zep 16 rods!
These rods are welded to chords of truss one at each

corner, continue

102 x 51 RSC member uelds with sealing

intersection of

run between.

OPTIONAL LEAN.TO.

Haybarn sheathing e. truss,

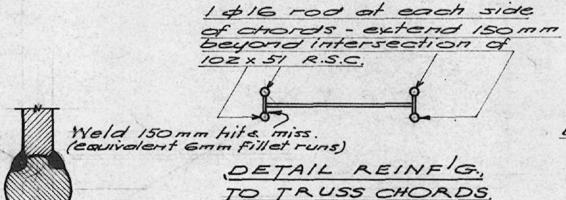
PURLIN CLEAT. Girt cleats

similar.

6.5 mm M.S. A. - drill 12 of holes 102 x 44 R.S.J. Weld webs e. grind loff flush - fit 10 mm M. S. H. stiffener with 6.5m fillet weld Girt cleat

150 x 150 x 12 M.S.

DETAIL B!



+0+0 holes for Zebi6

ROOF & WALL BRACING Reinforce alternate bays with Izmmrods

Bracing in plane of

furnbuckles.

eanto member

P.G.I. gotter.

BASE A DETAILS.

LEAN-TO DETAILS. All welds to be 6.5 mm fillet welds. Welds are shown thus-or thus - when on the rear face of a member.

B.E., A.M.I.C.E., M.N.Z.I.E REGISTERED ENGINEER

J. E.J. DRAWN J.E.J. TRACED June. Te

ROSSWOOD CONTOUR' HAYBARN MK.Z (METRIC.)

1:20 1:10

MARKS, STILES & SEDCOLE CONSULTING CIVIL & STRUCTURAL ENGINEERS AND REGISTERED ARCHITECTS 169 LONDON STREET, HAMILTON

DRAWING No. 996/2. OF Z. SHEETS

BUILDING PERMIT 7109

DRAINAGE PERMIT

4357

1979

PROPERTY ID

005267

TARANAKI COUNTY COUNCIL

BUILDING PERMIT APPLICATION FORM

PERMIT NO: 7/09

P.O. Box 56, NEW PLYMOUTH.	s to implicate frinch ettla— elevat more mila.
Sir,	
I hereby apply for permission to	FRECT A DWELLING
t (usus Na and Street) MAN(ACC)	RO for (Owner) Mermer T. CLL
of (Address) 32 CHRRINGTON	according to locality plan and
detailed plans, elevations, cross-sect	ions and specifications of building deposited
herewith IN DUPLICATE.	
Library was a part of substitute in	775 BREW 2013
	2532 Section No: 775 GREY AND
Block No: Survey Distr	ict PARITUTUL Area: 8.2131 ha
PROPOSED BUILDING: Use - describe proposed: RESIDENTIAL	posed purpose for which every part is used
	11 20 1 1200 2 11
	r 11 9m2. 1269 sqft
Total Control of the	\$ 45,356.00(For Assessment of Building Research Levy)
Less value of Plumbing and Drainage	4,920.00
Balance	40,436.00(For Assessment of Building
	Permit Fee)
Yours faithfully,	
	0 10 20 0 1 1 100 000 1 000
PURTE BUXLOGES - LTD.	Address CNR DEVON + HOBSON STS
Date: 20th Sept 1978	NEW PLYMOUTH
Phone No: 85516	The second secon
permit. Special plumbing and drainage	back hereof must accompany application for application forms are required and where btained by the Plumber or Drainlayer before
FOR OF	FICE USE
Date received Fee p	aid (a) Building Permit \$ 98 - 00.
*** ** ** ***	Levy \$ 46-00
the star of the st	(c) Water Conn. \$ (d) Sewer Conn. \$
	(e) Kerb Crossing \$
Receipt No. 4268F	Val. Roll 11610/202/1
Check	, Remarks Initials
Ordinances Gound afferral 5/10/79	(BI9) 1 Club 810/79
P. & D. Regs	4357 Cattley RL 9/10/19
Building Regs Fire Code	' 4
Structurel Content	
Water Connection	γ
Kerb & Footpath Crossing	N/A
Regn. Cert (Blgs over \$20,000)	

12/12 Rachwood walls - roof done.

20/14 heles, sleeker - points done.

22/11 Site insp with L. Fonselin dopth - bearing approved forms inspire pole holes not approved and fole hole file fooling inspire pole holes not approved for contact Fonselia 19/14 garage completed Pale holes duy for house.

13/14 garage completed Pale holes duy for house.

13/16 garage framed wh.

34/10 libries wha/s course exploratory holes for house directed.

23/10 garage fooling housed | floor level started in 19/10/79 garage foolings trenches to be withered.

1109 Furze builders dwg ggg.

Ellison T. Mangorei Rd.

TARANAKI COUNTY COUNCIL

REPORT TO:- COUNCIL

FILES 7/1

BP7109

SUBJECT:-

FRONT YARD DISPENSATION AND WAIVING OF

BUILDING LINE RESTRICTION.

T.I. ELLISON, 662 MANGOREI RD. LOT 1 D.P.10532

FROM :-

COUNTY ENGINEER

DATE

1.10.79

Furze Builders on behalf of Mr. T.I. Ellison have applied for a dispensation to the front yard requirements and the waiving of a building line restriction at 662 Mangorei Road.

The property is zoned Rural A under the proposed scheme and as such requires a front yard of 18m from the centre line of the road which is 12m from the boundary line. It is also subject to a building line restriction 14.63m from the centre line of the roadway which comes to 8.6m from the boundary.

Mr. Ellison intends to erect a dwelling and a garage. The dwelling complies with both the yard requirement and the building line. The garage will be wholly within the front yard and up to 4.5m inside the building line (see attached plan).

This particular site is restricted by the contour of the ground which falls away very steeply about 20m in from the boundary and although other sites are available on the property they are some 400-500m across a deep gully. The proposed buildings will be hidden from the road by a bank and because the site has been benched into the side of the hill. Although road widening will probably take place in the future the work should take the roadline further away from the site.

In September 1977 a firm of design consultants submitted a site plan showing a proposed dwelling 4.5m from the boundary. At that time they were advised that the building line restriction applied but they were not told of the yard requirement. They were also advised that Council could not waive the Building Line restriction. Notwithstanding the advice given the Ellisons have proceeded with extensive earthworks and retaining walls.

A 1978 amendment to the Local Government Act 1974 has given Council authority to grant dispensations for garages over building lines subject to the right of Council to require their removal should it be considered necessary.

Under Ordinance 6 Clause 2 (2)(a) Council may give exemptions to yard requirements where 'in the opinion of Council --- complienace --- would seriously diminish the usefulness of the site for building purposes.'

Council must decide whether to grant the necessary dispensations to enable the Ellisons to build where they wish to whether to require compliance with the Ordinances and the building line and have them build on a more remote and less accessable part of the farm property.

approved by Council 5/10/19.

R. W. STRUTHERS County Engineer

AMC: EHA



Franchised Builder,
Furze Builders Ltd.,
The Taranaki Lockwood Centre,
Cnr. Devon & Hobson Streets,
New Plymouth.
Phone 85-516

20th September 1979

The Town Planning Officer, Taranaki County Council, P.O. Box 56 NEW PLYMOUTH.

Dear Sir.

APPLICATION FOR TOWN PLANNING DISPENSATION

In making application for a permit to erect a house and garage on the property of Mr & Mrs Ellison on Mangorei Road, New Plymouth, (Lot 1, D.P. 10532), We also wish to apply for dispensation from the front yard requirement of the Rural A zone of the Taranaki County Council District Scheme.

We propose to site the garage and house on the site (as shown on the site plan) with the garage projecting 6.4 meters into the front yard. The house and garage location is restricted by;

1. The 18m front yard requirement of the Rural Zone of the Taranaki County Council District Scheme.

2. The topography of the site, which falls steeply to the north west, retained by a ponga wall and rises steeply to the south east as a result of the cut into the hillside to form the plateau on which the house is to be located. The large hill on which the house is sited continues above the height of the road and obscures all views of the proposed house from the road.

The only acceptable location of the garage is adjacent to the house, as here it does not shade the house from any sun and it provides a sheltered access from the car to the house.

I hope this application meets with your favourable consideration.

Yours faithfully,

AN ARMOUR

I. ARMOUR ARCHITECT



rockmood

Franchised Builder,
Furze Builders Ltd.,
Regd. Master Builder
176 Frankley Road,
New Plymouth.
Phone 36 473

19th April 1979

Mr Ellison, 52 Carrington Street, NEW PLYMOUTH.

Dear Sir,

RE: Ellison Residence Mangorei Rd., New Plymouth

We confirm that it is possible to construct a dwelling unit on your property on Mangorei Road.

