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KAPITI BOROUGH COUNCIL

Application for Permit

Valuation No.

15270 022 96

Date Rec'd

Day Book

Initial

7-11-80

Page 60

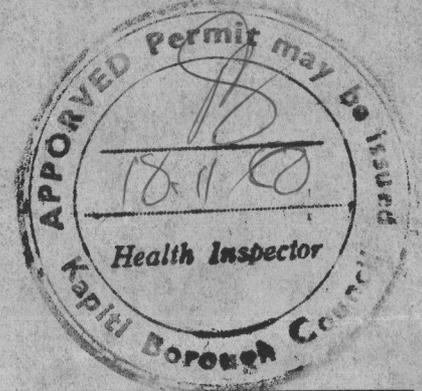
[Signature]

To: The Borough Engineer

P.O. BOX 121, PARAPARAUMU

I/WE PAUL JAMES MCKENZIE(Postal Address) 4 HADFIELD PLACE Phone 86632
hereby make application for permission to have the work described herein,
and set out in the plans and specifications attached hereto, carried out in the
premises situated at —No. 33 Street or Road OLIVE TERRACELot. No. 29 D.P. 41303 District KAPITIThe owner of the premises is AS ABOVE

(Postal Address)

Signature of Applicant PJ McKenzie Date 6-11-80**OFFICE USE ONLY****OFFICE USE ONLY**

Building - Plumbing - Drainage

ERECT / ADD / ALTER / REINSTATE A (specify)

NEW RESIDENCEwith a floor area of 197.25 sq. metres 69,000Value of proposed work Building only \$ 29,000.-including materials — Plumbing only 800 \$ 2,000.-Estimated cost of: Drainage only 300 \$ 500.-TOTAL \$ 7,500.00Builder's name and address PAUL JAMES MCKENZIE, 4 HADFIELD PLACEType of water supply TOWN Capacity of storage tanks _____ cubic metresPlumber's name and address B. KELLY DONAVON RD P/Ram.Drainlayer's name and address Same**FOR OFFICE USE ONLY**Account No. 5194 Date 21-11-80 Receipt No. 8825 Date 21-11-80

Fees:

Building Permit \$ 250.00 Permit No. 21386 Date Issued 27 NOV 1980Plumbing Permit \$ 33 Permit No. _____ Date Issued 27 NOV 1980Drainage Permit \$ 24 Permit No. 581 Date Issued _____Sewer Connection \$ 120Water Connection \$ 100Kerb Crossing Double \$ 175Damage Deposit \$ 100Bldg Research Levy \$ 72TOTAL \$ 894.00Order No. 423

Refund _____

Checked [Signature]Date 20/11/80**Register Entry**179/27

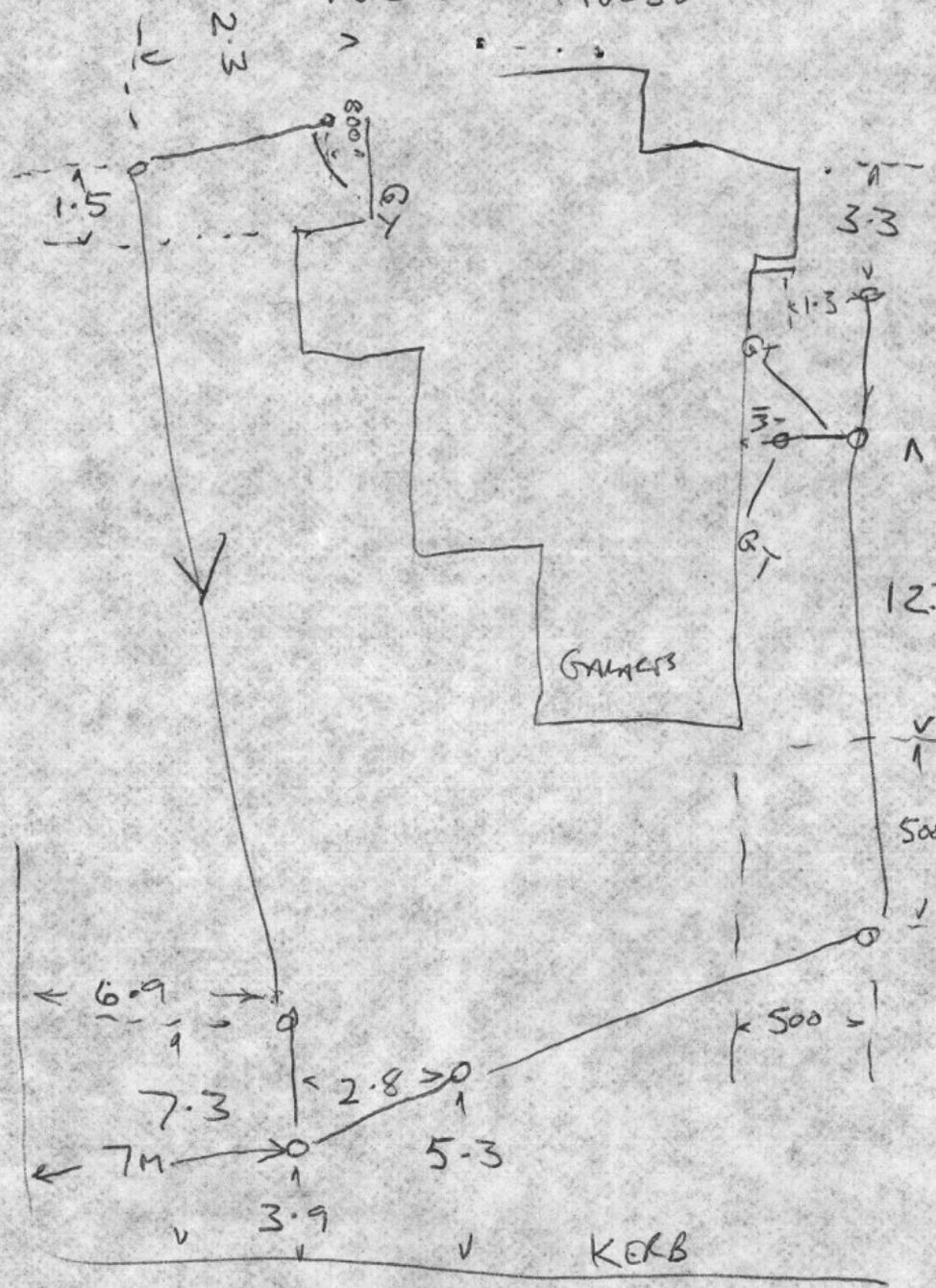
TOWN PLANNING Conforms/Non-Conforming

Remarks: one panel of concrete footpath cracked

Site Inspection:

Paraparaumu Print

NEW HOUSE



33 OLIVE TER

KAPITI COAST DISTRICT COUNCIL

APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU



I, P. J. McKenzie (Full name)
4 Hadfield Place (Post address)
PLEASE PRINT

hereby apply for an ordinary connection to the Kapiti Borough Sewer from the premises owned by me at

(PROPERTY Address in full if different from above) 33 Olive Tree
Lot 29 DP 41303

Fees Payable (on application)

Inspection \$
Connection \$
Total \$

Note: All dwelling units to pay full inspection fees.
The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

120 - paid on Building Application

Owners Signature

Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, B. Kelly (full name)
Donovan Rd (address)

being a licensed Drainlayer apply for permission to connect the premises mentioned above to the Kapiti Borough Sewer.

N.B. Connection NOT permitted until permit obtained.

(Signature)

(License No.)

(Date)

OFFICE USE ONLY

Permit No. <u>581</u>	Job Inspected <u> </u>	Building Register Entry
Date Issued <u>27 Nov 1980</u>	Connection Recorded <u>Nov 1989</u>	

PRELIMINARY AND GENERAL

SITE: The site of the Works is Lot 29 D.P. 41303 No 33 Olive Terrace and is under the jurisdiction of the Kapiti Borough Council.

SCOPE OF WORKS: The Works comprise the erection of the building including all associated services, complete and ready for occupation in accordance with the Drawings and this Specification, the Conditions of Contract, subsequent details and instructions, including the furnishing of all plant, labour materials, equipment and services necessary therefore, and incidental thereto.

TEMPORARY SERVICES: The Contractor shall make arrangements for, provide and pay fees for all temporary electrical, water and other services necessary for carrying out the work.

PROTECTION: Provide all coverings necessary for the protection of all new work and for such materials as may be injured by exposure to wet or frost. Any damaged work or materials shall be replaced or made good by the Contractor. Protect the works against all intruders until the completion and delivering up of the Contract.

No plant, or other equipment shall be supported, attached to, suspended or braced from, any fittings or finished surfaces at any time during the course of the works without the approval of the Architect.

