

STATEMENT OF PASSING OVER INFORMATION

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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.



SOLD ON KĀPITI
real estate



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

R J & L A GALLAGHER	No.	991699
6 LEYBOURNE AVENUE	Issue date	21/05/02
WAIKANA E	Overseer	Don Blaikie

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ALTS/ADDS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$45,000
Location	6 LEYBOURNE AVENUE, WAIKANA E
Legal Description	LOT 24 DP 25567
Valuation No.	1493157800

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

The property owner must follow and carry out the manufacturers prescribed maintenance procedures.

COPY

Signed for and on behalf of the Kapiti Coast District Council:

Name:

Simon Giff

Date:

21/5/02

Fees not to be paid until requested by Office.

H.C.C./B.1.

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

ESTIMATED VALUE OF WORK		FEES	
		£	s. d.
Not exceeding £10	.....	5	0
Over £10 and not exceeding £100	.....	10	0
" £100	.....	1	0 0
" £200	.....	2	0 0
" £300	.....	2	10 0
" £400	.....	3	0 0
" £500	.....	4	0 0
" £600	.....	4	10 0
" £700	.....	5	0 0
" £800	.....	5	10 0
" £900	.....	6	0 0
" £1000	.....	6	10 0
" £1250	.....	7	0 0
" £1500	.....	8	0 0
" £1750	.....	9	0 0
" £2000	.....	10	0 0
" £2500	.....	12	0 0
" £3000	.....	13	10 0
" £3500	.....	15	0 0
" £4000	.....	16	10 0
" £4500	.....	18	0 0
" £5000	.....	20	0 0
" £6000	.....	22	0 0
" £7000	.....	24	0 0
" £8000	.....	26	0 0
" £9000	.....	28	0 0
" £10000	.....	32	0 0
" £12500	.....	36	0 0
" £15000	.....	40	0 0
" £17500	.....	44	0 0
" £20000	.....	49	0 0
" £25000	.....	54	0 0
" £30000	.....	59	0 0
" £35000	.....	64	0 0
" £40000	.....	69	0 0
" £45000	.....	74	0 0
" £50000	.....	79	0 0
" £60000	.....	84	0 0
" £70000	.....	89	0 0
" £80000	.....	94	0 0
" £90000	.....	99	0 0
" £100000	.....	100	0 0
Exceeding £100,000	.....	

FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval.....	0	10	0
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building.....	0	5	0
For inspecting old timber before reusing the same in a new building.....	0	15	0
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid.....	0	2	6

Horowhenua County Council

PERMIT No. 3431
130795

LOCALITY WAIKANAE

DATE RECEIVED 25: 2: 65 . DATE ISSUED 5: 3: 65 .

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Mrs Mrs Ian Bull.

FOR OFFICE USE ONLY.

REMARKS:

NOTE.-

1. Buildings must NOT be erected within FIVE feet of adjoining properties.
2. All Plans and Specifications must be in ink.

Valuation Book No. 1493/550/7 Date 14.9.57, 19

Application for Building Permit

TO THE BUILDING INSPECTOR, Horowhenua County Council, Bath Street, Levin.
Postal Address: Horowhenua County Council, P.O. Box 17, Levin.

I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance

with the undermentioned particulars in RIDING.

1. Type of Building: Dwellings
Dwellings, etc.; additions or alterations.
Particulars of Building: Foundations: Concrete Walls: Wood, Roof: Iron
Total floor area: 900 sq. ft.
2. Allotment: Lot: 24 D.P.: 255-67 Section:
Area: Block: 14 Karaka S.D. Locality:
3. Owner's Full Name Mr + Mrs Ian Bull.
Address Box 1411 Khandallah.

4. Previous Owner { If Section has been recently transferred }
5. Frontage (Length) Name of Street or Road Leybourne Av.
6. Estimated Value of Building, £4,014: - : Plumbing and Drainage £ 386: - : Total £4,400: - : -
7. Fees £ 16: 10: - No. of Receipt 114
See Scales of Fees on Back Page. 116 £30 5/12/57

All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:—The following MUST accompany this Application:—

Plans and Specifications in Duplicate, including—

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and names of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing framing with bracing.
- (e) Where a building requires Plumbing and Drainage Work, a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant G.A. Mulford. 24 The Crescent Khandallah. as BUILDER or OWNER.
Address
Builder's Name and Address { If not the applicant }