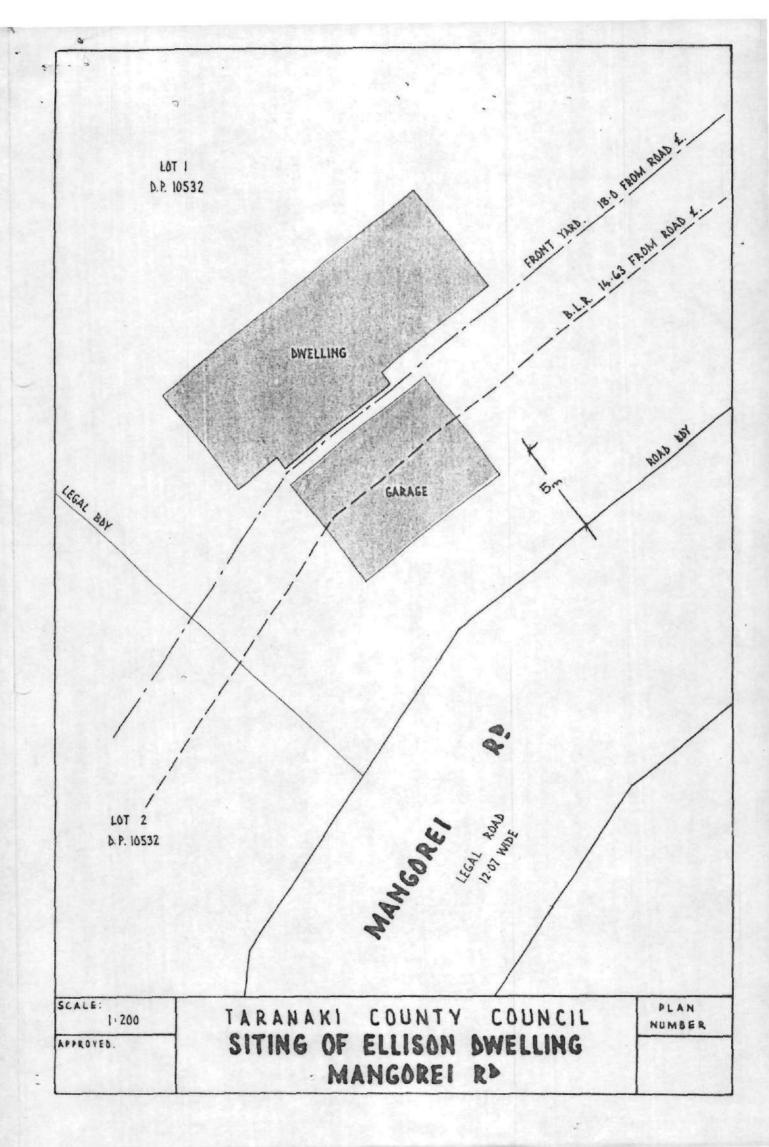
It is possible to comply with the Taranaki District Scheme, siting the house clear of the 18m front yard requirement (from the centre of the road), on solid existing earth and clear of the front edge of your new ponga retaining wall by 3 or 4 meters.

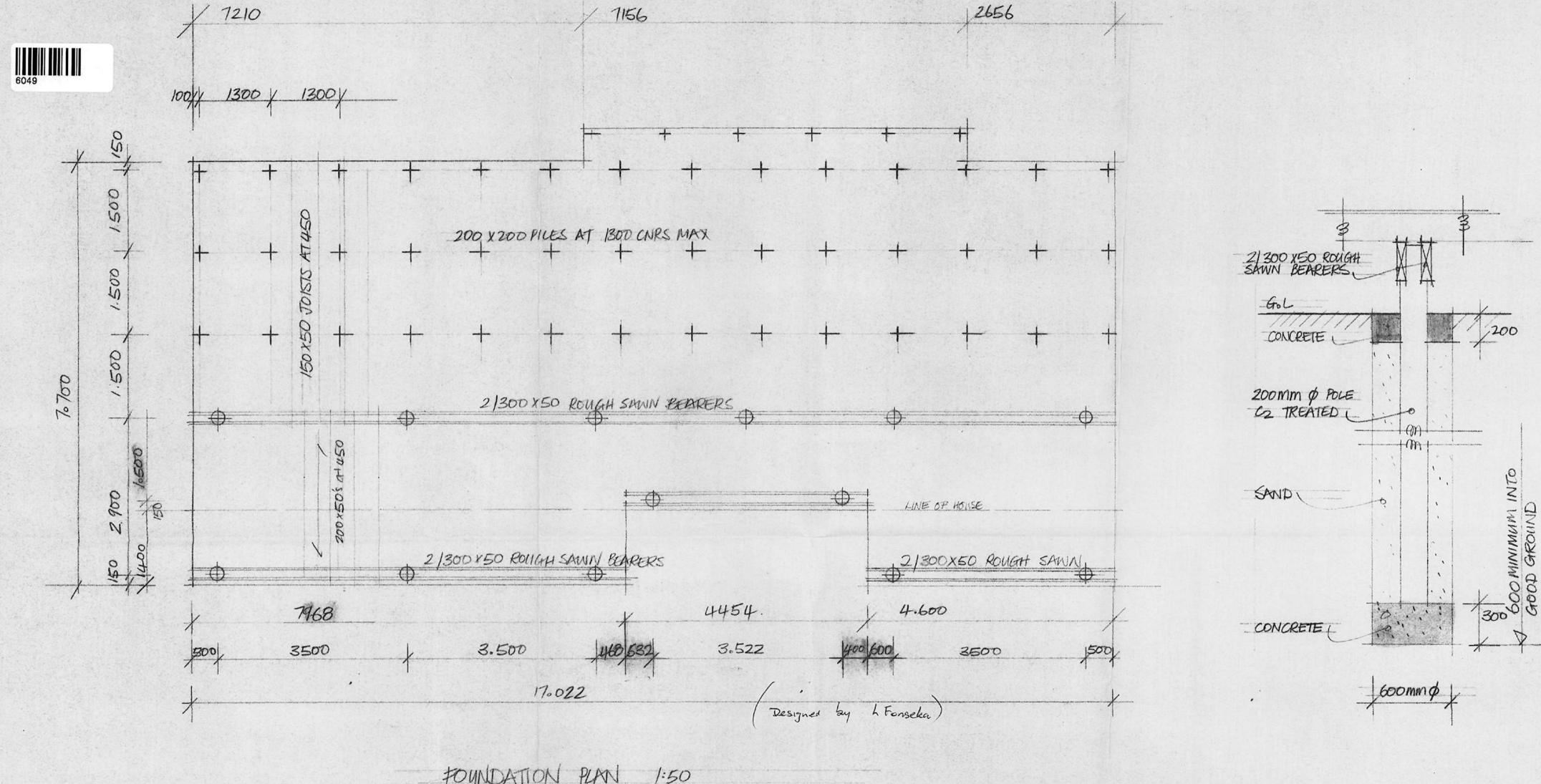
Yours faithfully,

I ARMOUR

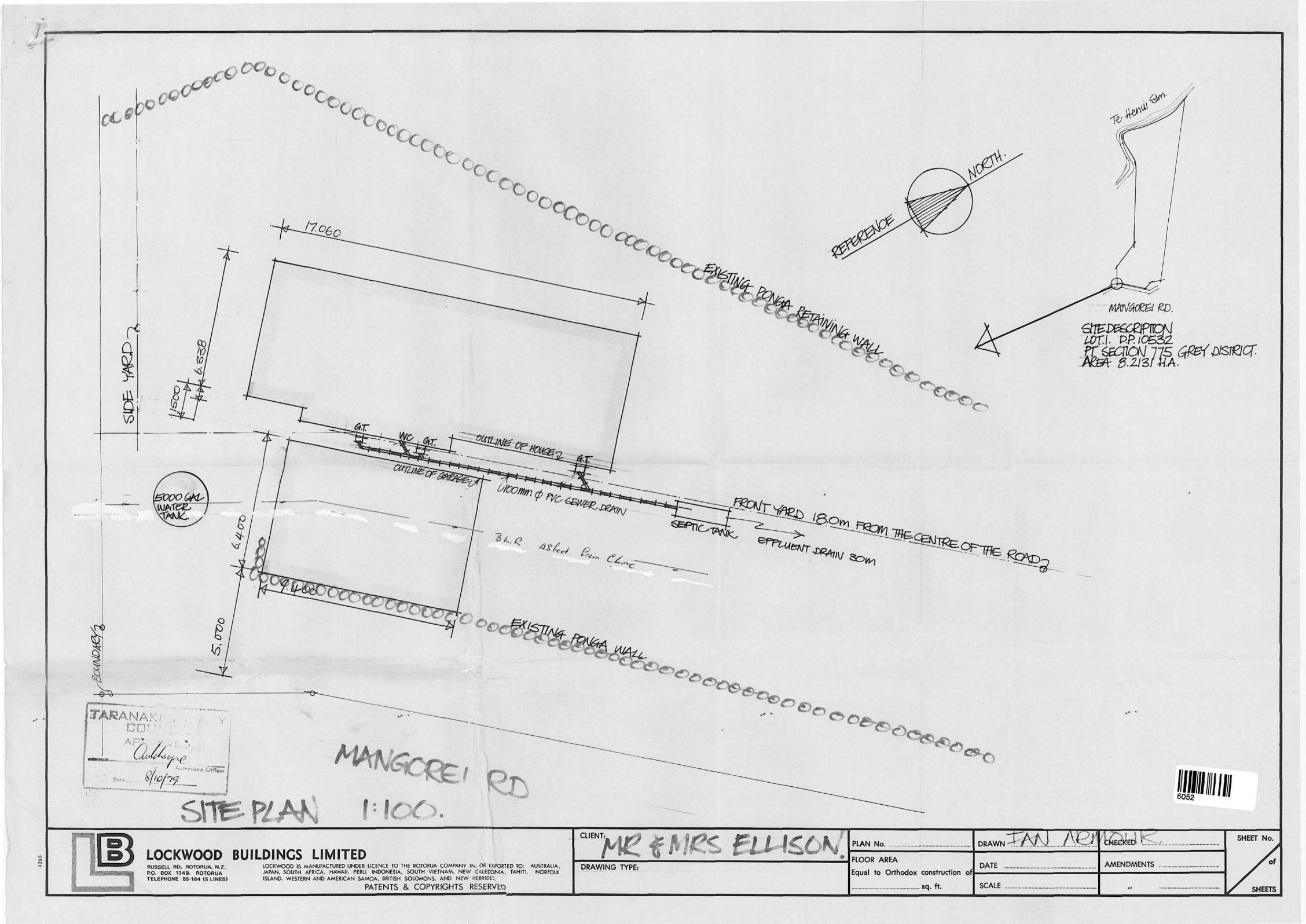
I. ARMOUR DESIGNER

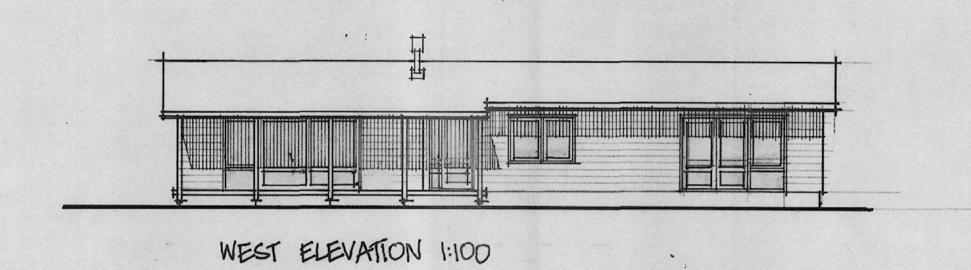
with 20 m of word?