LAVATORY ACCOMMODATION: Latrines for the use of his staff and Sub-Contractors shall be erected by the Contractor where directed by the Architect and shall comply with Health Department and Local Authority requirements.

SHEDS AND STORAGE: The Contractor shall provide all necessary temporary sheds for the use of Workmen and storage of materials. At completion of the work remove and leave site clean

Plumber To Note
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CONDITIONS OF CONTRACT: This contract will be subject to all clauses of the General Conditions of Contract negotiated between the New Zealand Institute of Architects and the New Zealand Master Builders' Federation (Incorporated), and shall apply to all trades and sections of the work. It shall be the responsibility of both the Contractor and Sub-Contractors to thoroughly familiarise themselves with such Conditions and a copy of the same may be purchased or inspected at the Offices of the Architect.

DRAWINGS AND SPECIFICATIONS: The Drawings and this Specification shall be read in conjunction and anything shown on the drawings but not specified, and vice versa, shall be equally binding as though included in both. The drawings shall be held to illustrate the general character of the work and parts not particularly detailed shall be constructed in accordance with the best standard practice for the class of work concerned. Where it is obvious that a drawing illustrates only part of a given work or of a number of items, the remainder shall be deemed repetition, and constructed in a like manner.

Figured dimensions on the drawings shall be followed in every case in preference to scale. All measurements unless otherwise stated shall be taken as between bare walls, floors and ceilings, that is to say in the rough. All dimensions shall be checked by the Contractor.

In the event of ambiguities or contradictions existing in the Contract Documents or between the various Contract Documents, the Contractor shall refer same to the Architect

In the absence of such reference the Contractor shall allow for carrying out the work in accordance with the reading of the Document or section thereof which will, in his opinion, involve the greater cost.

TRADE SECTIONS: This Specification is divided into trade sections for convenience and reference only, and it shall not be construed that each trade is a complete and separate contract. While reasonable care is taken to classify under each trade, no claims will be admitted from Sub-Contractors, for work not specifically mentioned in a trade section, but which is provided for elsewhere in this Specification or shown on the Drawings.

STANDARDS: All materials and workmanship shall conform to the relevant Standard Specification issued by the NZ Standards Institute except that all clauses hereunder and all drawings herewith shall over-ride any such provision in the event of discrepancies.

Nothing in this Specification or the Drawings shall be interpreted to permit of materials or workmanship forbidden by, or of lower quality than, the requirements of the Local Authorities By-Laws or the Health Act, and the Contractor must allow accordingly should a conflict arise.

PERMITS AND FEES: The Contractor and Sub-Contractors shall give notices and obtain the necessary permits and shall pay charges of every kind to such Authorities in respect of the Works.

The Contractor and Sub-Contractors shall also obtain the approval of such authorities, of the completed Works, where required by such Authorities.

MATERIALS: All materials shall be the best of their respective kinds, qualities and grades, suitable for the purposes intended. Any materials which may be rejected by the Architect shall be immediately removed from the site.

WORKMANSHIP: All workmanship shall be in accordance with the best trade practice. Work shall be accurately set out, structurally sound, true to line and face and neatly executed and finished to the entire satisfaction of the Architect. Any sub-standard work shall be made good.

The Contractor and Sub-Contractors shall inspect the preparatory work against which their work is to be placed and report immediately any defects which would affect the satisfactory execution or permanence of their work. They shall not proceed until all such preparatory work is satisfactory. Failure to report will be construed as acceptance of preparatory work.

Where proprietary materials or processes are included the Contractor and Sub-Contractors shall follow the manufacturers' instructions explicitly.

COMPLEMENTARY TRADES: Every trade, jointly and severally, shall collaborate, wait on, and render all assistance to complementary trades and shall provide all items required to be built in by other trades.

INSURANCES: The Contractor shall effect insurances as set down in Clauses 18, 19, 20 of General Conditions of Contract and shall submit evidence of the same to the Architect before commencement of the Works.

NET SUMS: Where a Net Sum relates to parts of the Works involving materials and labour, the expenditure shall be the net amount properly payable for such work by the Contractor to the Nominated Sub-Contractor or the net cost otherwise established.

Where a Net Sum relates to the purchase of materials and fittings, the expenditure shall be the net amount properly payable by the Contractor or his Sub-Contractor for purchases after deducting all trade and other discounts excepting a bona fide cash discount not exceeding $2\frac{1}{2}\%$ of the expenditure.

The original Contract Sum shall be deemed to have included all delivery and other added costs, expenses, allowances and profit with respect to the Contractor's obligations or entitlement in connection with all such Net Sums. Such amounts deemed to have been included in the Original Contract Sum shall not be affected by any difference between the Net Sum stated in the Specifications and the expenditure related thereto except only as provided for in the case of over expenditure.

INSPECTION OF SITE: The Contractor shall be deemed to have visited the site and made himself conversant with existing conditions, the nature and extent of the works required, and of any rights or interests that may be interfered with, which may affect the making up of a tender or the execution of the work.

CLEANING OF SITE AND BUILDINGS: During the progress of the works the Contractor shall keep the site and buildings reasonably clean. At completion the whole of the site and buildings shall be left free from all rubbish and ready for occupation. Broom clean all floors, remove all spots and stains and thoroughly clean all glass, sanitary and joinery fittings.

PROVIDE AND FIX: The word "provide" and the word "fix" used separately in this specification shall be taken to mean "provide and fix" unless stated otherwise.

DIMENSIONS: Unless otherwise stated all dimensions are in S.I. Units.

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EXCAVATION AND SITE WORKS

GENERAL: Refer to Preliminary and General Clauses which shall apply to all Work of this Section.

ACCESS: Access shall be by way of *Olive Terrace*

EXCAVATION: Excavate for all foundations, walls, concrete slabs to depths, levels and grades required for the erection of the building and in accordance with NZSS 3604

Under all concrete slab floor areas provide minimum thickness of 100 approved hardfilling graded from 75 and thoroughly compact. Blind with fines, to produce a smooth even surface.

Should excavations be taken out too deeply, then such portions shall be filled with concrete at the Contractor's expense. Maintain separation of subsoil and topsoil and stockpile for later spreading and filling as required.

TRENCHES: Excavate trenches for footings to the sizes and levels shown and well ram and consolidate the bottoms before placing reinforcement.

EXCAVATION FOR OTHER TRADES: All Sub-Contractors shall be responsible for excavation work associated with execution of their own Trade.

REKET AND MAINTAIN: Secure and maintain the sides of all excavations and keep clear of water and fallen materials.

FILLING IN: No ancillary trades shall commence, nor shall filling in be commenced, until work has been inspected and approved. Back fill where required in layers not exceeding 300 and consolidate.

Retain all topsoil for gardens and grassed areas on completion.
Remove surplus spoil not required by owner from site.

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CONCRETE WORK

GENERAL: Refer to Preliminary and General Clauses which shall apply to all Work of this Section.

MATERIALS:

Cement: Shall be Portland Cement conforming to the requirements of NZSS 3122 and shall be stored and handled at all times as to be protected against moisture from the air, ground or other sources.

Aggregates: Shall conform to the requirements of NZSS 3111. Fine aggregates shall be coarse sharp river sand. Coarse aggregates shall be graded, crushed hard stone. All sand and aggregates shall be free from vegetable matter, clay film, and/or other adherent coatings. "Builders Mix" in the form of readymixed aggregates may be used subject to inspection and approval by the Architect.

Water: Shall be from the Local Authority supply and shall be clean and fresh.

CONCRETE: Concrete shall be Ordinary Grade conforming to the requirements of NZSS 1900 Chapter 9.3A. The nominal min. compression strength shall be 17.5 MPa at 28 days and the nominal minimum cement content shall be not less than 280 kg/cubic metre. All concrete shall consist of 1 part cement, 2 parts fine aggregate and 4 parts coarse aggregate.

No concrete shall be placed under unfavourable weather conditions. All concrete shall be deposited by such methods as to ensure its arrival in its final position in the state in which it left the mixer, free from segregation or separation of its components. Concrete shall be completely compacted by means of internal vibrators.

All concrete shall be cured by keeping constantly wet for a period of not less than 7 days after placing. If necessary concrete shall be covered to prevent drying out by wind or excessive heat.

REINFORCEMENT: All reinforcement shall conform to the requirements and comply with the tests laid down in BS410. Reinforcements shall be carefully formed to the required shapes and sizes and shall be accurately placed and securely fixed in the formwork to ensure correct positioning. Provide concrete spacing blocks to ensure appropriate positioning of horizontal reinforcement.

FORMWORK: Formwork shall be of sufficient strength and constructed of Pinus Radiata or other non-staining timber and shall be fixed to proper line and level, well braced and trued up before concrete is placed. Formwork shall be thoroughly washed out before concreting to remove all dirt, shavings or foreign matter. Reused forms shall be properly cleaned and repaired.