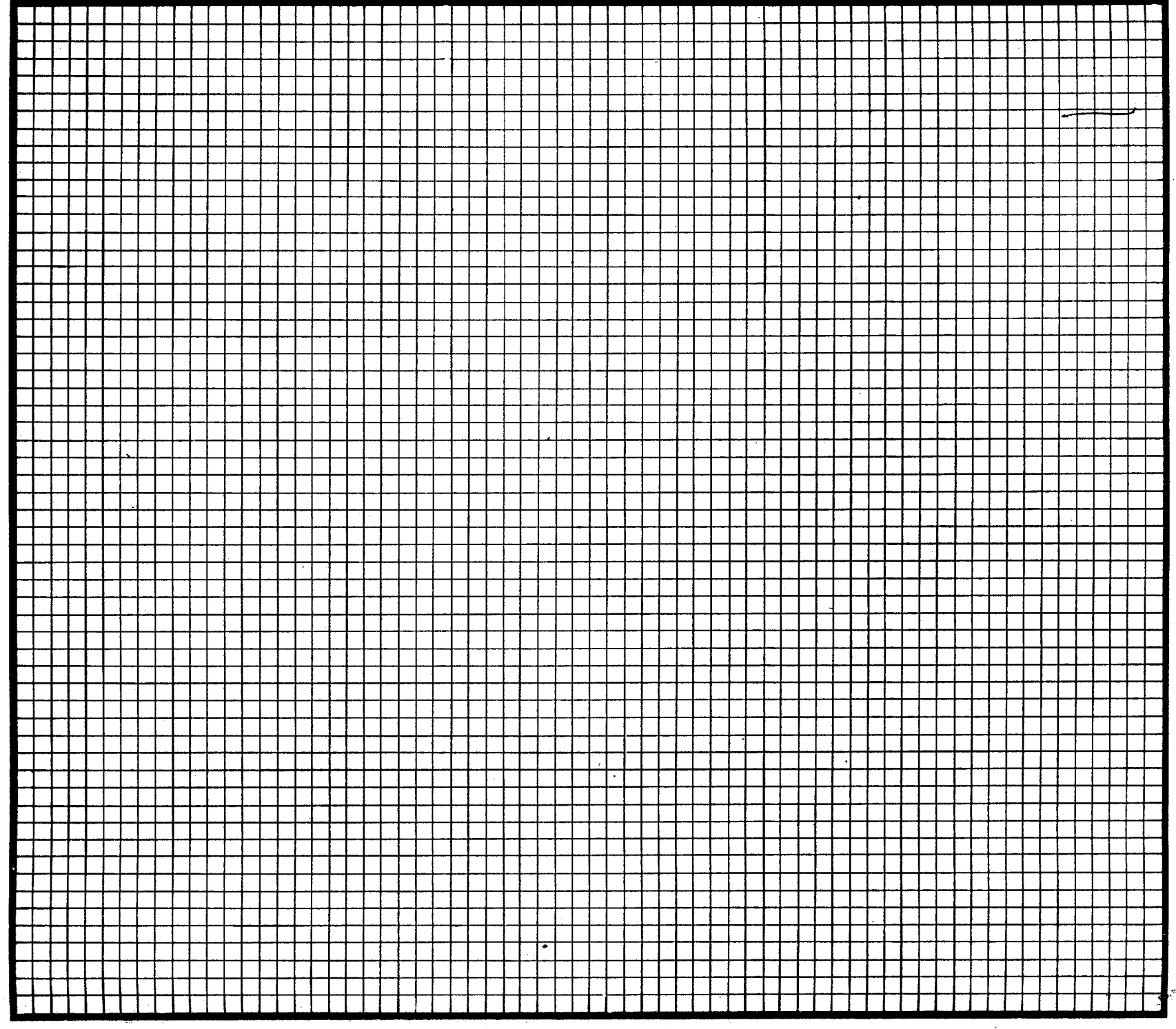
PLAN OF ALLOTMENT

Showing position of proposed building on such allotment.
NOTE—Distances of each building from boundary lines must be clearly indicated.
(Scale: Two feet to a square.)

Boundary Lines to be shown thus: ————

BUILDINGS must NOT be ERECTED within FIVE FEET of ADJOINING properties.

Frontage to Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

PAID BY OFFICE.

H.C.C./D.1

Horowhenua County Council

PERMIT No. 7634

LOCALITY Waihanu

DATE RECEIVED 8 : 3 : 65

DATE ISSUED 17 : 3 : 65

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

FEES

Fee Payable.

..... 0 1 0
..... 0 2 6
..... 0 5 0
..... 0 10 0
..... 1 0 0
..... 1 10 0
..... 2 0 0

\$2, plus 10/- for
every \$100 or part
thereof in excess
of \$200.

OWNER'S NAME Mr. & Mrs. Ian Bull.

FOR OFFICE USE ONLY.

REMARKS:

APPROVED

COUNTY ENGINEER

8/3/65

....., 19.....

Drainage Permit

Address: Horowhenua County Council,
P.O. Box 17,
Levin.

Permit to carry out DRAINAGE and
particulars.

Location W.C. 44d

Area:

Property:

Road) *Keybourne Av*

Total £ *386* : - : -
Horowhenua County Council's By-laws.

Receipt No.: *115*

PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators; Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

Boundary Lines to be shown thus: - - - - -

WATER SUPPLY: Position to be shown of Well or Bore if within 100 feet.

Frontage to Road

See Building Plans

36.00

1710

H.C.C./D.1

Horowhenua County Council

PERMIT No. W5283

LOCALITY WAIKARANAE SEWER

DATE RECEIVED : : : DATE ISSUED 21:9:82

APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME MR. I. E. BULL
6 LEYBOURNE AVE
FOR OFFICE USE ONLY

REMARKS: cheque for Bull job
Leys job

APPROVED
[Signature]
COUNTY ENGINEER
DATE 17-9-82

FEES NOT TO BE PAID UNTIL REQUESTED BY OFFICE

SCALE OF PERMIT FEES

Estimated Labour Value of Work:	Fee Payable:
Not exceeding \$100	\$12
In excess of \$100 but not exceeding \$200	\$18
In excess of \$200 but not exceeding \$300	\$24
In excess of \$300 but not exceeding \$400	\$30
Plus \$6 for every \$100 or part thereof in excess of \$400.	

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

Valuation Book No. _____ Date _____, 19 _____

Application For Plumbing and Drainage Permit

TO THE COUNTY HEALTH INSPECTOR,
Horowhenua County Council,
Bath Street,
Levin.