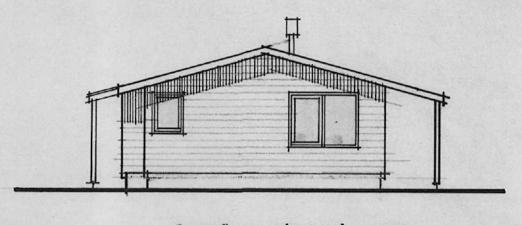




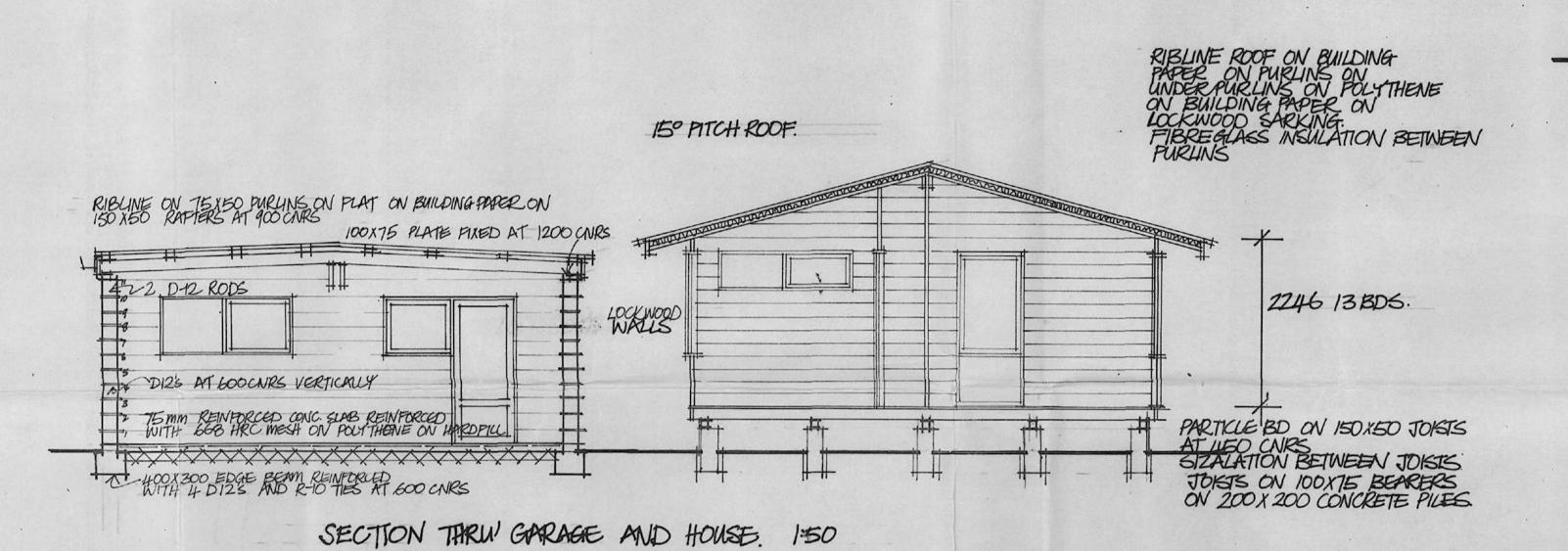
FOUNDATION PLAN 1:50



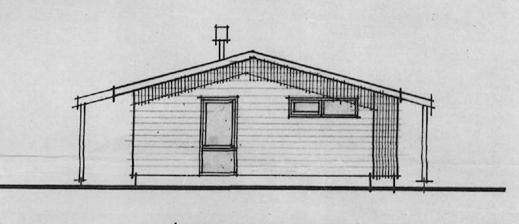




SOUTH ELEVATION 1:100







NORTH ELEVATION 1:100.

TARANAKI GOUNT APPROVED

6050

B

RUSSELL RD., ROTORUA, N.Z.
P.O. BOX 1349, ROTORUA
TELEPHONE 85-184 (5 LINES)

BUILDINGS LIMITED

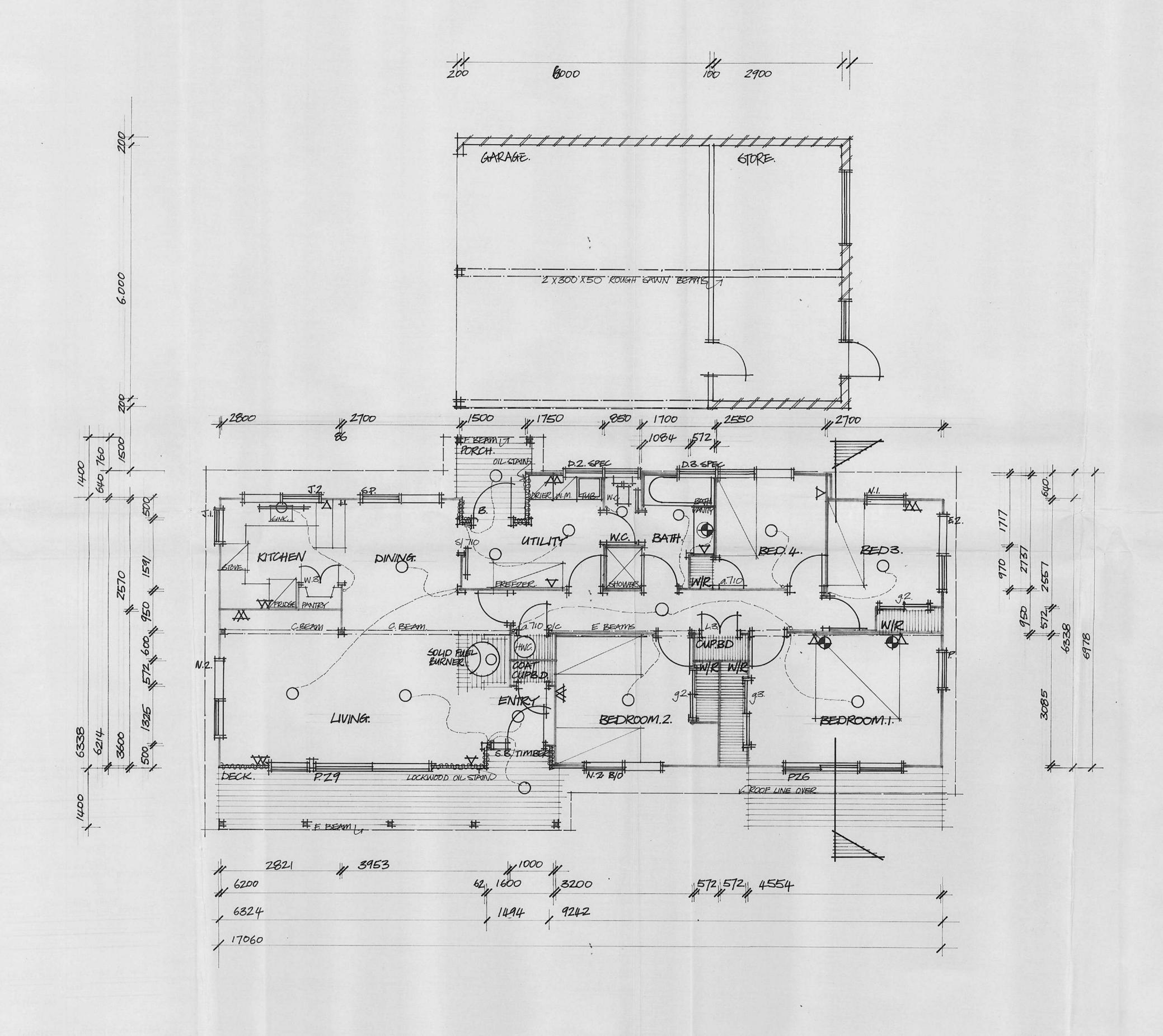
LOCKWOOD IS MANUFACTURED UNDER LICENCE TO THE ROTORUA COMPANY IN. OR EXPORTED TO: AUSTRALIA.
JAPAN. SOUTH AFRICA, HAWAII, PERU, INDONESIA, SOUTH VIETNAM, NEW CALEDONIA, TAHITI, NORFOLK
ISLAND, WESTERN AND AMERICAN SAMOA, BRITISH SOLOMONS, AND NEW HEBRIDES. PATENTS & COPYRIGHTS RESERVED

MREMES ELLSON

DRAWING TYPE:

PLAN No. FLOOR AREA **AMENDMENTS**

SHEET No. SHEETS



6051

B

TARANAKI COUNTY

RUSSELL RD., ROTORUA, N.Z.
P.O. BOX 1349, ROTORUA
TELEPHONE 85-184 (5 LINES)

BUILDINGS LIMITED

LOCKWOOD IS MANUFACTURED UNDER LIC
JAPAN. SOUTH AFRICA, HAWAII. PERU. II
ISLAND. WESTERN AND AMERICAN SAMO

LOCKWOOD IS MANUFACTURED UNDER LICENCE TO THE ROTORUA COMPANY IN, OR EXPORTED TO: AUSTRALIA, JAPAN, SOUTH AFRICA, HAWAII, PERU, INDONESIA, SOUTH VIETNAM, NEW CALEDONIA, TAHITI, NORFOLK ISLAND, WESTERN AND AMERICAN SAMOA, BRITISH SOLOMONS, AND NEW HEBRIDES.