CHASES AND OPENINGS: Form all chases and openings as shown or as required to accommodate the work of other Trades.

BUILD IN: Take delivery and build in all bolts and fixings and provide for other Trades as required.

FOUNDATIONS: Construct all footings as shown. Form rebates to *provide openings* for plumbing and drainage pipework, telephone and electrical incoming supply main.
Build in starters to accommodate reinforcement to concrete block and brick work.

HORIZONTAL DAMP-PROOF COURSING: Over blinded hardfilling lay a continuous damp-proof course of AHI-St Regis 5 ply 'Moistop' 737 membrane lapped not less than 100 and sealed with a purpose made adhesive tape in accordance with manufacturer's specifications. Finish film at junction with exterior foundations as detailed and carry continuous under all interior footings. Neatly cut for and carefully tape around all penetrations passing through damp-proof coursing.

INSULATION: Provide 600 wide strips of 50 foamed polystyrene laid over horizontal damp-proof coursing

GROUND SLABS: Over horizontal damp-proof coursing lay 100 thick slabs reinforced with No. 665 HRC wire mesh unless otherwise shown, true to levels or grades and accurately screed off. Fill any hollows or imperfections with fine concrete and float the surface with a wooden float. Subsequently, and just before setting, the concrete surface shall be compacted with a power float. The final surface shall be finished by hand off a steel trowel. Cement or sand, or both, shall not be used as means of drying the surface prior to trowelling. Particular care shall be taken to ensure that neither depressions nor build ups at screed lines are created during trowelling and power floating.

CARPENTRY

GENERAL: Refer to Preliminary and General Clauses which shall apply to all Work of this Section.

MATERIALS: All timbers shall be the best of their respective kinds and grades specified, straight and in long lengths and suitable for the purposes intended. Timbers shall contain only such imperfections as are permitted by the NZSS 363 and at building in shall be of a moisture content recommended by NZSS 632. Timbers which are to be permanently incorporated in the building shall not be used for scaffolding or for any other temporary purpose without the prior approval of the Architect.

All exposed finishing timbers in adjacent work scheduled to be varnish finish shall be of matching grain and colour generally.

Preservative treatment of timbers shall be in accordance with the recommendations of the Timber Preservation Authority.

WORKMANSHIP: Cut all timbers true and square, carefully fit and securely fix in position, all in accordance with the best trade practice. Well punch all nails in exposed work for stopping and protect finished or partly finished work from weather and damage. Cut for, attend upon and make good after all trades. Reduce to a minimum the cutting of joists, plates, studs and other structural members and avoid all cutting within the middle third of span.

Protect the work of all trades against damage or disfigurement which would be visible at completion.

All work shall be in accordance with the requirements of NZSS 3604

SCHEDULE OF TIMBERS:

Treated No. 1 Framing Radiata Pine: Bearing framing generally excluding roof beams.

Douglas Fir (Equivalent to No. 1 Framing): Roof beams, lintels and posts. Fine sawn finish where exposed.

DAH Rimu: Interior finishing timbers generally and interior finishing trim except for t. g & v ceiling and wall linings and exterior RWB.

DAH Matai: Interior ceiling and wall linings.

FINISH: All framing shall be gauged to a uniform width and thickness and all exposed exterior and interior woodwork gauged and dressed four sides except where required to be fine sawn. Hand dress interior finishing woodwork where necessary to produce a first class finish.

DAMP PROOF COURSE: Provide a continuous full width strip of 2-ply bituminous fabric between all timbers in contact with concrete or masonry.

PRIMING: Refer to Painting and/or oiling of timbers prior to fixing. Similarly prime and/or oil all cuts during fixing.

METAL WORK AND

SUNDRY IRONMONGERY: Provide all nails, bolts, brads, screws and sundry ironmongery required, all of first quality. Use only galvanised fixings in all exterior work or where fixings cannot be stopped or are liable to corrosion.

WALL FRAMING: Frame up exterior and interior walls and partitions as shown, with 100 x 50 top and bottom plates and with 100 x 50 studs spaced at not more than 600 centres. Provide 100 x 100 posts to support roof beams. Fix bottom plates on concrete floor slabs with 12mm Terrier bolts spaced at not more than 900 centres. Wherever possible provide 25x25gms diagonal bracing cut in flush with face of studs and plates. Provide a min. of two rows of 100x50 horizontal noggings evenly spaced and additional noggings as necessary to accommodate linings, joinery fittings, services etc. Form lintels full thickness of framing and to suit span

FLOOR FRAMING: Junctions between timber and concrete shall be separated by 2 ply dpc.

Plates and bearers shall be securely fixed to foundations with bolts, wires. Lay plates, bearers and joists true to level, scarted, lapped and well nailed.

ROOF FRAMING: Frame up main roof as shown and detailed. Bird mouthed over plates and fix securely. Fix valley boards, ridge etc. Fix timber ceilings as shown and fix purlins as required. Fix barge, fascia, frieze etc. Fix all posts and beams to detail. All with galvanised fittings and fixings. Fix purlins over timber ceiling linings where required. Frame up ceilings with 100 x 50 joists at 600 centres. Provide all dwangs and runners where necessary.

SOFFITT LININGS: Line the underside of exterior soffits where required with Hardiflex 5 thick asbestos-fibre sheets. Fix surface of all sheets with 30 galvanised sheer point clouts.

EXTERIOR SHEATHING: Cover all faces of exterior studs with AHI-St Regis Flamestop 650 fire retardent breather type building paper, lapped to prevent ingress of moisture.

Cut RWB planks with a sharp fine-toothed saw, Sand or plane cut edges & prime with an oil-based primer.

EXTERIOR JOINERY FRAMES: Take delivery of exterior joinery frames provided by Joiner and fix in position as shown.

EXTERIOR FINISHING TRIM: Provide and fix all exterior finishing trim as shown or as necessary to suit the work generally.

INTERIOR CEILING AND WALL LININGS:

Timber: Shall be ex 100 x 25 t.g & V Ht Matai clear finished as per schedule.

Fix t.g & v ceiling and wall linings, as detailed, secret nailed.

Gibraltar Board: Shall be 9.5 thick in full height sheets as large as practical. Sheets shall be spaced approximately 3 apart and fixed by double nailing with 30 x 14 gauge galvanised clouts spaced at not more than 300 centres across the surface and at not more than 150 along the edges and driven slightly below flush. Stop all joints, nail holes and surface imperfections with a jointing compound and trowel off to a smooth even surface ready for painting.

FLOORS: Fix 20 thick high density TWP particleboard. Punch nails, stop up and give all floors two fine sandings ready for application of floor coverings.

INSULATION: Fit R11 fibreglass insulation as per manufacturer's instructions to all exterior framed walls, between purlins to timber ceilinged areas and between ceiling joists to all framed down ceiling areas.

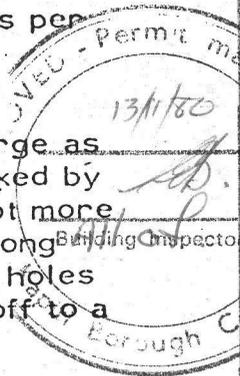
INTERIOR JOINERY FRAMES: Take delivery of interior joinery frames provided by Joiner and fix in positions as shown.

INTERIOR JOINERY FITTINGS: Take delivery of interior joinery fittings provided by Joiner and fix in positions as shown.

INTERIOR FINISHING TRIM: Provide and fix all interior finishing trim as shown and as necessary to complete the work to the approval of the Architect. No planted architraves or finishing trims shall be used unless specifically approved by the Architect.

LINEN AND HW CYLINDER CUPBOARD: Provide ex 25 solid shelf to support hot water cylinder and five shelves 500 wide constructed with ex 75 x 25 slats spaced 20 apart in positions agreed with Architect.

WARDROBES: Provide ex 25 solid division between lower sections and over-cupboards lower and provide ex 25 solid shelves and hanging rail as shown in lower bedroom. Provide 25 shelves and hanging rail as shown to wardrobes to main bedroom and children's bedrooms.



JOINERY

GENERAL: Refer to Preliminary and General Clauses which shall apply to all work of this section.

MATERIALS: All timbers shall be the best of their respective kinds and grades specified, straight and in long lengths and suitable for the purposes intended. Timbers shall contain only such imperfections as are permitted by NZSS 363 and at building in shall be of moisture content recommended by NZSS 632.

WORKMANSHIP: All joinery members shall be accurately machined to profile and jointed and assembled in accordance with the best trade practice.

FINISH: All joinery shall be machine dressed and sanded to produce a smooth surface free of all blemishes. Hand dress interior joinery where necessary to produce a first class finish.