Postal Address:
Horowhenua County Council,
P.O. Box 258,
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

Description of Drainage and Plumbing Work *Connection to sewer*

Allotment. Lot: *24* D.P.: *25567* Section: _____ Area: _____

Block: _____ S.D.: _____ Locality: *Waikanae*

Previous Owner { If Section has been recently transferred }
Frontage (Length) _____ (Name of Street or Road) *6 Leybourne Ave.*

Water Supply (Description)	
Est. Material Value of Plumbing Work \$	Est. Labour Value of Plumbing Work \$
Est. Material Value of Drainage Work \$ <i>430:-</i>	Est. Labour Value of Drainage Work \$ <i>440:-</i>
	<i>870.00</i>

Total Value \$ _____

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

Permit Fee Based on Labour Value \$ *36.00* Receipt No.: *4558*

Water Connection Fee \$ _____ Receipt No.: _____

Full Name and Address of Owner: *MR I.E. BULL,*
6 Leybourne Ave, Waikanae.

NOTE.—The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

Stormwater drains should be shown (if any) in dotted lines.

Signature of Applicant: *Horowhenua Drainage Ltd.*
32 Ruapehu St, Poroporo.

Address _____

Craftsman
Plumber's Signature, _____
Address, and _____
Registered No. _____

Registered Drainlayer's
Signature, Address, and _____
Registered No. *10855*

PLAN OF ALLOTMENT

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling or 1.5 metres of any boundary.

Boundary Lines to be shown thus: — — — — —

Frontage to _____ Road _____

RECEIVED
17 MAY 2002



Address

Date

Phone:

Dear Sir

FREE STANDING FIRE OR FIRE PLACE HEATER INSTALLED AT:

6 CRYSTAL NE AV WAIKARAKA

for RANDALL SALLAGHEI

by B STONE PLUMBING LTD

Address: 41 Greyfriars Rd Town.

I hereby notify you that the following requirements under NZS 7421:1990 have been met and the solid fuel burning domestic appliance type and model Kent Envofire..... has been installed in accordance with the manufacturer's installation instructions.

Please tick where applicable the following:

1.	Building Consent Number issued and sited	99/1699
2.	The chimney has been cleaned.	-N/A
3.	The chimney is in a sound condition.	✓
4.	The chimney is of pumice and of correct dimensions to comply with BRANZ zero clearance certificates.	-N/A
5.	The chimney is ventilated to manufacturer's requirements.	✓
6.	The appliance is restrained against seismic activity (free standing and fireplace heaters).	✓
7.	The fire plate heater has been approved by BRANZ as complying with their zero clearance certificate.	✓
8.	The hearth is an approved type according to manufacturer's requirements.	✓
9.	The hearth is restrained against seismic activity.	✓
10.	The fire surround at its connection to the fire place is fully insulated with approved material [see BRANZ Building Information Bulletin 248 (1986)].	N/A
11.	The ash hearth is of correct dimensions to installation instructions.	✓

SURROUND
HEARTH

Mark N/A if clause not applicable. Please return promptly after installation.

(PRINT) INSTALLERS NAME: BARRY STONE

TOR DOMESTIC ELECTRICAL WORK

for prescribed electrical work that is carried out on electrical installations and that involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLYName of Customer *MR R GALLAGHER*Telephone *049046768 021 254 5667*Address of Installation *6 LEYBOURNE AVE WAIKANAETOWN*

Postal Address of Customer (if not as above)

RECEIVED**17 MAY 2002****WORK DETAILS**

No. of lighting outlets

No. of ranges

Please tick (✓) as appropriate where work includes:

No. of socket outlets

No. of water heaters

Mains

Main earth

Was any installation work carried out by a homeowner?

Yes

No

Switchboard

Electric lines

Description *19 NEW LIGHT OUTLETS*

Use sketch if necessary

*13 - NEW HEATING POINTS**2 - POWER RAIL OUTLETS**2 - RCD UNITS**1 - FAN OUTLET**1 BATH HEATER**ALL NEW
OFF EXISTING CIRCUITS**WORK DONE IN NEW GARAGE ENSUITE**BEDROOMS, LOUNGE, DG RM EXTENSIONS***CERTIFICATION OF WORK**

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILSName *GRAEME MURRAY*Registration No. *E219*Company *G MURRAY ELEC LTD*Signature *[Signature]*Date *1/7/00***CERTIFICATION OF ELECTRIC LINES**

(to be completed where "Description of Work" includes "Electric Lines")

Name

Registration No.

Company

Signature

Date

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector

New mains

Switchboard

Earthing system

Installation work
in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of the Electricity Regulations 1997.

Name

Registration No.

Signature

Date



B. Stone Plumbing Limited

Craftsman Plumber, Gasfitter & Drainlaying Contractor

41 GREYFRIARS CRES. TAWA PHONE: 232-5956

FAX: 232-5276 MOBILES 025-433-243 & 025-472-642

RECEIVED

17 MAY 2002

BY:

14-5-02.