PATENTS & COPYRIGHTS RESERVED

MR& MRS ELLISON

PLAN

SCALE 1:50

PLAN No. DRAWN CHECKED SHEET No.

FLOOR AREA
Equal to Orthodox construction of sq. ft.

SCALE " SHEET No.



LOCKWOOD STANDARD SPECIFICATION For Lockwood Components 1-16 FOLINGII

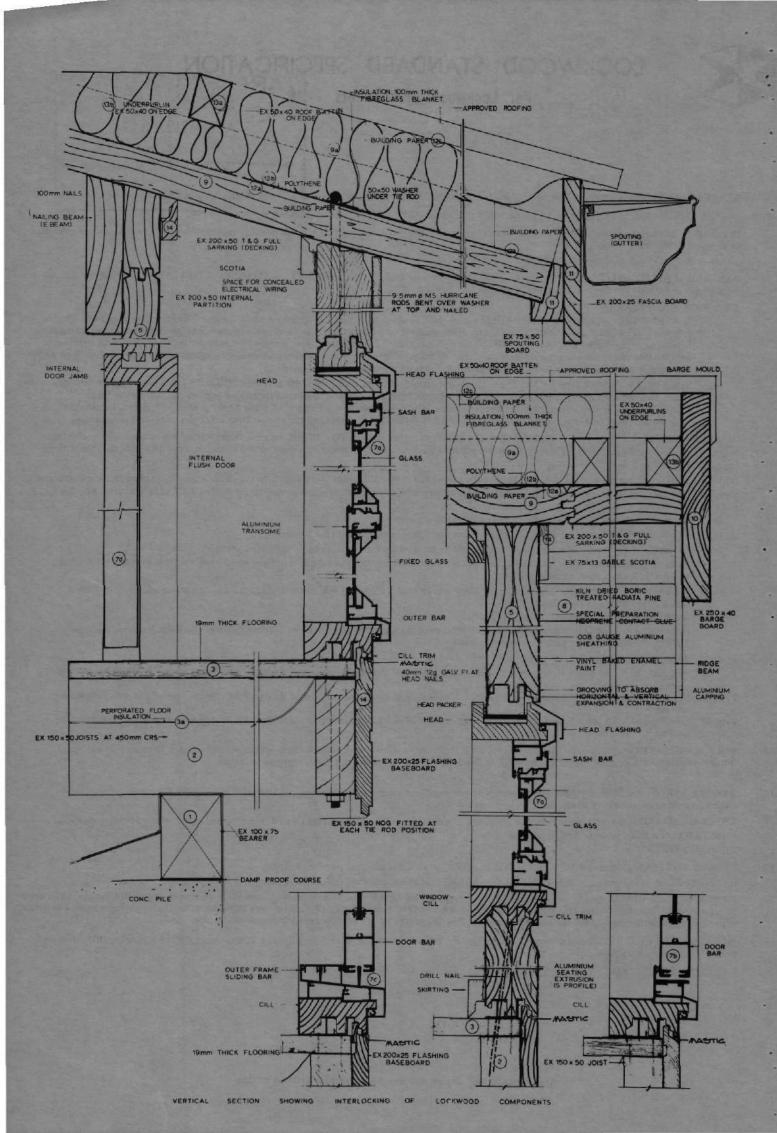
COUNCIL APPROVED

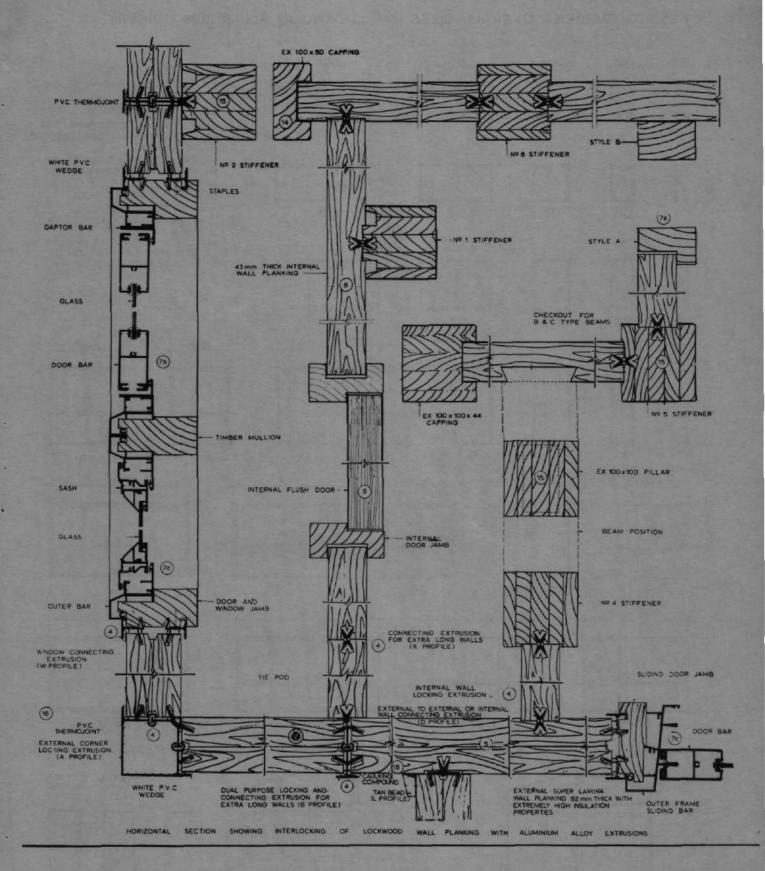
Authorized Officer

BEARERS: Ex 100mm x 75mm BORIC treated Radiata Pine (No. 1 framing grade).

2. FLOOR JOISTS: Gauged ex 150mm x 50mm BORIC treated Radiata Pine (No. 1 framing grade)

- FLOORING: 20mm thick, high density particle board, treated for weather resistance. If particle board is unavailable, other suitable materials shall be supplied to suit this purpose.
 - Underfloor insulation perforated dura foil or sisalation.
- ALUMINIUM ALLOY INTERLOCKING EXTRUSIONS (refer to diagram), incorporating P.V.C. "Thermo-joint" and finished with "White thermosetting" polyester resin coating, electrostatically applied.
- **EXTERIOR WALL PLANKS:**
 - SUPERLAMINA ALUMINIUM SHEATHED 62mm thick constructed from two 200mm x 38mm or one 200mm x 50mm and one 200mm x 25mm Lockwood grade, BORIC treated, kiln dried, Radiata Pine Boards finger jointed where necessary to eliminate major timber defects, laminated with UREA-FORMALDEHYDE, water-resistant glue or Crosslinked P.V.A. water-proof adhesive then sheathed with aluminium with a white baked Acrylic gloss finish, consistency of colour subject to manufacturing processes, guaranteed for 10 years against chipping, peeling and blistering.* The interior of the board is sealed with a water-repellent solution.
 - (b) SUPERLAMINA REDWOOD. 62mm thick constructed from one 200 x 40 and one 200 x 25 Lockwood grade boards, Boric treated kiln dried Radiata Pine, finger jointed where necessary to eliminate major timber defects, with Urea-Formaldehyde water resistant adhesive, and one 200 x 10 California Redwood clear heart grade, kiln dried, laminated with Resorcinol waterproof adhesive. The board is dipped in a water repellant solution after dressing and pre-cutting.
- INTERIOR WALLS: Ex 200mm x 50mm (43mm) thick) Lockwood grade Radiata Pine, BORIC treated, finger jointed where necessary to eliminate major timber defects, dipped after dressing in a water-repellent solution. Where interior walls are exposed to the outside, they shall be lined with an approved material such as vertical shiplap treated timber.
- JOINERY: Aluminium joinery coated with thermo-setting polyester resin with added Olive pigmentation electrostatically applied to a minimum spec-7. ification of 40 microns on all visible surfaces, complete with timber sub-frame of ex 100mm x 50mm finger jointed TANALITH treated, kiln dried, Radiata Pine, weather primed. Double glasing optional.
 - Aluminium awning hung sashes glazed with a vinyl glazing strip.
 - (b) Exterior outward hanging doors: Aluminium door and frame complete with hardware.
 - Exterior sliding doors: either panel sliding. Available with window combinations as illustrated, complete with hardware. (c)
 - Exterior inward hanging doors: Cedar, complete with hardware pre-hung in timber sub-frame ex 150mm x 50mm TANALITH treated, kiln dried, Radiata Pine, weather primed.
 - (e) Interior doors: Flush, varnish quality, ready hung in a 100mm x 50mm BORIC treated, Radiata Pine, finger jointed, weather primed frame. Hardware and furniture fitted.
 - Wardrobe doors (where indicated on plan) (1) Hanging: Pine framed core sheathed with tempered hardboard hung in an ex 100mm x 50mm kiln dried Radiata Pine frame. Sliding: As in (e) above. Fitted to approved track.
- ROOF SUPPORTING BEAMS:
 - Type A: Finished 387 x 88 being 9 laminate ex 100mm x 50mm BORIC treated finger jointed Radiata Pine. Spans up to 7.9m with lightweight
 - Type B: Finished 258 x 88 being 6 laminate ex 100mm x 50mm BORIC treated finger jointed Radiata Pine. Spans up to 5.4m with lightweight roofing.
 - Type C: Finished 215 x 88 being 5 laminate ex 100mm x 50mm BORIC treated finger jointed Radiata Pine. Spans up to 4.2m with lightweight roofing.
- FULL ROOF SARKING (decking): Same as interior walls (refer to No. 6) or when Pinus Radiata species is not available, Douglas Fir or other suitable substitute will be used, correctly treated, kiln dried, dipped after dressing in a water-repellent solution.
- BARGE BOARDS: Ex 200mm x 40mm or 250mm x 40mm merchant grade TANALITH treated kiln dried Radiata Pine 10. (finger jointed where necessary to eliminate major timber defects).
- 11. SPOUTING BOARDS: Ex 150mm x 25mm or 200mm x 25mm Rimu or Pine TANALITH treated finger jointed and 75mm x 50mm dressing grade TANALITH dried Radiata Pine finger jointed.
- BUILDING PAPER: 12
- (a) ROOF BATTENS: 50mm x 40mm TANALITH or BORIC treated Radiata Pine (random lengths). 13. (b) UNDERPURLINS: 50mm x 40mm TANALITH or BORIC treated Radiata Pine, (random lengths).
- FINISHING MATERIALS: Scotia and skirting kiln dried Radiata Pine or O.B. Rimu finger jointed, depending on timber availability, cappings kiln dried 14. Radiata Pine, flashing baseboards kiln dried, dressing grade, TANALITH treated Radiata Pine, or B type Rimu, or other approved finger jointed material depending upon availability. Shelving kiln dried Radiata Pine finger jointed. Wardrobe rails 19mm galvanised pipe.
- 15. PILLARS & STIFFENERS: Finished 86mm x 86mm square, 3 ex 100mm x 40mm or 5 ex 100mm x 25mm finger jointed laminates, BOLIDEN and BORON treated Radiata Pine.
- 16. CAULKING COMPOUND