SCHEDULE OF TIMBERS:

Treated DAH Rimu: Exterior joinery frames.

Redwood (Imported equivalent to DAH): Sashes and exterior glazed doors.

DA Rimu: Interior joinery frames.

DAH Rimu: Interior joinery fittings generally.

EXTERIOR AND INTERIOR JOINERY FRAMES: Construct exterior and interior joinery frames as per NZSS 3610 Site measure and check all openings to ensure a true pitch to heads and matching levels to cills, transoms, etc.

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

SCHEDULE OF DOORS:

Exterior:

Entry: 2000 x 860

Interior: 2000 x 810 x 40 generally and 2000 x 710 x 40 sliced plywood hollow core flush Rimu faced doors with clashing strips to stiles hung on 1½ pairs of brass butts.

Wardrobes: 2000 x 700 x 35 thick framed and louvred DA Rimu doors to walk wardrobes in main bedroom and children's bedrooms.

Cupboards: 20mm coreboard with DA Rimu facing, edge trimmed on all sides. Door to pantry shall be louvred

ROOFING

GENERAL: Refer to Preliminary and General Clause which shall apply to all Work in this Section.

MATERIALS:

Wire netting shall be 210 x 18 gauge galvanised mesh.

Metal flashings shall be No. 14 zinc gauge and shall conform with BSS 849.

WORKMANSHIP: Cover all roofs with building paper wire netting stretched tightly over and stapled to the purlins.

Cover the roofs as shown with longrun sheets and flashings all as per manufacturer's recommendations, including appropriate mouldings to ridge, barge, penetrations, bird proofing and gutters.

The roofing shall be carried out to Architect's approval by experienced tradesmen, in accordance with best trade practice. All work shall be carried out by a firm approved by the manufacturer. End laps shall have minimum of 225 and minimum side lap of 75. The lines of all sheet edges and fixings shall be straight and level.

Fix all accessories including zinc flashings to ensure the building is completely weathertight.

Fix UPVC terrain as shown.
brackets as manufactured for the system.

Fix gutters on

Provide UPVC terrain downpipes where shown, in single lengths complete with offsets to discharge to stormwater drains.

Provide owner, through the Architect, a five year unconditional guarantee covering all roofing materials and workmanship.

15.

PLUMBING

GENERAL: Refer to Preliminary and General Clause which shall apply to all Work-of this Section.

MATERIALS: All materials shall be the best of their respective kinds specified and where not especially mentioned of the kind normally employed for a first class job.

WORKMANSHIP: All work shall comply with the Drainage and Plumbing Regulations 1959. All work shall be according to best trade practice. Execute all plumbing as necessary to keep the building damp proof and weathertight, to supply all water and to remove all waste etc. from the premises. Run all pipes as directed and to provide easy access. Give all necessary notices to the Local Authorities and arrange for the inspection and testing of the work and materials. Pay all Local Body Fees etc. and do all work in accordance with the Authorities Inspector. Subject all piping and fittings to full water pressure before building in.

All piping and ducting in the building shall be concealed except where otherwise approved by the Architect. Provide access to all traps. Water pipes shall be set out in straight runs with easy bends. All piping shall be adequately secured to framing and continuously supported as necessary.

CHASES, CUTTINGS ETC: Inform the Contractor of the sizes and location of all chases, openings, supports etc. which this Trade required and avoid cutting of construction work wherever possible.

COLD WATER SUPPLY:

Connect to existing high-pressure main and lay on a 19 diameter copper or pvc supply pipe with sized branches to all fittings, pressure reducing valve and stand pipes. Provide a Victor pressure-reducing valve on branch to hot water cylinder and from delivery side run a 13 diameter low-pressure branch direct to shower mixing chambers. Wherever possible conceal piping from view in underfloor hardfilling or in wall framing and chromium plate where exposed to view at junction with sanitary fittings. Fit stopcocks as required. Install and connect garden taps in positions shown.

HOT WATER SUPPLY: Provide and instal an approved 20 gallon hot water cylinder in HW cupboard

From cylinder run a 19 diameter copper pipe branch to supply bath and 13 diameter branches to supply basins, showers tub, washing machine and sinks etc. Conceal and/or chromium plate piping as for cold water piping and lag concealed piping with hair felt secured with galvanised binding wire. The 20 gal HWC shall be suitable for boosting from a central heating system.

TAPS AND CONTROL VALVES: All taps and control valves shall be HMC sterile chromium-plated starhead taps. Provide a combination faucet with Starhead taps to sinks and wash hand basins and an independent spout with remote stopcocks to bath.

SHOWER MIXING CHAMBER: Provide Markham 'Supersafe' chromium-plated mixing chambers with antiscald screws and instal on water risers to shower. Provide Topliss chromium-plated swivelhead shower rose with variable flow controls to showers and adjustable height shower rose over bath.

SANITARY FITTINGS:

a) Provide and instal the following sanitary fittings complete:

Bath: Shall be AHI 1.7m pressed steel coloured enamel with safegrip surface complete with 38 diameter chromium-plated outlet, rubber plug and chromium-plated chain.

Basins:

Bathroom - Shall be AHI pressed steel coloured enamel complete with chromium-plated outlet etc.

Showers: Shall be SS Fit with Easiclean traps.

Tub: Shall be AHI Super Tub. Connect to water and waste.

Drier: To be supplied by owner.

Washing Machine: To be supplied by owner. Plumb as necessary to provide flush installation.

Sinks: Shall be supplied to Joiner. Connect to water and waste.

Waterclosets: Shall be Armitage Shanks Cantilever vitreous china pans with stained wooden seats.

WASTE PIPES: Waste pipes generally shall be run in approved pvc system complete with all necessary accessories and concealed from view in underfloor hardfilling or in wall framing.

TRAPS: Traps shall be white pvc S and P traps of appropriate diameter complete with neoprene jointing washers.

VENTS: Provide a 75 diameter rigid pvc terminal vent pipe where shown, concealed from view in wall and carry up to 300 above roof and fit plastic cone. Provide 50 diameter rigid pvc back vents to sanitary fittings where required concealed from view in wall.

DRAINLAYING

GENERAL: Refer to Preliminary and General Clauses which shall apply to all Work of this Section.

MATERIALS:

Pipes: All pipes to soil drains shall be first quality glazed earthenware free from all imperfections and laid with rubber ring joints. Pipes to stormwater drains may be second quality glazed earthenware and laid with rubber ring or mortar joints.

WORKMANSHIP: All workmanship shall be in accordance with the best trade practice. All drains to be left open for inspection by the Local Authority Sanitary Inspector until they have been properly tested and finally approved. The Contractor shall make full dimensional records of the actual drainage as laid. All work must adhere to the Drainage and Plumbing Regulations 1959.

EXCAVATIONS: Excavate for drain trenches to the widths and depths required to even and regular falls and well ram bottoms.

SOIL DRAINS: Lay 100 soil drains with a fall of not less than 1 in 60 as shown, complete with all branches, junctions, bends and gully traps and connect to council main.

STORMWATER DRAINS: Provide 100 socketted glazed earthenware bends to receive discharge from downpipes. Particular care shall be taken to ensure that bends are accurately located directly below downpipes. From bends lay 100 stormwater drains with even and regular falls to street.

TESTING: Drains shall be tested by water and all defects made good. The trenches shall remain open until after the drains have been passed as satisfactory. After the drains have been passed, replace the earth and ram solid.

ELECTRICAL WORK

GENERAL: Refer to preliminary and General Clauses which shall apply to all Work of this Section.

MATERIALS AND WORKMANSHIP: All materials and workmanship shall comply with the requirements of the relevant NZSS, the NZ Electrical Wiring Regulations and the Local Authority. Confer with Supply Authority regarding any special requirements relating to this particular installation and include in Tender. All work shall be carried out by a Registered Electrician

SWITCHBOARD: Provide a GAEL or other approved metal clad totally enclosed domestic type combination meter-switchboard of appropriate size and recess into garage wall where shown. Provide and install mains switch, MCB's and switches of adequate rating to control all lighting and heating circuits.

INCOMING SUPPLY MAIN: Arrange with the Supply Authority for a connection and provide and lay on an approved incoming supply main, buried not less than 600 below finished ground level, and run to switch board. Arrange with the Supply Authority to provide and install meters on board and to connect the pole fuse.

WIRING: All circuits wiring shall be run in P.V.C. coated cables of not less than 250 volt grade, concealed from view in walls and/or roof.

LIGHT SWITCHES AND PLUG SOCKETS: Provide standard flush boxes to accommodate lighting switches and plug sockets throughout. Lighting switches shall be PDL "200" series mounted 1000 from floor. Plug sockets shall be PDL "200" series single or multi-gang switched 3 pin type of 10 amp rating mounted 300 from floor or above benches as shown.