- 6 Leybourne Ave Wairarapa
- Butyl Roofing to flat roof above sun roof.
- Warranty on Butyl + adhesives - 15 yrs
- Warranty on installation of same 5 yrs
- as from 1-1-01

Addenda to Application

Application

R J & L A GALLAGHER 6 LEYBOURNE AVENUE WAIKANAЕ	No.	991699 10/01/00
	Overseer	Don Blaikie

Project

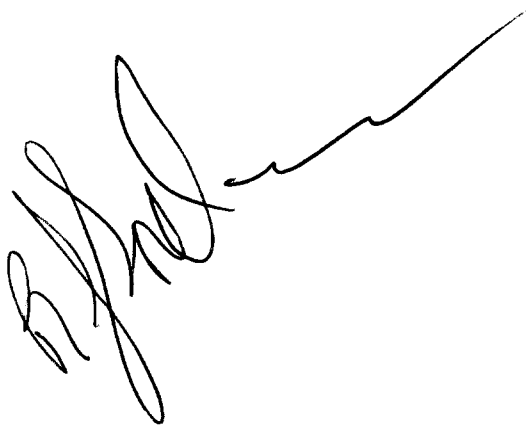
Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages ALTS/ADDS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$45,000
Location	6 LEYBOURNE AVENUE, WAIKANAЕ
Legal Description	LOT 24 DP 25567
Valuation No.	1493157800

Builder: R J GALLAGHER

General Requirements

- a) The District Inspector is to be given 24 hours' notice before carrying out the following inspections:
1. INITIAL INSPECTION - PREVIOUSLY COMPLETED
 2. FOUNDATION INSPECTION
 3. PRE-SLAB INSPECTION, CONCRETE FLOOR
 4. PRELINING INSPECTION, MOISTURE TEST, CHECK BRACING
 5. PRELINING INSPECTION OF PLUMBING
 6. POST-LINING INSPECTION, LININGS, FIXED AS PER BRACE DESIGN
 7. WATER TEST ON SEWER DRAINS
 8. FINAL INSPECTION BUILDING
 9. FINAL INSPECTION OF PLUMBING
- b) To arrange for any of the above required inspections by the District Inspector, please contact the building inspectorate on (04) 298 5139 between the hours of 8.00am and 4.30pm.

1. **LAPSE AND CANCELLATION OF BUILDING CONSENT.** A building consent shall lapse and be of no effect if the building work concerned has not been commenced within 6 calendar months after the date of issue. Or within such further period as the territorial authority allows.
2. All foundations are to be to solid bearing minimum of 300mm
3. Work to comply with NZS3604-1990 or 1999 as indicated on approved plans.
4. Metal head flashings required over all exterior joinery.
5. Note and comply with endorsements on approved plans.
6. Both hot and cold water pipes are to be tested to 1500 KPA pressure.
7. Roof stormwater to be connected to existing water disposal system.
8. Owner/builder is to ensure that the proposed foundation height will allow a satisfactory drainage connection to the sewer main.
9. Minimum heights of finished concrete slab-on-ground floors above adjoining finished ground level to comply with Fig E 1 NZS 3604 1990.
10. Provide from your Contractor a roof warranty covering the product and its installation.
11. The ridge beam supporting the garage roof structure must be a 400 x 100 mm Ganglam or alternatively a beam designed by the Engineer and backed up by calculations forwarded to Council ASAP.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

I have read the foregoing requirements, and the Owner/Builder/Authorised Person hereby agrees to comply with them.

**OWNER/BUILDER/
AUTHORISED PERSON**

Date: _____

Addenda to Application

Application

R J & L A GALLAGHER 6 LEYBOURNE AVENUE WAIKANA E	No. 991699 10/01/00
	Overseer Don Blaikie

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**OWNER/BUILDER/
AUTHORISED PERSON**

Date: _____



Project Information Memorandum

Section 31, Building Act 1991

Application

R J & L A GALLAGHER
6 LEYBOURNE AVENUE
WAIKANAE

No.	991699
Issue date	10/01/00
Application date	21/12/99
Overseer	Don Blaikie

Project

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Estimated Value	\$45,000
Location	6 LEYBOURNE AVENUE, WAIKANAE
Legal Description	LOT 24 DP 25567
Valuation No.	1493157800

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

- ☐ Information identifying relevant special features of the land concerned
- ☐ Details of relevant utility systems
- ☐ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: 

Date: 10.1.00



PROJECT INFORMATION MEMORANDUM Planning Requirements

APPLICANT: Callagher

MAILING ADDRESS: _____

SITE ADDRESS: 6 Lamborne Av - Wai.

LOT NO: _____ DP: _____

PROJECT: New Building

Alteration

Removal/Demolition

Relocated Building

(approx. age _____ years)

INTENDED USE:

HSE cells

ZONING: DISTRICT PLAN:

Residential

USE PERMITTED:

Permitted activity

RESOURCE CONSENT GRANTED:

RM 990434, side yard encroachment.

DESIGNATIONS ON PROPERTY:

None listed

EASEMENTS:

None listed

SITE SUBJECT TO INUNDATION:

Not known to be

COASTAL BUILDING LINE RESTRICTION:

N/A

RELOCATABLE ZONE:

N/A

MINIMUM FLOOR LEVEL: (50 year event)

N/A

Metres above mean sea level

RECOMMENDED MINIMUM:

N/A

FLOOR LEVEL: (100 year event)

1

Metres above mean sea level

YARD & HEIGHT REQUIREMENTS:

comply (with Resource Consent)

TREE/BUILDING PRESERVATION:

None listed

OTHER COMMENTS:

Development Impact Fee of \$1444
to be paid prior to issue of the
Building Consent

Note: Minimum floor levels must use Mean Sea Level Wellington Datum 1953. Certification that the floor level complies with the minimum floor level will be required from a Registered Surveyor prior to foundation inspection.