These are benefits normally included in total contract prices for "Lockwood" buildings, at no extra cost:

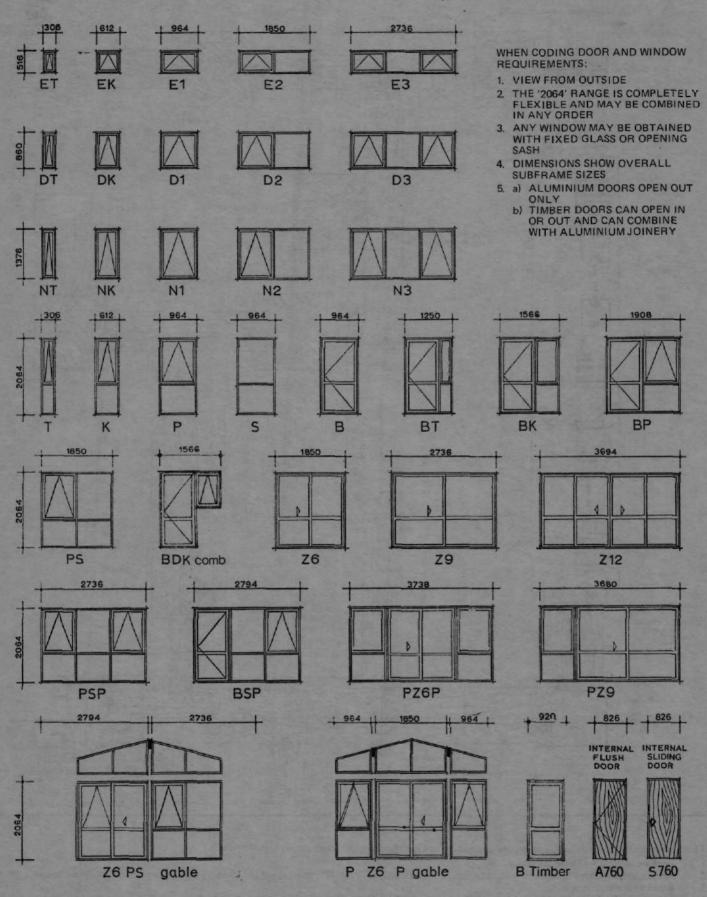
- Lockwood solid wall construction:
- Aluminium sheathing of external walls (for maximum durability): Paint film guaranteed for 10 years against chipping, peeling and blistering.* 2
- Reduced construction time.
- Internal walls of natural timber with synthetic varnish finish with expected minimum durability of 25 years and corresponding elimination of main-4.
- Sloping or flat ceilings with exposed beams and "spacious living" design; Extra earthquake and shock-resistance of the Lockwood interlocking system; Special Lockwood gable frame with glazing to ceiling height.

Use the Lockwood method for any building. The Lockwood system is ideally suited for all kinds and sizes of buildings.

DOMESTIC: New homes (including holiday houses, farm cottages, etc.) from 200 to 900 sq. metres and over. COMMERCIAL: Flats, motels, offices, shops, tea-rooms, restaurants, etc. INSTITUTIONAL: Halls, school classrooms, club rooms, churches, ski lodges, etc. VERTICAL PARTITIONING: Non-modular for commercial use - Lockwood inger jointed grade Radiata Pine, Boric treated.

Conditional on washing down at least twice yearly.

KEY TO CURRENT OVERALL SIZES OF LOCKWOOD ALUMINIUM JOINERY



In general, the quality of material and standard of finish for Lockwood components will be within the limits of this specification, and description per current Lockwood "Technical Data" brochure. Lockwood Buildings Ltd., as manufacturers, do not deal directly with the public, but distribute to appointed Lockwood contractors on a vendor to purchaser basis. Lockwood Buildings Ltd's area of responsibility for structural soundness and performance is limited to the Lockwood components incorporated in the building. Because of the effects of changes in atmospheric conditions and the very nature of timber some contraction in Lockwood planks may occur after erection. Such movement is not detrimental to structural soundness.

- 2 -

PRELIMINARY AND GENERAL:

The Contractor shall provide all labour and materials - supply and maintain the required tools, plant, scaffolding, etc. and generally complete the residence in the best trade manner in accordance with the true intent and meaning of the accompanying drawing and this specification taken separately or collectively.

SUB-CONTRACTORS:

This specification is subdivided into trade sections for the convenience of reference only and it shall not be construed that each trade section is an entire and separate contract. Every trade jointly and separately shall collaborate, wait on, assist and render all necessary assistance to complementary trades.

INSURANCE:

Before commencing this contract, the Contractor will effect an insurance with an approved Company to cover any liability of the Owner for accidents or workmen's compensation for any accidental injury to any worker or death of same in the course of his employment, and the Contractor will maintain such insurance until the completion of the job. The Contractor will also insure the works and keep them similarly insured until they are delivered up, against loss or damage by fire in the joint names of the Owner and Contractor for the full insurable value of the works executed.

COST INCREASES:

Arbitration Court Award increases and/or basic material cost increases in all trades mentioned herein and which are beyond the control of the building contractor, shall be agreed upon as extras to this contract and will be met by the Owner.

PROGRESS PAYMENTS:

Progress payments (unless otherwise agreed upon) shall be as written in the Agreement between Furze Builders Ltd and the Owner.

BY-LAWS, PERMITS, ETC:

The Contractor shall give all usual notices to the Local Authority, arrange for the inspection and testing of all work, apply for building permits and comply with the requirements of all local body by-laws; and N.Z.S.S. 1900. The cost of all building and other permits are included in the contract price. Where a road crossing is called for by the local authority, then any fees arising shall be the responsibility of the Owner, and do not form part of the building contract, this also applies to sewer and water main connections.

TRANSPORT:

The cost of transporting Lockwood components and other materials to the site is included in the quotation.

MATERIALS:

Should any of the materials specified for this contract be unprocurable at the time of purchase, negotiations shall be made for the provision of substitutes to allow for work to proceed without delay. Before any such substitutes are included in the contract, the approval of the Owner will be obtained. The price of difference resulting from the inclusion of the substitutes must be agreed upon before the respective work is commenced. All materials placed by the Contractor upon the site of the proposed dwelling house and works are not incorporated in the said dwelling house and works and all waste materials shall be the property of the Contractor and shall be removed by him within fourteen days after the completion of the said dwelling house and works.

- 3 -

SETTING OUT:

The Owner will be responsible for showing the boundary pegs to the Contractor to assist him in siting the building. Siting will be approved by Owner before work commences.

PLAN DIMENSIONS:

Figured dimensions on the contract plans are to be read as indicative only. These dimensions to be superseded at all times by Lockwood Buildings Ltd. detailed cutting drawings which determine dimensions for the practical manufacture of the building. However, any dimension changes by Lockwood Buildings Ltd shall not alter the designed concept of the structure as set out in the contract plans. The right is reserved to alter without prior notice any component parts deemed by Lockwood Buildings Ltd to be structurally inadequate. Any substitutes must, however, conform in overall appearance and design concept to the original component part.

EXTRA WORK:

No extra work may be carried out without the authority of the Owner in writing.

P.C. (PRIME COST) AMOUNTS:

The Owner is reserved the right to select or purchase some items under a P.C. (Prime Cost) sum and the account will be adjusted accordingly on completion. Items thus affected in this Contract are as follows:

Shower Lining P.C. \$120.00.

Hardware P.C. \$50.00

Pot Belly stove P.C. \$350.00

Brick hearth P.C. \$150.00

Range P.C. \$600.00

SITE ACCESS:

Metalling of site access suitable for heavy vehicles shall be the responsibility of the Owner if required by Contractor.