Position of all switches and sockets shall be approved by Architect.

LIGHT POINTS: Provide PDL standard plastic batten holders ceiling roses mounted on ceilings and/or walls to all light points and install lamps of appropriate wattages. Position of all outlets shall be approved by Architect.

RAZOR PLUG SOCKETS: Provide switched PDL razor sockets in bathroom areas.

TELEVISION PLUG SOCKET: Provide a PDL switched 3 pin type combination plug socket television outlet with plastic flush plate in Family Room. Wire to television antennae supplied by Owner

STOVE: The owner shall supply a Double Oven and matching hot plate. Contractor to supply electrical supply and fittings where shown and instal stove.

REFRIGERATOR: To be supplied by owner. No installation required.

WASHING MACHINE: To be supplied by owner. No installation required.

DRYER: To be supplied by owner. No installation required.

WATER HEATING ELEMENTS AND THERMOSTATS: Provide approved wattage elements and thermostats and instal in hot water cylinder supplied by Plumber.

TELEPHONE: The Contractor shall note that the Owner will make application to the Post and Telegraph Department for a single line installation and pay all charges. Arrange for pre-wiring during the course of construction and for connection to outlets prior to completion. Instal main telephone inlet with main power inlet

TESTING: At completion test all wiring and electrical fittings and ensure that the whole of the electrical services are in perfect working order.

GLAZING

GENERAL: Refer to Preliminary and General Clauses which shall apply to all Work of this Section.

MATERIALS: All glass shall be of British manufacture and the best of its respective kind and in accordance with the following Schedule:

AREA	WEIGHT	QUALITY
Up to 1 sq.m and with greatest dimension not exceeding 1.8m.	24 oz	Clear selected sheet
Up to 1.5 sq.m or with greatest dimension not exceeding 2.1m	32 oz or 5mm	Clear selected sheet Clear float plate

Note: 18 oz glass will not be accepted in any position.

WORKMANSHIP: Accurately cut glass to fit the rebates with due allowance for expansion. Secure with metal finishing trims.

MIRRORS: Provide 5mm polished plate glass mirrors of best silvering quality, polished on edges and with water-proof backing and fix where shown in Dressing Room and Bathrooms and with chromium plated mirror screws.

PAINTING

GENERAL: Refer to Preliminary and General Clauses which shall apply to all Work of this Section.

MATERIALS: All materials shall be of approved brands and shall be delivered on to the job in unbroken packages bearing the manufacturer's name. Apply all materials smoothly in accordance with the manufacturer's instructions.

WORKMANSHIP: All work shall be in accordance with NZS2239 Painting of Buildings. Paint stains and varnishes shall not be applied to damp and dirty surfaces and shall not be proceeded with unless the rooms are practically free from dust. Before application of each coat, rough patches and other imperfections shall be rubbed down with glass paper to obtain a first class finish. Any work damaged by rain, dust or any other cause shall be rubbed down and recoated.

The top and bottom edges of all doors, sashes, facings and the like shall be painted or varnished with the same number of coats as for other surfaces. Each coat shall be finished over all surfaces before a further coat is applied. Paint adjacent to glass surface shall be carefully cut in. Any damage or disfigurement which the painter may cause to the work of his own or any other trade will be made good at his own expense, so cover up and protect all floors, fittings, etc. during painting work.

In all cases prior to the application of finishing coat, the recommendation of the particular manufacturer for that finishing coat shall be strictly adhered to notwithstanding that the general term 'paint' has been used and a minimum number of coats has been specified. When work is specified to be finished in a particular material or manner it shall mean the provision of all preparatory work necessary to ensure a proper finish whether expressly mentioned or not.

Stopping: After priming all holes or joints shall be stopped cleaned off before undercoating or varnishing. Stopping for varnish areas shall be match coloured after sealing.

COLOURS: The Architect shall provide a colour schedule within two (2) weeks of application by Contractor. All paint colours shall be from BS2660:1955.

EXTERIOR WORK:

Woodwork: Dressed shall be sanded smooth and dusted down on all faces and rebates and given one priming coat of Dulux Wunderprime before fixing. After fixing fill all nail holes, joints and surface imperfections with linseed oil putty and apply one coat of Dulux Wundercoat and two coats of Dulux Hi-Gloss of selected colours. Sand smooth and dust down between coats.

Sheet Metal Flashings and Metalwork: Shall be wiped down to remove all oil and given one priming coat of Dulux All Metal Primer. Apply one undercoat and two finishing coats as for Woodwork generally.

INTERIOR WORK: A Schedule of Interior Finishes with location, colour and extent of particular finishes shall be provided. Gibraltar board ceilings and walls shall be covered with lining paper before painting with best quality lining paper.

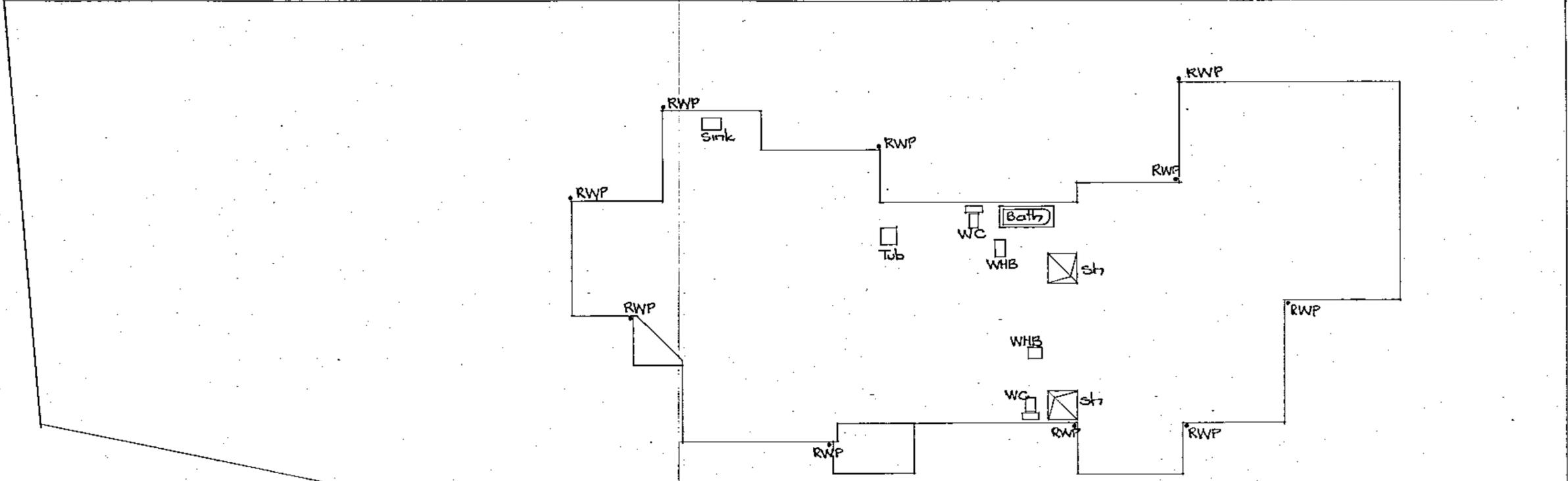
Generally all woodwork shall be stained and varnish finished.

Semi-Gloss Paint: Sand smooth and dust down woodwork and apply one priming coat of Dulux Undercoat. Fill all nail holes, joints and surface imperfections with linseed oil putty, sand smooth and dust down and apply two coats of Dulux Super Satin of selected colours. Clean down hard-board surfaces and fill all imperfections, sand smooth and dust down and apply one coat of Dulux Superseal and two coats of Dulux Super Satin of selected colours.