SPECIAL FEATURES OF THE ABOVE LAND

Information is attached identifying the following special features of the land concerned that are known to Council:

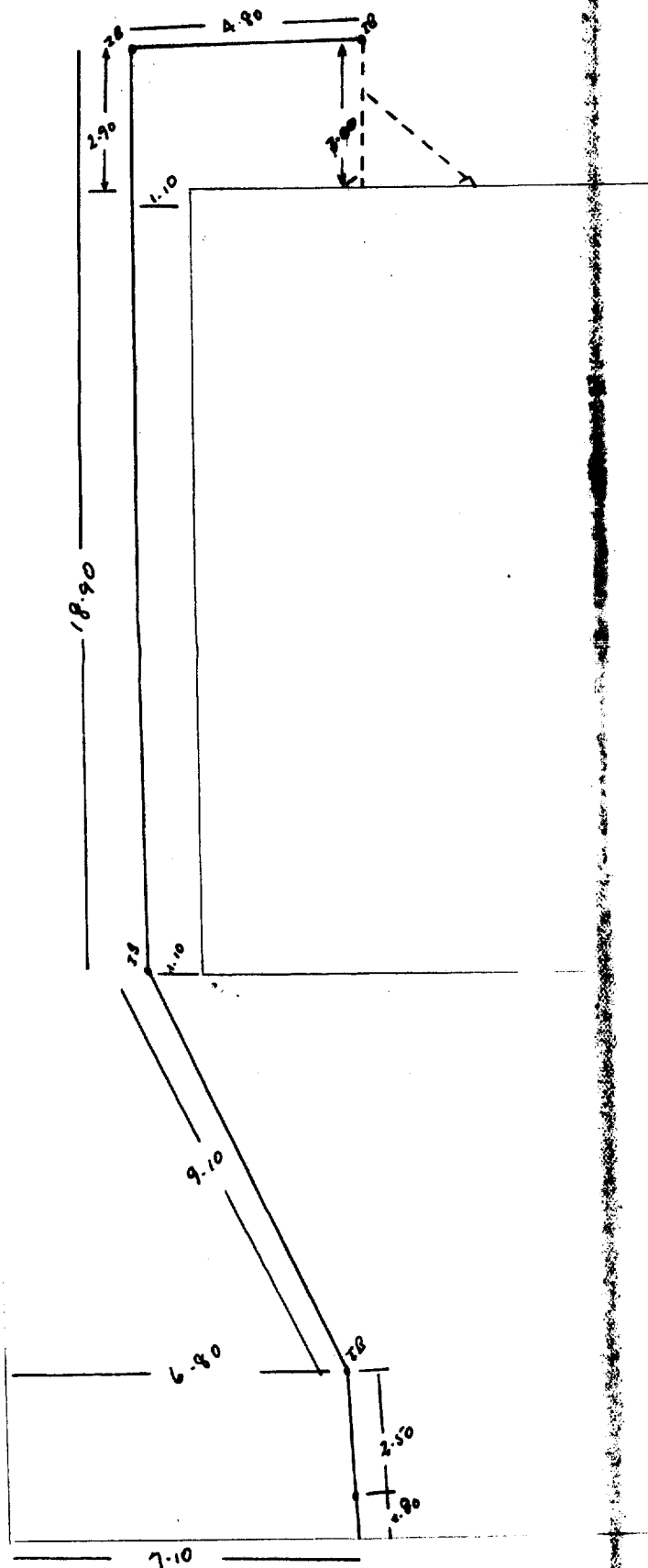
Potential Erosion
Potential Avulsion
Potential Subsidence
Potential Slippage
Potential Alluvion
Potential Inundation
Presence of Hazardous Contaminants

Other feature(s) or characteristic(s) likely to be relevant to the design or construction of the proposed buildings and not apparent from the District Scheme or District Plan:

(Plumbing & Drainage)

SEWER AVAILABLE/CONNECTED connected
WATER AVAILABLE/CONNECTED connected
SITE PLAN OF EXISTING SERVICES (IF ANY) attached plan
LOCATION OF SEWER LATERAL shown
LOCATION AND SIZE OF WATER TAP 15mm shown
LOCATION OF EASEMENTS (IF ANY) see Planners Comments
LOCATION OF PUBLIC DRAINS (IF ANY) no record of any
STORMWATER DISPOSAL TO
CHANNEL
DRAIN
ON SITE Soakpits

ADDITIONAL COMMENTS



ROAD - 6 LEYBOURNE AVE

LOT - 24

D.P. - 25567

D/L - A RITCHIE

DATE - 15-10-82

P.I.P.E. - P.V.C.



12 November 1999

Mr and Mrs Gallagher
6 Leybourne Avenue
WAIKANAE

Dear Mr and Mrs Gallagher

RM990434: LAND USE CONSENT AT 6 LEYBOURNE AVENUE, WAIKANAE, TO BUILD AN ATTACHED DOUBLE GARAGE THAT ENCROACHES THE SIDE YARD

I enclose your Resource Consent for the above planning application.

Please note that if you do not agree with the conditions of your consent you may object and have the matter considered by Hearing Commissioners. This is done by lodging a written objection in accordance with Section 357 of the Resource Management Act 1991. Please note that, if you do wish to object, you must advise the Resource Consents Manager within 15 working days from the date of receiving this consent.