CLEARING OF SITE:

The site shall be cleared as required for the building work by the Owner.

GROUND CONDITIONS:

This contract and quotation is based on solid, satisfactory ground conditions, giving adequate bearing qualities exposed down to a depth of 600mm only, at lowest ground level of given house siting. Any alterations from this are to be given in writing to the Contractor before foundations are commenced.

EXCAVATION OF SITE: - BY OWNER

The site shall be excavated as required for the building work by the Contractor for which a P.C. sum of ... N/A.. has been allowed.

Back filling as required, scoria and/or topsoil shall be the responsibility of the Owner. Scoria and field tile drains shall be the responsibility of the Owner. Any material required for backfilling, and not available on site, shall be supplied by the Owner.

EXTRA ITEMS:

The following works have not been included in the building contract unless specially requested by the client and allowed for in quotation:-

- (1) Painting to galvanised roofing.
- Painting to all sub floor blockwork.
- (2) (3) Fine sanding and varnishing to all timber floors.

CONCRETOR

CONCRETE:

All concrete to be composed of 6 parts of approved aggregate to 1 part of cement.

FOUNDATIONS: (Timber floors)

PILES: Foundation shall be pre-cast piles 200 x 200 x 600 set on 300 x 300 x . 150 concrete pads, spaced at 1.350crs in rows not more than 1.800 apart to a minimum depth of 450 below ground level.

CONCRETE FLOORS:

Foundation footings shall be continuous concrete - 450 x 300 with 1-16mm rod top and bottom tied at 900crs.

Compacted hardfill blinded with sand over to receive continuous welded polythene sheet D.P.C. concrete floor to be 150mm above lowest ground level at given house siting poured 100mm thick on D.P.C. 668 H.R.C. reinforcing placed 25mm clear of D.P.C. in floor.

BLOCKLAYER

MATERIALS:

Shall be as specified in N.Z.S.S. CHAPTER 6, DIV. 6,2

WORKMANSHIP:

The whole of the blockwork to be properly built and bonded in the best possible menner.

JOINTS:

Block joints are to be nearly struck on each side.

BLOCKWORK:

FOOTINGS for blocks shall be 450 x 300 poured with 2-12mm rods top and bottom or 1-16mm rod top and bottom with stirrups at 900crs. 12mm starters shall be spaced at 800crs and bent at one end and placed in centre of footing and lapped with bottom rods.

BOND BEAMS: Lay 400 x 200 bond beam block on top courses and place 2-12mm rods top and bottom or 1-20mm rod top and bottom and tie at 600crs, or 300crs over lintels. Where needed lay intermediate 200x 200 bond beam in wall and place 1-12mm rod in centre of block. Where joints are required over lap rods by a minimum of 40 diameters and fill blocks with 17.5MPa strength concrete at 28 days.

BLOCKS to be of first quality 200 series as manufactured by Firth Industries or similar quality, to be laid on footings with well mixed mortar, 3 parts sand to 1 part cement.

PAINTING:

Painting of all blockwork is not included in this contract, unless specifically requested by client and included in quote.

CARPENTER & JOINER

Erect in good and workmanlike manner all Lockwood components supplied to the specification of Lockwood Buildings Ltd which are to be read with and form part of this specification. Refer Lockwood Schedule attached for Timber specification.

KITCHEN FITTINGS:

Install and fit to schedule below.

WARDROBE DOORS:

Sliding doors, where indicated on plan, to be flush type ply faced.

Hung wardrobe doors, if applicable, to be framed hardboard faced - paint finish, or ply faced - stain finish to owner's choice.

FURNITURE:

Supply and fit standard Lockwood door and window furniture.

FLOOR SANDING: (Timber Floors Only)

The floors will be given one cut with an electric sander, to joints and rough surfaces only to suitable finish for floor coverings. Fine sanding and varnishing is not included in contract unless specially requested by the client, and allowed for in quotation.

VISOR FIREPLACE:

When requested by owner and where allowed for in quotation, install Visor fireplace to manufacturer's specification on fire slab.

VISOR FIRESLAB:

A PC sum of ...\$15Q.QQ..., has been allowed for the supply and laying of hearth and/or slab to above fireplace. Type and extent of which to be outlined by client when required.

D.P.C.

Place a strip of 3 ply malthoid between all timber and concrete bearing surfaces.

BASE:

Fit 4mm fibrolite to base of house, joined with aluminium or P.V.C.

TIMBER FLOOR:

To be 19mm T.W.P. High Density particle board sheets, securely fixed with 60mm galvanised brads well punched.

INTERIOR JOINERY: Duckett & Marsden - Silvano Doors.

Door and drawer fronts to kitchen, bathroom and laundry are to be plain ply faced with black PVC edges, with turned wooden knobs for drawer and door pulls.

Special type doors and drawer fronts or fittings shall be charged as an extra to the Contract.

HARDWARE:

Items such as towel rails, soap holders, toilet roll holders, mirrors etc., are allowed for by way of a P.C. Sum of ...\$50.00.... in this Contract.

SHELVING:

KITCHEN & LAUNDRY CUPBOARDS: One full depth solid fixed centre shelf is allowed for in all over cupboards and under bench cupboards.

PANTRY: Ex 200 x 25 loose laid shelving at approx. 300 ers vertically is allowed for.

LINEN CUPBOARDS AND STORE CUPBOARDS: As for pantry but with bottom shelf 500m from floor level, and intermediate shelves at 400 crs.

WARDROBE: Ex 200 x 25 loose laid shelf boards at 1,700 from floor level.

Special shelving requested by client shall be charged as an extra to the contract.

SCHEDULE OF KITCHEN FITTINGS:

- 1 pantry unit with 7 pantry shelves lined with ABS plastic and 2 louvered doors.
- 1 Corner dresser unit .900 x 1,100 with 2 doors and formica top.
- 1 sink return unit, 1 door formica top.
- 1 sink unit 1.700 long with 4 doors, stainless steel top by plumber.
- 1 Bar back dresser unit 1.200 long, with 2 formica tops, 1 door and 4 drawers.
- 2 standard tub units with stainless tubs (by plumber), one in bathroom and one in storeroom in garage.
- 1 1.000 long vanity unit, 2 doors, formica tops.

NOTE: all shelves in above units to be lined with ABS plastic.

SCHEDULE OF OTHER INCLUSIONS:

Decking as per plan.

Sisalation to total underfloor area of house.

100mm thick fibreglass insulation to total roof area of house.

Dark stain to lounge area. \$160.00.

ELECTRICIAN

GENERAL:

All installations shall be made in a sound, safe, practical and workmanlike manner in conformity with modern practice, in accordance with the Wiring Regulations, 1935, and to the satisfaction of the Local Authority wherever possible, all switches and plugs shall be flush type, and all cables shall be C.M.A. brand or similar quality.

MAINS: No allowance has been made for mains cable.

Install service mains to switchboard as directed, Allowance only -has been made in this contract for P.C. sum \$ for underground mains.

SWITCHBOARD:

Fix switchboard where directed by local authority, complete with all necessary fittings and enclosed in metal.

FUSE BOARD:

-Ne-interior fuse board is allowed for in this contract. However, where it is required, either by client or lending authority, it shall be charged as an extra to the contract.

LIGHTS:

Provide light points complete with lamps and shades at positions as shown on electrical plan.

POWER POINTS:

Provide power points at positions as shown on electrical plan. (for number of light and power points refer schedule attached)

ELECTRIC RANGE:

Install range to instructions with control switch within easy reach of range. Type as indicated on fitting schedule.

HOT WATER:

Provide and connect element and thermostat to hot water cylinder, where applicable.

LIGHT FITTINGS:

Are not included in the contract price. The contract allows for standard plastic bayonet fittings and shades, complete with bulb. If the client wishes to have the electrician connect their fittings, negotiations must be made with the contractor at an early stage. Payment for the same will be made separately and not form part of the contract.

ELECTRIC FAN, ETC:

Where listed on fitting schedule, provide and fix.

ELECTRIC HEATING:

Where listed on fitting schedule, provide and fix.

EXTRA POINTS:

When a client so desires, extra light and power outlets included above the number quoted for, shall be charged extra at the flat rate of ..\$17.99.. per power outlet, and ...\$17.99.. per lighting outlet.

FITTING SCHEDULE:

- 1 Meter board.
- 1 Fuse board.
- 23 light outlets (includes 4 in carport)
- 2 ball fittings.
- 2 900mm fluorescent tube fittings.
- 7 double power point outlets (one in store carport)
- 6. single power point outlets.
 - 1 exterior plug for water pump.
 - 1 shaver outlet in bathroom
 - 2 two-way switch sets.
 - 1 heater outlet complete with 770 watt wall heater.
 - P.C. sum for range \$600.00.

NOTE: No mains have been allowed for.

DRAINAGE & ROOFER

The whole of the drainage work shall be carried out in accordance with the by-laws of the local authority, and to the satisfaction of its inspectors. Provide all fittings necessary to complete the work and lay all drains. Connect up vent pipes fixed by the Plumber.

A P.C. SUM.....\$56.QQ......is allowed for soak holes to a distance of 3m from house. All extra length shall be charged for at ruling rates.

A P.C. SUM....\$1010.13......is allowed for septic tank to a distance of 3m from house. All extra length shall be charged for at ruling rates. Septic tank complete with 30m effluent drain.

ROOFING: Popes Rib Line.

GALVANISED IRON - CORRUGATED GALVANISED LONG-RUN: N/A

Fit 26 gauge corrugated iron roofing, complete with all ridges, hips and verges. 200mm end laps and 12 corrugation side laps. Paint all laps before fixing and fix roof with lead-headed roofing nails at top and bottom of sheets and at 900 centres. Fit 400mm lead-edged ridging with flashings beaten well down into corrugations and 150mm end laps.