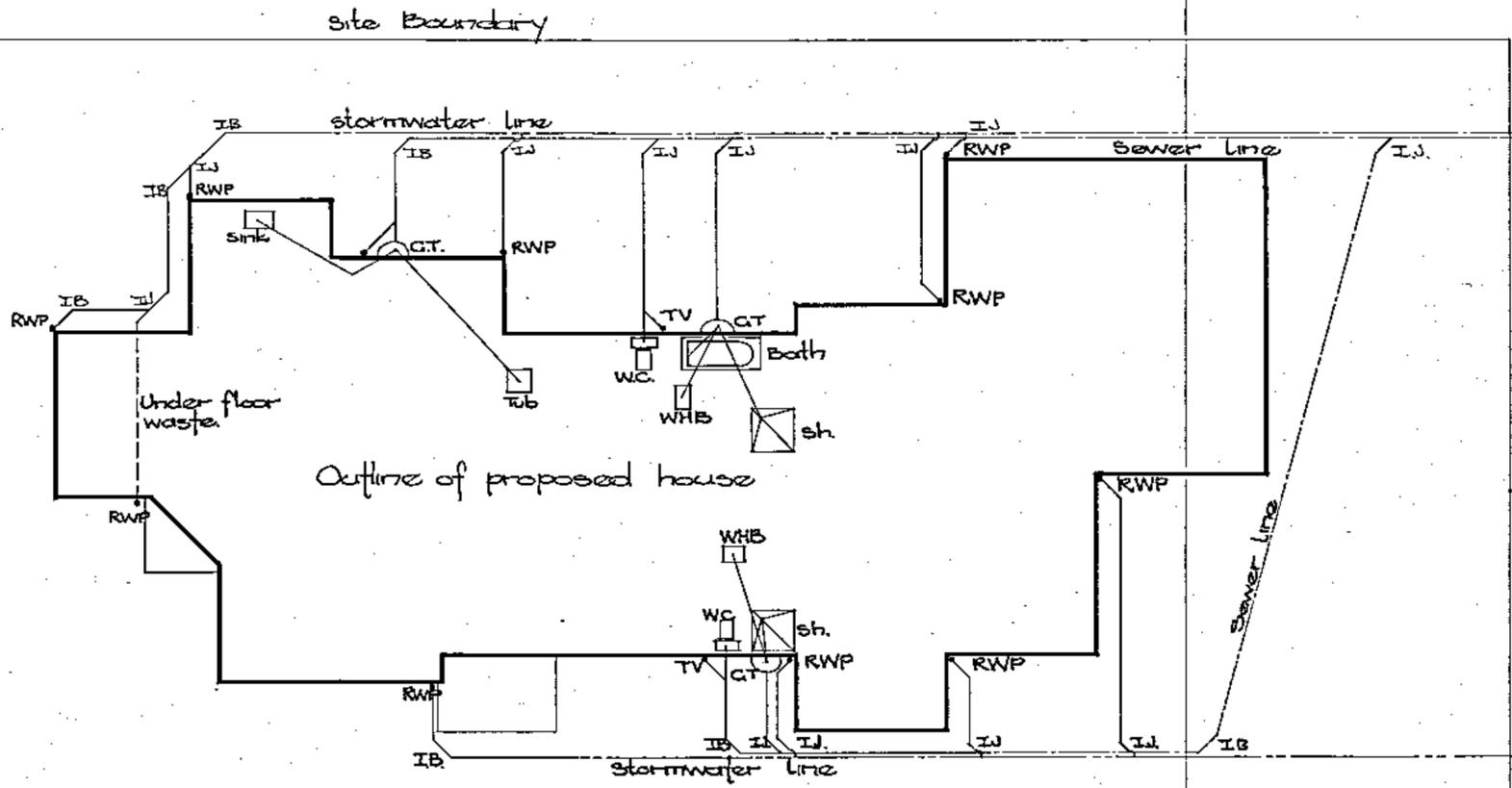
Glossy Paint: Sand smooth and dust down woodwork and apply an undercoat of Dulux Undercoat. Fill all nail holes, joints and surface imperfections with linseed oil putty, sand smooth and dust down and apply two coats of Dulux Super Enamel of selected colours. Clean down hard-board surfaces and fill imperfections, sand smooth and dust down and apply one coat of Dulux Superseal and two Coats of Dulux Super Satin of selected colours.

Varnish: Sand smooth dressed woodwork and dust down. Rub rough sawn beams with coarse paper. Stain timbers with Dulux Wood Dye and Golden NF11. Apply one coat of Dulux Satin Clear to all dressed timbers and fill all nail holes, joints and surface imperfections with tinted plastic wood or tinted linseed oil putty. Sand smooth and dust down and apply two coats of Dulux Satin Clear.

Generally the Painter shall do all that is written or implied on the drawings or in this Specification. All materials shall be best of their respective kinds, workmanship shall be first class and shall be left clean and perfect and to the approval of the Architect.



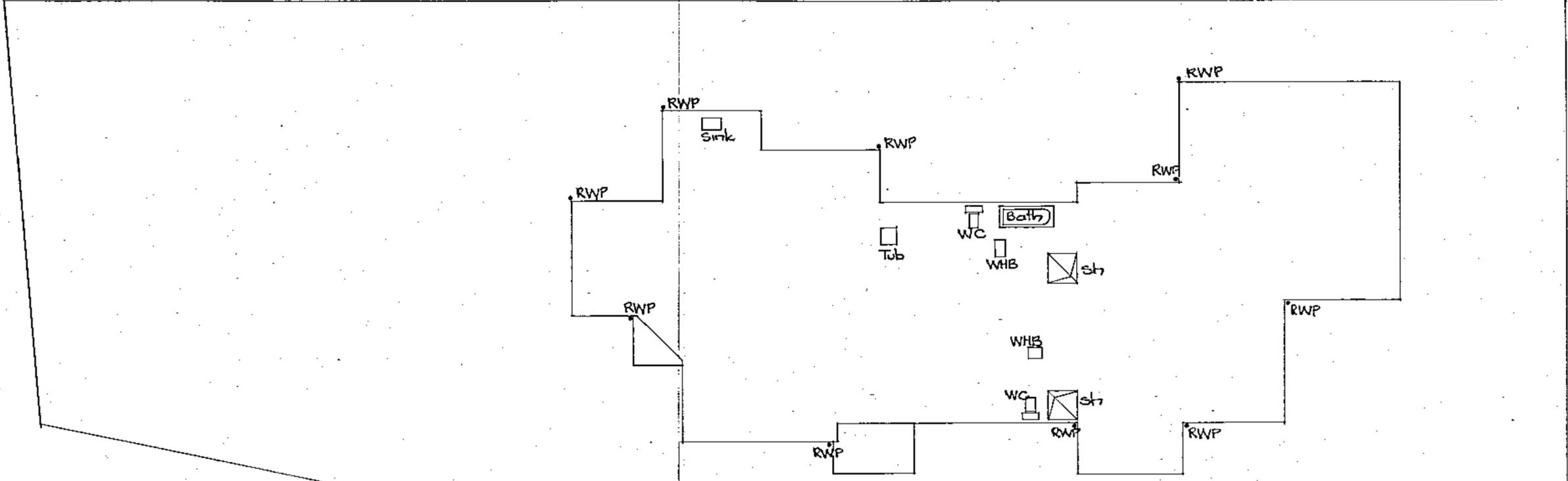
ACTUAL 'As Built' DRAINAGE LAYOUT.