The deposit for an objection is \$250 (including GST) plus an extra \$90 if Council's Subdivisional Engineer will be involved. Other staff time and costs will also be charged unless waived by the Hearing Commissioners. If an objection is upheld the deposit will be refunded in full; if upheld in part then half the deposit will be refunded.

Please note also that **this consent will expire** unless you give effect to the consent within 2 years (unless a longer period is specified in the consent conditions). Alternatively, you have until 3 months after the expiry of the consent to apply for an extension of the consent. Council may grant an extension if it is satisfied that the criteria set out in Section 125 of the Resource Management Act 1991 are met.

You are also advised that you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

Yours faithfully



Sonia Chisholm
RESOURCE CONSENTS PLANNER

for

Chris Shaw
RESOURCE CONSENTS MANAGER



RESOURCE CONSENT NUMBER: RM 990434

That pursuant to section 105 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant a Land use Resource Consent to:

MR AND MRS GALLAGHER, 6 LEYBOURNE AVENUE, WAIKANAЕ

for an attached double garage that will encroach the side yard at 6 Leybourne Avenue, Waikanae being Lot 24 DP 25567 subject to the following conditions:

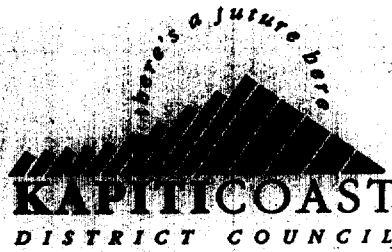
1. That the proposal will proceed in accordance with the Plan "Gallagher House" prepared by T Gooch, Waikanae and the information submitted with application number RM990434.

ISSUED: 12 November 1999

**Sonia Chisholm
RESOURCE CONSENTS PLANNER**

for

**Christopher P Shaw
RESOURCE CONSENTS MANAGER**



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RESOURCE CONSENTS PLANNER**

for

**Christopher P Shaw
RESOURCE CONSENTS MANAGER**

SITE CHECK SHEET

NAME: Gallagher
 SITE ADDRESS: 6 Devenne Ave - Dar. LOT: DP:
 PROJECT: HSE elts CONSENT NO: 991699
 BUILDER: Quire CONTACT NO: 021-2545067

WORK CANNOT PROCEED PAST EACH STEP UNTIL THAT STEP HAS BEEN INSPECTED, APPROVED AND THIS FORM SIGNED BY THE RELEVANT INSPECTOR

FOUNDATIONS

Date: 18-1-00 Officer: B.M.L.

Approved building consent documents on site: YES / NO

(9)

SITING:

Front yard
Rear yard

☒ Left hand side yard
☐ Right hand side yard

☒ Conforms with approved plan
☐ If no, has new site plan been requested

☒ YES / NO
☐ YES / NO

Minimum floor level
Pile hole size
Anchor pile size
Pile hole spacing

☒ Footing size
☐ Footing reinforcing
☐ Subfloor vents
☐ Steps/stairs

☒ Foundation wall reinforcing
☐ Foundation wall size
☐ Specific design
☐ If yes, has Engineer inspected

☒ YES/NO
☐ YES/NO

Has a Site Instruction been issued? Yes ☒ No

Instruction No:

Is a reinspection required? ☒ Yes ☐ No

Proposed date of follow up inspection

Labels in place? ☒ Yes ☐ No

Producer Statement Yes/No/NA

COMMENTS

SINGLE POUR BT FRONT ENTRANCE DPC & MESH OK
OK TO CONTINUE

✓

PRE-SLAB

PLUMBING AND DRAINAGE:

Date: 27/1/00 Officer: Simon Copp

UNDERSLAB PLUMBING

Pipe sizes

Falls

Pipe protection

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

UNDERSLAB DRAINAGE

Pipe sizes

Falls

Pipe protection

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

1-2-00
SM STAGE 1: ENSURE D.P.C. & STEEL MESH IN PLACE
OK TO CONTINUE ✓

Pipes OK under slab

BUILDING

Date: Officer:

Minimum floor level

DPC

Joints taped

Penetrations

Specific design

If yes, has Engineer inspected Yes / No

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Mesh

Mesh chairs

Slab thickening

Bottom plate fixings

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

SUBFLOOR

Date: Officer:

Ord pile fixings
Anchor pile bolts
Brace pile bolts and washers
Timber treatment
Subfloor framing
Subfloor beams/bearers

Subfloor bracing
Joists - size/spacing/fixing
Cant. Joists - lth/size/spc
Solid blocking - spacing
Notching, holes etc
Proprietary connections

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection.....

Labels in place? Yes/No

Producer Statement Yes/No/NA

COMMENTS

EXTERIOR CLADDING

Solid Plaster/Textured Finish: Date: Officer:

Rigid backing
Non rigid backing
Building paper
Battens (non rigid)
Cavity (non rigid)
Sheet set out (Hardies)

Reinforcement
Spacers
Nailing (Hardies)
Flashings
Control joints

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of follow up inspection

Producer Statement Yes/No/NA

COMMENTS

Tick (✓) approved inspections

Cross (x) inspections not approved

Strike out inspections not applicable

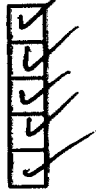
PRELINE

PLUMBING AND DRAINAGE:

Date: 30/3/2000 Officer: [Signature]

Plumber: Berry Stone

Pressure test
Visual leak check
Pipe support/clips
Pipe size
Pipe material



Joint strain
Pipe insulation
Stacks
Wastes
Supply tank



Has a Site Instruction been issued?