OR DECRAMASTIC TILES:

Fix Decramastic tiles, barge capping and ridging with 60mm flathead galvanised nails to manufacturer's specification.

Colour to be. . . N.A.

TRAY SECTION IRON ROOFING:

Fix tray section roof clip or nail type including all necessary flashings, barges, ridging or metal fins all to manufacturer's specification.

PLUMBING

PLUMBER:

All work shall be carried out in accordance with the drawings, specifications, local authority and public health regulations. All materials shall be the best of their respective kinds. Approved New Zealand manufactured materials are to be used wherever possible. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where air locks are likely to occur. Copper tubing is to be secured in position by copper straps.

ROOFS:

Flash ends of ridging. Flash and over flash all vents, chimneys and other upstands through roof with lead. Valleys shall be 300mm wide, with raised edges, 150mm end laps finished well down into spouting.

SPOUTING AND DOWNPIPES:

Fix galvanised spouting, to drain to outlets, with 100mm lapped, soldered joints and all necessary stop ends, mitred returns and outlets. Support spouting on galvanised brackets at 1m centres. Downpipes shall be 75mm diameter 24 gauge g.1. seamed and welted with slipped joints, angles and shoes strapped to walls with 24 gauge galvanised iron straps fixed with galvanised screws.

OR: Fix P.V.C. Marley spoutings and downpipes to manufacturers recommendations.

WASTES:

Join W.C. pan to drain above the level of the floor with a spun yarn ring sealed with mastic or other approved material which will provide a non-rigid gas tight joint. Fit all basins with 31mm P.V.C. traps and waste pipe to floor level. All other traps and wastes shall be copper or P.V.C.

COLD WATER SUPPLY:

Lay cold water supply from the supply point in Alkathene pipe buried in ground with cemented joints.

HOT WATER:

Provide and fix... 181.....litre... Standard..pressure hot water cylinder, complete with lagging and g.i. casing and lagged copper supply to bath, sink, tubs, basin and shower.

TAPS:

All taps shall be chromium plated brass streamlined pattern of approved manufacture, as listed in schedule, marked 'Hot and cold' except polished brass cocks with screw ruff for hose connections. Faucett over kitchen sink, and any other special taps not allowed for unless specially requested and allowed for in quotation.

SANITARY FITTINGS:

Sanitary drainage to be complete with all necessary drains and septic tank if necessary, and allowed for in quotation.

PLUMBING SCHEDULE:

Marley P.V.C. spouting and downpipes.

Faucett over sink.

Crystalline tap tops to kitchen and bathroom.

Shower mixer and shower rose.

2 garden taps.

Standard taps over tub in laundry and storeroom.

1 1800 stainless steel sink bench.

2 stainless steel tubs.

1 stainless steel shower tray.

1 coloured clearlite bath and basin.

1 standard W.C. with double flap seat and dux cistern.

1 181L standard electric H.W.C.

All necessary hot and cold water pipes and wastepipes.

Fit only pot belly stove in position shown on plan, and allow to connect wet back to H.W.C.

Automatic washing machine taps.

1 precast Firth septic tank to a distance of 30m from kitchen corner of house, complete with 30m of effluent drain.

Supply and fit 1 Firth 5000 gal. precast water tank behind carport, supplied by water from roof of house and carport, complete with Davies econojet pump.

PAINTER

PRELIMINARY:

All materials shall be the best of their type available. Workmanship shall be to a good standard. Colours to Owners choice to be selected from samples provided by the Painting Contractor.

PREPARATION:

All reasonable care shall be taken to clean down surfaces to be varnished and stained, so that all dirt marks, and imperfections are removed to a reasonable standard.

INTERIOR WORK:

Varnishing - 1st Coat. All interior wall and ceiling surfaces to receive 1 coat flat varnish Polyurethane. Any thinning of varnish is allowable only to a workable consistency, otherwise straight from the tin application is approved.

Stopping - Stop with Linseed oil putty, tinted to appropriate shade, all open knots or other imperfections.

Varnishing - 2nd Coat. All surfaces as above to receive coat of Satin..... finish Polyurethane.

Varnishing - 3rd Coat. Applicable only to service rooms .Satin finish Polyurethane.

Other Surfaces - Interior doors - 1st and 2nd coat of varnish as above - (optional alternative - two coats satin enamel paint to Owners choice). Door frames, windows - two coats as above (colour to Owners selection).

Kitchen and Other Joinery Units - varnished areas to be 3 coat work as interior wall surfaces. Painted surfaces - seal with 'all seal' or sealer/undercoat, stop imperfections with putty and follow with 2nd and 3rd coats of satin enamel (colours to Owners selection.)

Note: Polyurethaning interiors of all joinery units, cupboards and wardrobes are not allowed for in this contract.

Staining. If requested by the Owner, walls and door staining is to be discussed with the Building Supervisor in respect of additional costs. Method - mix with 1st cost varnish, Resene tinters.

Beams Resene oil-stain may be applied to these depending on the depth of stain required.

OIL-STAIN WALLS.

First coat is to be Resene oil-stain, any open knot holes are to be stopped with Linseed oil putty. (N.B. Large or loose knots are removed at the factory and an epoxy filler is applied). Final coat is to be Resene oil-stain.

Sarking Soffits, Carports, or unsheathed Porch walls.

Apply 3 coats of clear Anti-fungus varnish.

Feature Entrance Doors (Panelled or Solid Flush)

If a varnished effect is required, apply on hanging door 1 coat Resene oil (clear or stained) 2nd coat at end of Painting Contract.

Decks, Porches, Screens, Baseboards, Posts.

Decking floors, deck sub timbers, handrails, screens, baseboards, (all Tanalith Treated Timbers) to receive 1 coat of Resene oil-stain during erection and 1 coat at completion of Painting Contract. (N.B. When required, handrail top rail only may be finished with white).

EXTRA ITEMS NOT INCLUDED IN BUILDING CONTRACT UNLESS STATED SO IN THE QUOTATION, AND REQUESTED BY CLIENT IN WRITING.

Structural Steelwork

After fabrication and before erection, prime with 'Rust Anode' - after erection apply 2nd and final coat as exterior work.

Galvanised Roofs, Spouting and Downpipes.

Recommended time for painting, approx. 6 weeks after erection.

Method. Hose roof well to remove Zinc salts (Handling greases will have dissipated in 6 weeks) and apply 'Aquaproof' Acrylic metal etch paint, a greater protection is obtained by Aquaproof with Micaceous iron oxide content. Inside spoutings apply two coats 'Aquaproof' Micaceous iron oxide.

Timber Floors

Fine sand floor, apply 1 coat Resene floor varnish (pure Polyurethane, moisture catalyst). Stop nail holes with appropriately tinted putty, and apply two further coats.

SCHEDULE OF MATERIALS:			
Interior Varnishes	•	Resene polyurethane, satin, gloss, flat.	
Interior Stains		Resene colour wood or timber stain.	
Interior Paints	•	Resene super gloss interior/exterior enamel.	
Exterior Paints	•	As above,	

Exterior Oils - Resene timber stain.