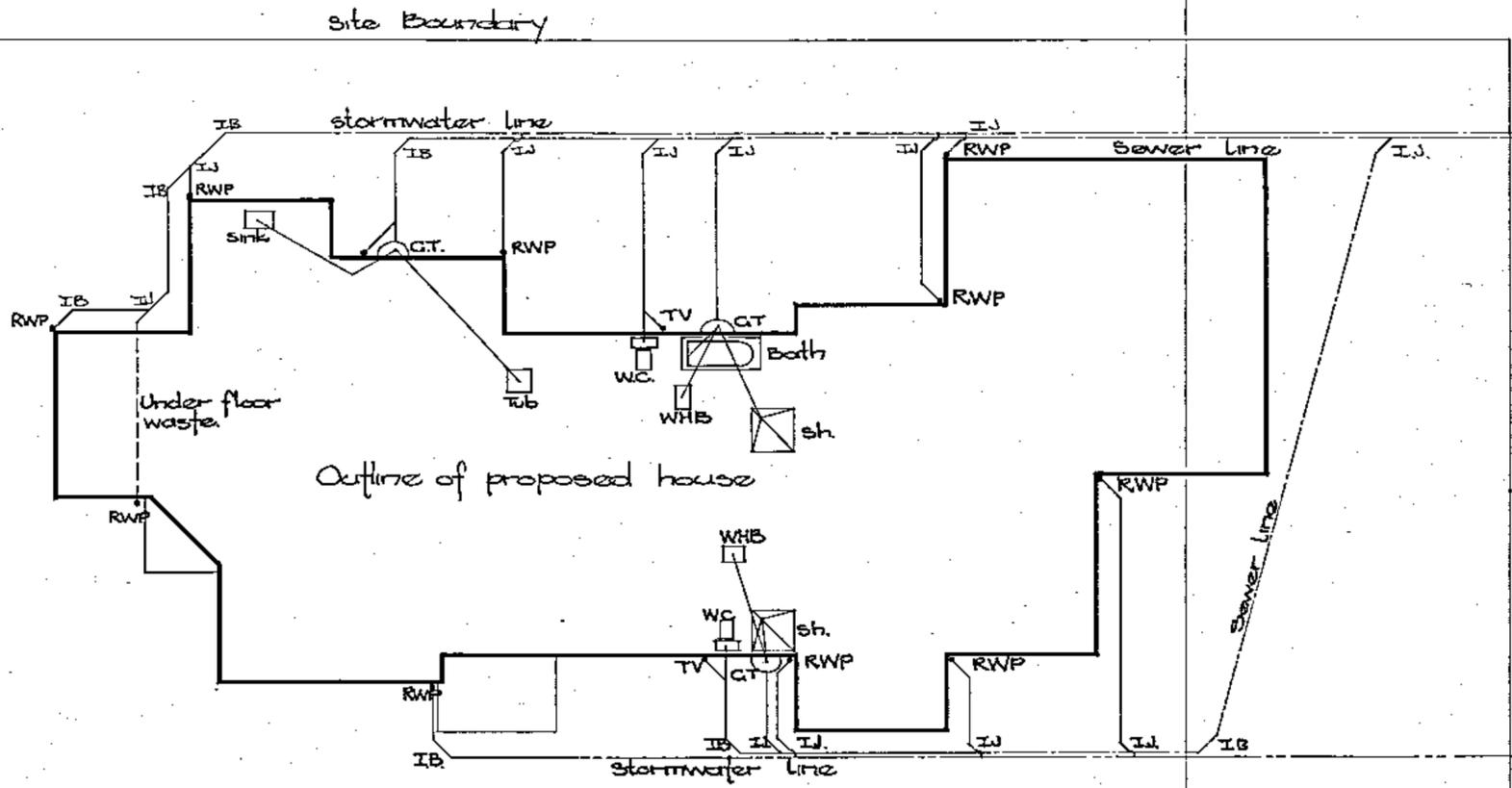
PROPOSED DRAINAGE LAYOUT. 1:100

DRAINAGE PLAN LAYOUT FOR
 Lot 29, DP 41303 being 33
 OLIVE TERRACE - PROPOSED
 NEW RESIDENCE FOR Mr & Mrs
 P & C MCKENZIE and FAMILY.

scale: 1:100
 Drawn: R. Sedgwick



ACTUAL 'As Built' DRAINAGE LAYOUT.



PROPOSED DRAINAGE LAYOUT. 1:100

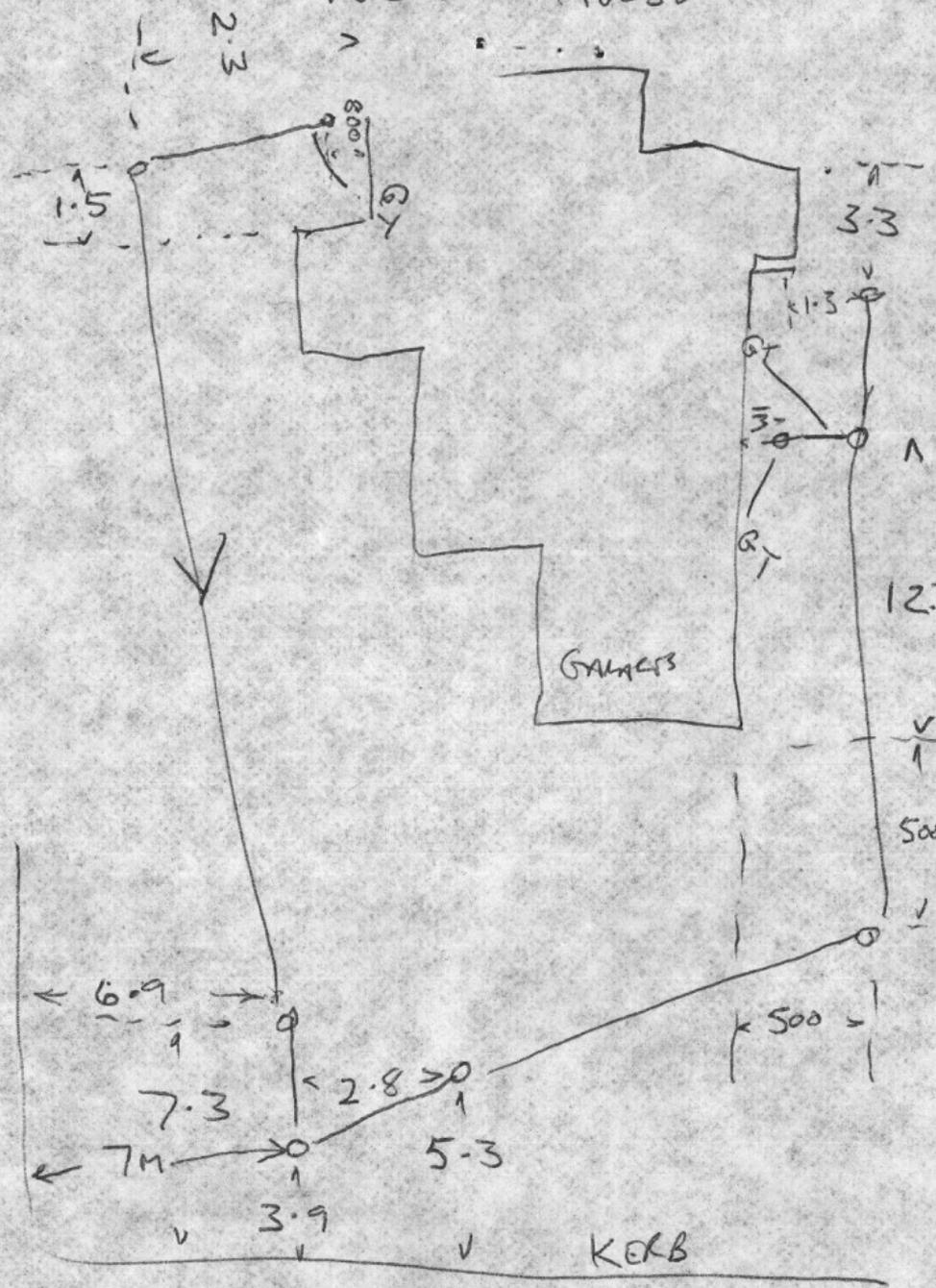
Kerb discharge
Sewer line connection
to council main.

DRAINAGE PLAN LAYOUT FOR
Lot 29, DP 41303 being 33
OLIVE TERRACE - PROPOSED
NEW RESIDENCE FOR Mr & Mrs
P & C MCKENZIE and FAMILY.