Yes/No

Instruction No:

Is a reinspection required?

Yes/No

Proposed date of follow up inspection

Preline Labels in place?

Yes/No

Producer Statement

Yes/No/NA

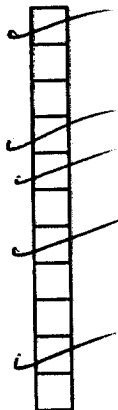
COMMENTS

Taped 1500 kPa OK
new mains pressure HWC installed

BUILDING

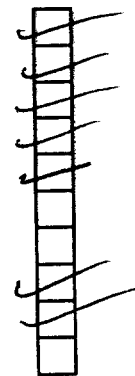
Date: 10-9-00 Officer: [Signature]

Timber treatment
Ceiling diaphragm
Dragon ties
Studs - size/spacing
Wall insulation
Posts - size/fixing
Lintels/bms - size/fixings
Ext joinery - labels
Ceiling runners
Wall bracing
Mech ventilation
Moisture Content Walls



% UNDER 24%

Bracing straps
Timber grade
Wall dwangs
Trimming studs
Truss/rafter - fix/space
Ceiling joists
Plate fixings
Ventilation
Ceiling battens
Check exterior claddings



Ceiling

%

Has a Site Instruction been issued?

Yes/No

Instruction No:

Is a reinspection required?

Yes/No

Proposed date of follow up inspection

Preline Labels in place?

Yes/No

Producer Statement

Yes/No/NA

COMMENTS

OK to CONTINUE

POSTLINE

Date: 17-9-00 Officer: BM

Sheets nailed as per your schedule



Insulation to walls



Has a Site Instruction been issued?

~~Yes~~ No

Instruction No:

Is a reinspection required?

~~Yes~~ No

Proposed date of follow up inspection

Postline Label in place?

~~Yes~~ No

COMMENTS

OK TO CONTINUE ✓

Berrystone

DRAINS

Drainlayer: 27/1/00 Date: 27/1/00 Officer: Simon Copp

Drain depth



Subsoil drains

Pipe material

P.V.C



Disposal field

Drains under building

Connection to main

Pipe supports

Manhole - structure

Lamp holes

Drain test

water



Gully traps

Granular bedding

Terminal vents

Even gradient/line

Soil stack

Manhole - haunching

Inspection/bends

SW to kerb soakpit checked. 14/12/00

Sumps



Has a Site Instruction been issued?

Yes/No

Instruction No:

Is a reinspection required?

Yes/No

Proposed date of follow up inspection

Producer Statement

Yes/No/NA

COMMENTS

.....

.....

.....

.....

.....

.....

MISCELLANEOUS INSPECTIONS

Blockfill: Date: Officer:

Reinforcing ☐
Engineers design Yes/No
If yes, has engineer checked Yes/No

Cavities cleared ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS

Retaining Walls

Siting ☐
Stretchers ☐
Deadmen ☐
Poles/posts ☐
Footings ☐
Engineers design/supervision ☐

Subsoil drainage ☐
Post Holes ☐
Retaining components ☐
Tie bars ☐
Headers ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

Producer Statement Yes/No/NA

COMMENTS

Solid Fuel Heaters

Chimney Check ☐
Seismic fixing ☐
Flue flashing ☐
Flue ☐
Mantel shelf ☐

Flue height ☐
Hearth ☐
Clearances ☐
Ceiling plate ☐

Has a Site Instruction been issued? Yes/No

Instruction No:

Is a reinspection required? Yes/No

Proposed date of
follow up inspection

COMMENTS

FINAL INSPECTION

Building Exterior

CHECK PLANS

Subfloor - ventilation	<input type="checkbox"/>	Flashings - roof penet	<input type="checkbox"/>	Gulley dishes	<input type="checkbox"/>
Decks - structure	<input type="checkbox"/>	hips	<input type="checkbox"/>	Wastes to gullys	<input type="checkbox"/>
Balustrades - design	<input type="checkbox"/>	valleys	<input type="checkbox"/>	Terminals vents	<input type="checkbox"/>
height	<input type="checkbox"/>	gables	<input type="checkbox"/>	Spouting - Downpipes	<input type="checkbox"/>
Steps/Stairs - design	<input type="checkbox"/>	flues	<input type="checkbox"/>	Landscaping & ground levels	<input type="checkbox"/>
handrail	<input type="checkbox"/>	Cladding (ground clearance)	<input type="checkbox"/>	Texture Coating Warranty	<input type="checkbox"/>
Flashings - windows	<input type="checkbox"/>	Roofing & Fixings	<input type="checkbox"/>		
		(roofing warranty)			

Building Interior

CHECK FITTINGS

Service area floors & walls	<input type="checkbox"/>	Food storage	<input type="checkbox"/>	Water temperature	<input type="checkbox"/>
Stair design	<input type="checkbox"/>	Nat. ventilation	<input type="checkbox"/>	Solid fuel heater	<input type="checkbox"/>
Handrails	<input type="checkbox"/>	Mech. Ventilation	<input type="checkbox"/>	Supply tank	<input type="checkbox"/>
Barriers	<input type="checkbox"/>	Insulation	<input type="checkbox"/>	Trap seals & AA Valves	<input type="checkbox"/>
Lightings	<input type="checkbox"/>	Hot water cylinder flues	<input type="checkbox"/>	Cistern flushing	<input type="checkbox"/>
Laundering	<input type="checkbox"/>	Hot water cylinder valves	<input type="checkbox"/>	WC pan connection	<input type="checkbox"/>
Cooking facilities	<input type="checkbox"/>	Hot water cylinder rest	<input type="checkbox"/>	Septic Tank	<input type="checkbox"/>
		Tempering valve	<input type="checkbox"/>	(engineers inspc report)	
				Windows - labels	<input type="checkbox"/>
				Safety glass	<input type="checkbox"/>