BUILDING PERMIT 5079

1975

PROPERTY ID

005267

45977

MA

TARANAKI COUNTY COUNCIL

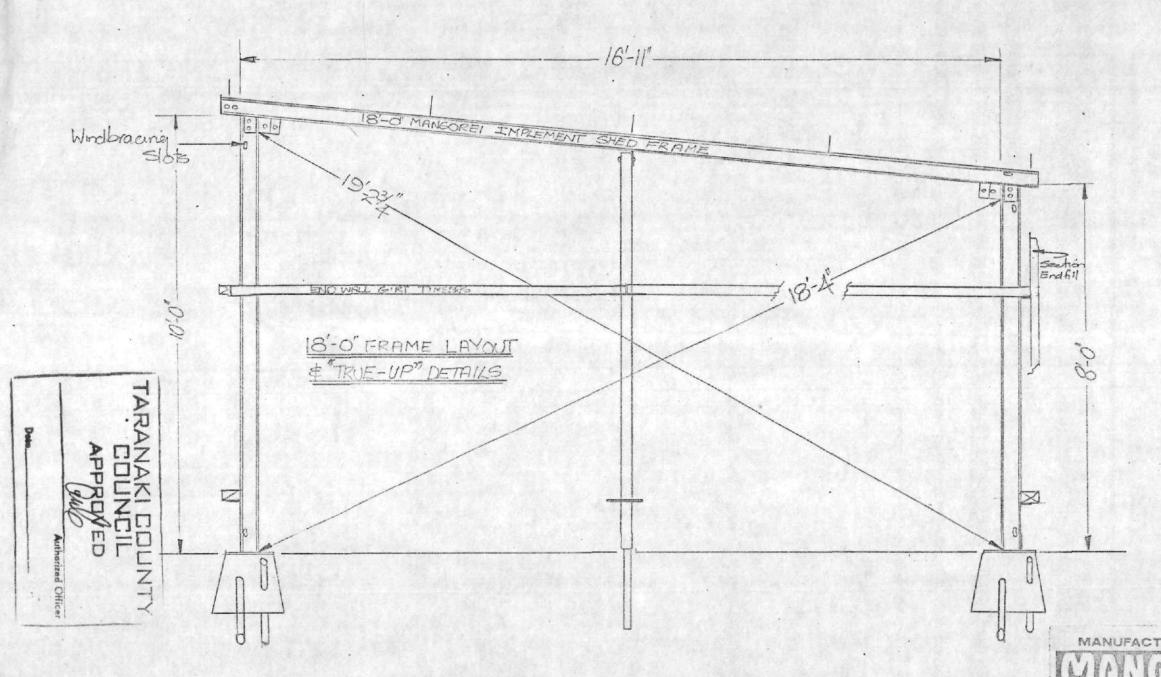
BUILDING PERMIT APPLICATION FORM

Permit No. 5079

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

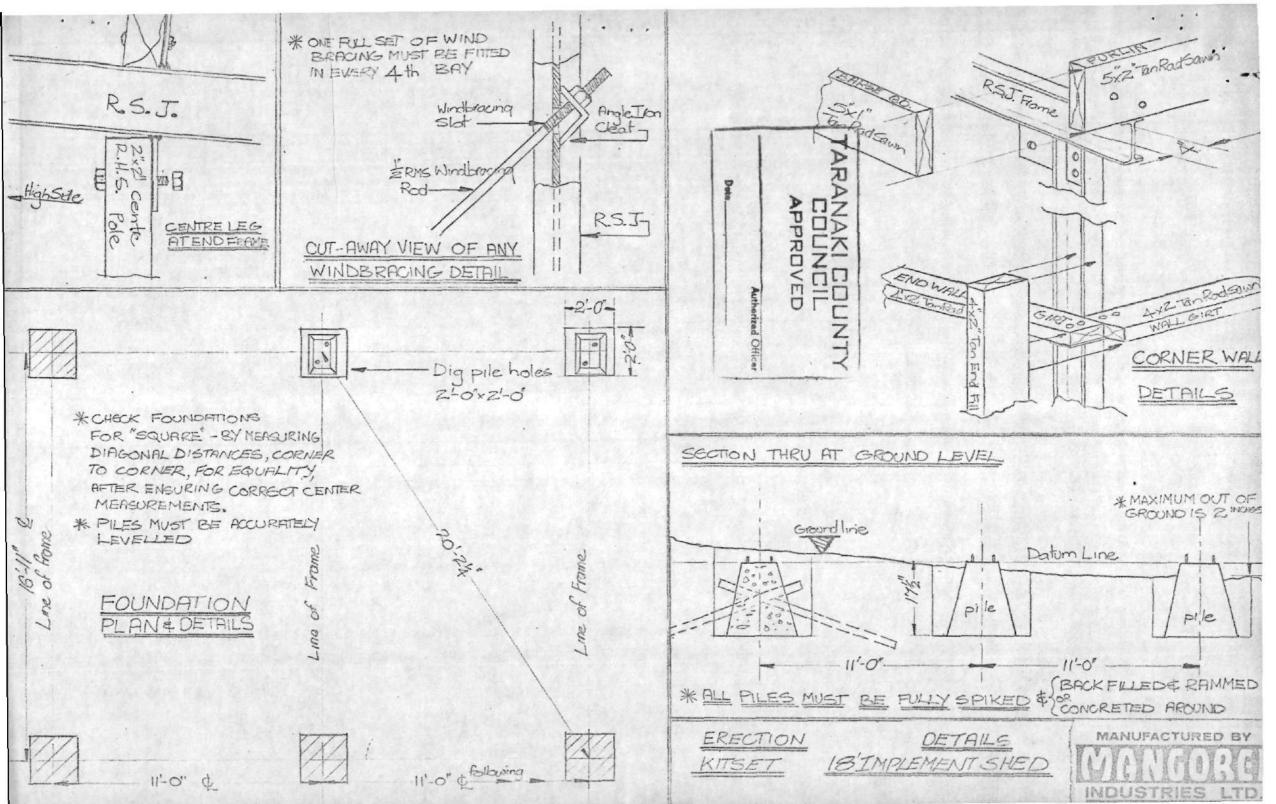
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Water Connection		
Kerb & Footpath Crossing		
Regn. Cet. (Bldgs over \$20,000)		

Site Blon of Proposed building for. T. & D. M. Allison. Henui Let 1 DP 10532 TARANAKI COUNTY Over 5' ? COUNCIL APPROVED 13-1.76_ Road Mangores



MANUFACTURED BY

INDUSTRIES LTD NEW PLYMOUTH





ERECTION INSTRUCTIONS FOR KITSET 18' IMPLEMENT SHED



SITE SELECTION:

Shed siting requirements are - Firm original ground

- Level site

- Openside preferrably faced away from prevailing winds.

SITE PREPARATION:

Uneven ground should be levelled to within 1' - 0' maximum error to avoid excessive 'trenching' when fitting wall cladding.

Siting a shed over filling material is definitely to be avoided.

FOUNDATIONS:

- 1. Mark out foundation pile centres from dimensions given on accompanying plans, using pegs to mark centre of each pile hole.
- 2. Check pegs for 'square' by measuring diagonal distances of the four corner pegs (correction of any differences in these two measurements will require rechecking of original frame centres.)
- 3. Check levels of ground at pegs with 'Cowley Level' or similar instrument. Note the lowest point of the terrain THIS IS THE DATUM LEVEL.
- 4. Measure heights of ground at pegs and add any difference above the datum level to $17\frac{1}{2}$ " (Pile Height). THIS IS THE DEPTH OF EACH PILE HOLE RELATIVE TO THE DATUM LEVEL. Using the lowest point of the terrain as the datum level ensures that all piles will be adequately grounded when back filled.
- 5. Remove a two foot square area of turf around each marking peg. This will mark each hole and you may remove peg and proceed with the digging.
- + Small errors on setting out encountered at this stage can be corrected when framework and timbers have been erected.

 BUT, LEVEL OF FOUNDATIONS MUST BE ACCURATE.

FRAME ASSEMBLY:

- 1. Assemble components on ground in close proximity to piles (see plan layout for 'trueing' up measurements.)
- 2. Erect Frame No.1 on piles at an end of the shed and temporary prop in an upright position with ropes or spare purlin or girt timbers. When Frame No.1 is secured, repeat operation with Frame No.2.
- 3. Select two end purlins (11'-4") and fit to outside edge of front and rear purlin cleats of the two erected frames, making sure that the roof beams are at 11'-0' centres before tightening purlin bolts.
- 4. Fit girts to front and rear walls of frames 1 and 2 (as required) in a similar manner. Fit balance of roof purlins as described in No.3 making sure that beams remain straight and purlins sit on the high side of the purlin cleat.
- 5. Fit one complete set of windbracing to the end bay, and take up slack in legs only. (This will prevent collapse of erected bay while other bays are being completed.)
- 6. Continue with erection of additional bays until shed is completely framed, noting that a full set of windbracing is required on every fourth bay.

TRUEING UP: .

1. Line all front legs up (by string line or by standing at a front corner and sighting through.) Plumb legs with 'bob' or level, by tensioning up the appropriate length of windbracing, back fill and rem pile holes to prevent movement. Hammer locking skewers through front piles. Front wall is now square. YOU SHOULD NOW HAVE AN ACCURATE BASE LINE FOR TRUEING UP REST OF SHED.

- 2. Square up back wall relative to front by checking diagonals for error. Move rear legs (if necessary) till diagonal measurements of the two rear corners is the same.
- 3. Check rear frame centres (11' 0') for true. GROUND PLAN SHOULD BE NOW SQUARE.
- 4. Tension appropriate windbracing on rear legs to plumb them and repeat operations on the wall as described in No. 1.

IF GROUND PLAN IS SQUARE AND LEGS ARE PIUMB AND TRUE TO MEASUREMENTS - ROOF WILL BE SQUARE.

+ Check roof for square with taped diagonal measurements. Most important if iron is to fit correctly). Square up if necessary with roof windbracing.

Fit bargeboards.

END WALLS:

Fit end poles to end frames ensuring that end pole is on the high side of the cleat - Plumb and back fill and ram after making sure they are in line with end frame legs. If available use concrete around base of poles for a firmer job.

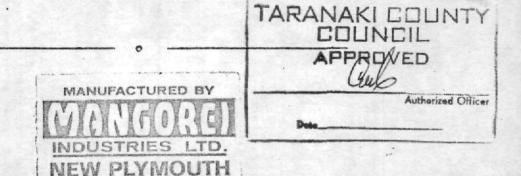
Fit end girts and end fills (See plan for positioning).

ROOFING:

- 1. Sight along purlins and check for straightness "tom out" any that require trueing especially front and rear.
- 2. Starting from end furtherest from prevailing wind, nail sheet 1 with a $6\frac{1}{2}$ " overhang at side. (For turning over and weatherproofing wall cladding).
- 3. If front wells are to be cladded in, fit first sheet flush with purlin front (still with $6\frac{1}{2}$ " overhang at side). If front well is to remain open, fit first sheet of iron with a $1\frac{1}{2}$ " overhang over front purlin.
- 4. Nail front and rear purlins every second crest and intermediate purlins 3rd, 4th, 3rd pattern, ensuring that each lap is securely nailed along its length. Adjust last sheet to give as near as $6\frac{1}{2}$ " overhang as is possible.

WALL CLADDING:

- 1. Commence nailing wall cladding (check iron parcels supplied for wall kitsets) at a corner and travel in a direction that will face the laps away from the prevailing wind.
- 2. Nail tops of each sheet in the valleys rather than on the crests as this enables easy fitting of the flashing.
- 3. "Stringing through" along each wall will keep nail line straight and enhance appearance of shed.
- 4. Upon completion of wall cladding, turn overhung edges of roof iron down and nail firmly to barge boards underneath and double nail where barges meet purlins.
- 5. Where "trenching" has been necessary, provide adequate means of water removal to prevent flooding of interior of shed.
- 6. Tension up all windbracing.





BOVE.

darrell paterson

OWNER & SALESPERSON

027 493 7134

☑ darrell@bestmove.co.nz

bestmove.co.nz

riley blair

SALES ASSOCIATE TO DARRELL PATERSON

027 441 6308

bestmove.co.nz