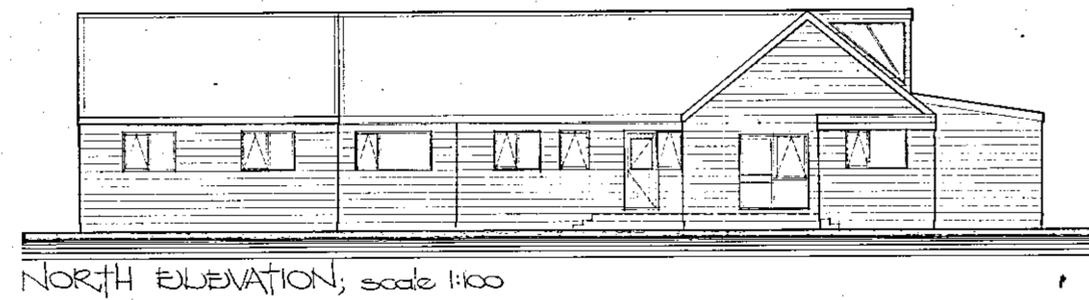
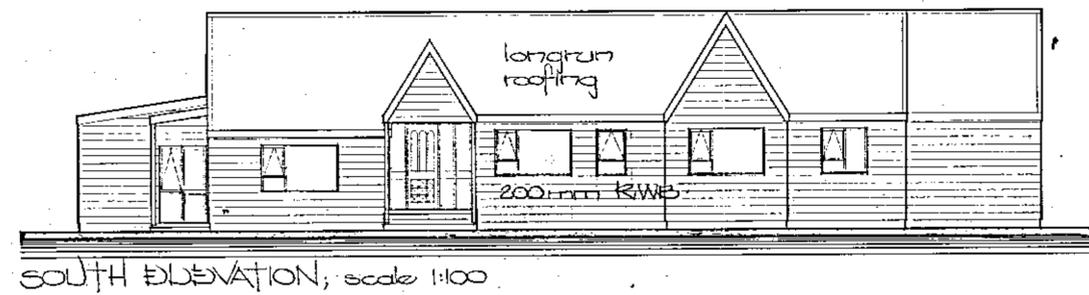
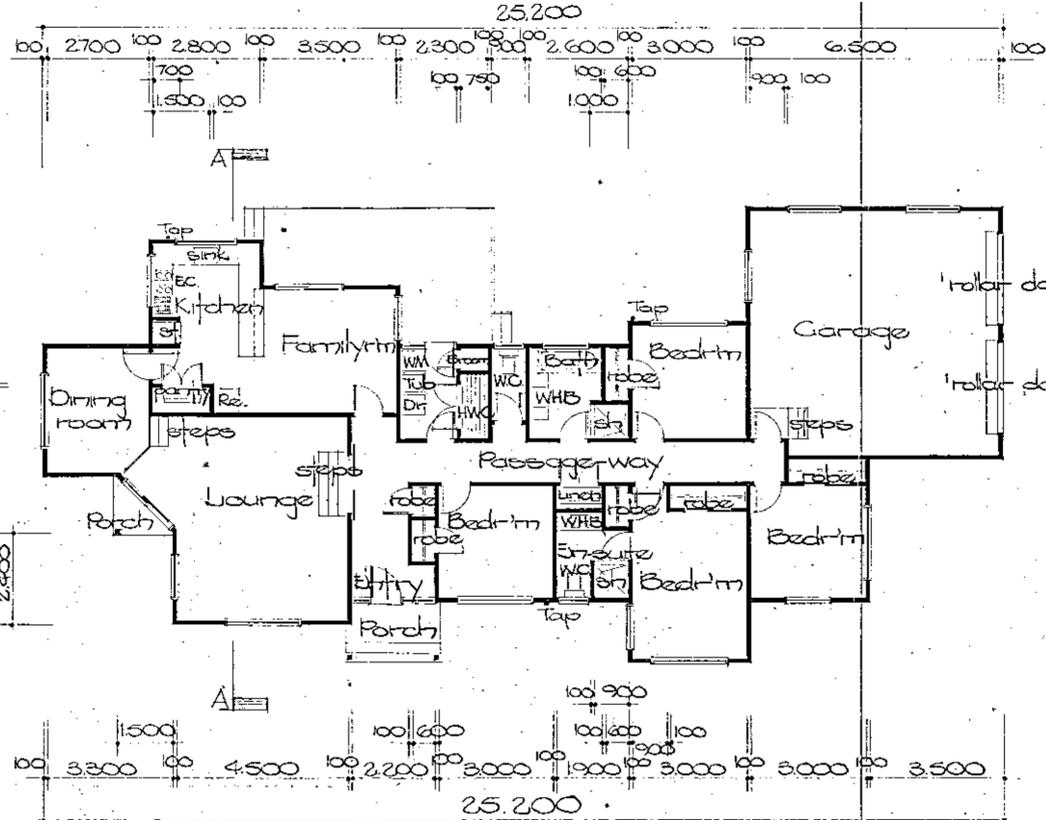
scale: 1:100
Drawn: R. Sedgwick

Kerb discharge.

NEW HOUSE



33 OLIVE TERR



These plans do not show sufficient constructional details and the Building Inspector reserves the right to require alterations on the job.



24 HOURS NOTICE REQUIRED FOR INSPECTION PRIOR TO POURING CONCRETE

Insulation;
Ceiling; R14 Batts
Walls; Crib-fail. 9 R 11 Batts
Floors; Perforated foil.

Longrun roofing over wire netting & building paper.

100x50 collar ties & struts.

100x50 rafters at 900mm c/c

at 38.5° pitch

100x50 rafters of 9° pitch.

2400mm stud height

Kitchen unit:

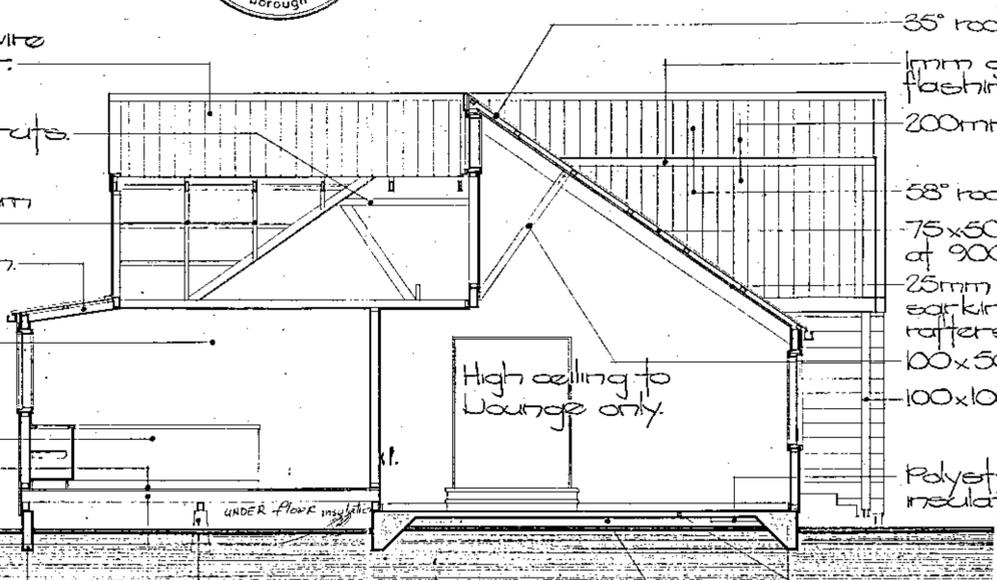
20mm particle board

150x50 floor joists at 600mm c/c

on 125x100 sleepers.

50mm th. conc strip footing with 2xØ12 bars & R4 stirrups at 600mm c/c.

200mm tapered piles at 165mm c/c on 250x250x100 pile footings.

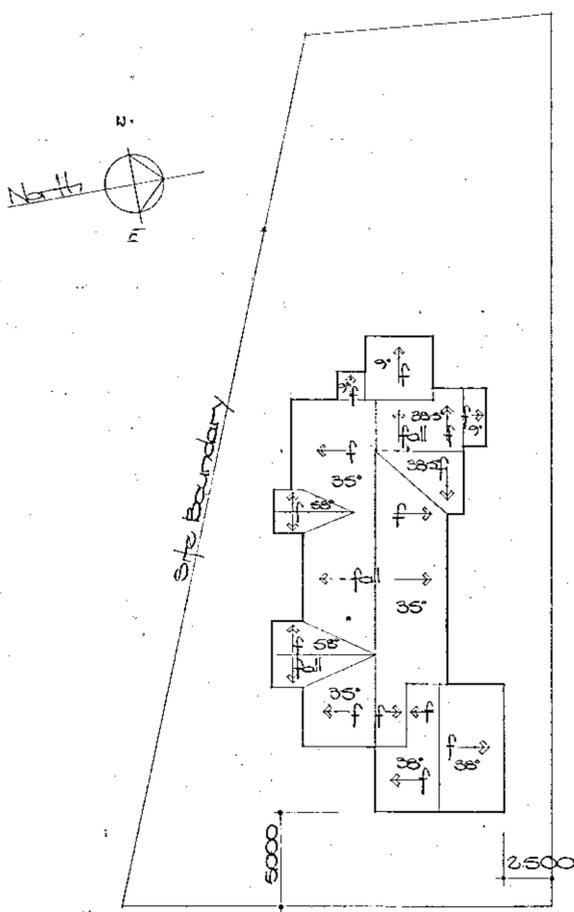
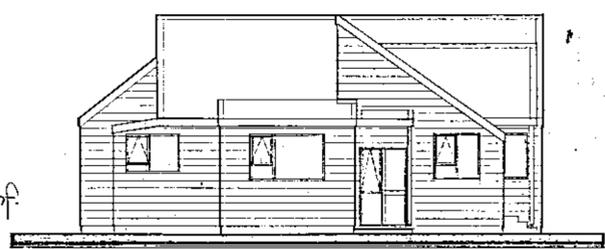
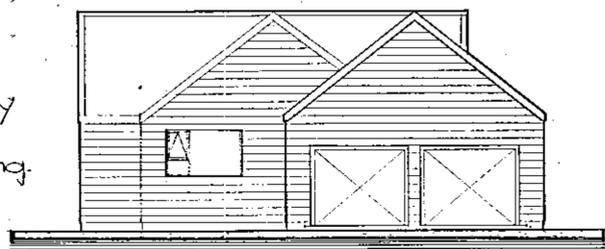


35° roof pitch
1mm gms ridge & valley flashing.
200mm longrun roofing.

58° roof pitch
75x50 timber purlins at 900mm c/c
25mm th. stained timber earking on 200x50 rafters at 900mm c/c
100x50 double struts.
100x100 porch post.

Polystyrene edge insulation.

100mm, G65 HRC reinf. conc. slab.
2xØ12 bars with R4 stirrups.
100 hardfill & 25mm sand blinding.



PROPOSED NEW RESIDENCE FOR Mr & Mrs MCKENZIE & FAMILY SITUATED AT

Drawn; R. Badgwick
Scale; 1:50, 1:100, 1:200 as shown