Footpath crossing installed	Yes/No	Berm damaged	Yes/No
Refund crossing deposit	Yes/No	Engineering site reports required	Yes/No
Stormwater & site drainage appear satisfactory	Yes/No	Engineering site reports received	Yes/No

Has a Site Instruction been issued? Yes/No NTR Instruction No.

Producer Statement Yes/No/NA

OK to issue final code compliance certificate. Yes/No

If an interim certificate is issued please list proposed conditions on the reverse of this form.

Is a reinspection required? Yes/No Proposed date of follow up inspection

Comments:

CONSENT DATA INPUT REQUIREMENTS

REQUIRED INSPECTIONS		STANDARD ADDENDA			
14	✓	32		21	✓
1	✓	2		22	
17		3	✓	23	
7		4	✓	24	
16		5		25	
2	✓	6		26	✓
3		7	✓	27	
18		8		28	
4	✓	8A		29	
8	✓	9	✓	30	
5	✓	10		31	
10	✓	11		33	
12		12	✓	34	
6	✓	13	✓	35	
9	✓	14		36	
11		15	✓	37	
13		16		38	
15		17			
		18			
		19			
		20			

STANDARD CONDITIONS	
1	
2	
3	

NON STANDARD ADDENDA

The ridge beam supporting the Garage roof structure must be a 1400x100 mm. I-Beam or alternatively a beam designed by the Engineer and backed up by calculations forwarded to council ASAP.



**5 Hagley Street
P O Box 50218
Porirua City
Phone: [04] 237 5089
Fax: [04] 237 1439**

Section 33, Building Act 1991

App. No. 991699

ANTICIPATED COMMENCEMENT DATE: DEC 1994 FINISH DATE: MAY 2000

Prop ID	Owner ID	Applicant ID
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
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99	99	99
100	100	100

PART A: GENERAL

[Complete Part A in all Cases – Refer over for Part B, C and D, sign and date]

APPLICANT	PROJECT
<p>Owner Name: <u>RS 000 LA SALLASKE 7</u></p> <p>Mailing Address: <u>6 LEYBONNICK</u></p> <p><u>AO WALKER</u></p> <p>Contact Name: <u>AS ASHOK</u></p> <p>Phone: <u>01749162 wk 021545067m</u></p> <p>Cellphone No: _____</p> <p>Fax: _____</p>	<p>New or Relocated Building <input type="checkbox"/></p> <p>Alterations or Additions <input checked="" type="checkbox"/></p> <p>Accessory Building or Fire <input type="checkbox"/></p> <p>Building demolition or Removal <input type="checkbox"/></p> <p>Intended use, e.g Dwelling, Carport, Garage etc <u>ADDITION TO DWELLING AND NEW GARAGE</u></p> <p>Being stage <u>1</u> of an intended _____ stages.</p> <p>Estimated value (inclusive of GST) <u>\$ 45,000.00</u></p> <p>Intended life: (of building) Indefinite but not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as _____ years</p>
<p style="text-align: center;">FOR COUNCIL USE</p> <p>Received: <u>22/11/99</u></p> <p>Application Fee: <u>\$ 450.00</u></p> <p>Receipt No: <u>801549 (ANZ Chq)</u></p> <p>Balance of Fees: \$ _____</p> <p>Receipt No: _____</p> <p>Date: _____ / _____ / _____</p>	<p style="text-align: center;">PROJECT LOCATION</p> <p>Street Address (if any) <u>6 LEYBONNICK AO</u></p> <p><u>WALKER</u></p> <p>Legal description (as shown on certificate of title rates notice, if any) <u>DP 25567 Lot 24</u></p> <p>Valuation No. <u>14931 - 57800</u></p>

NOTE: Balance of fees are payable on consent approval

This application is for:

☐ Building Consent only, in accordance with Project Information Memorandum

☐ Both Building Consent and a project Information Memorandum

FOR COUNCIL USE:

DEPARTMENT	REQUIREMENTS	COMMENTS	CHECKED/DATE/SEAL
	Yes	No	
Town Planning	Zoning Confirms		<div>APPROVED</div> <div> <div>DATE 24/1/99</div> <div>MANAGER PLANNING</div> </div> <div>Kapiti Coast District Council</div>
	Dispensation		
	Planning Consent		
	Special Floor Level		
Plumbing			
Drainage			
Stormwater	To Channel		<div>APPROVED</div> <div> <div>DATE 30/11/99</div> <div>OFFICER</div> </div> <div>Kapiti Coast District Council</div>
	To Drain		
	Confined to Lot		
Building			
Structural	Specific Design	Ben	<div>APPROVED</div> <div> <div>DATE 5-1-00</div> <div>OFFICER</div> </div> <div>Kapiti Coast District Council</div>
	Foundation		
	Structure		
	Roof		
Subdivisional Engineer	Earthworks Bylaw		
	Conditions		
Environmental Health			
Site- Footpath & Entrance Conditions			Ground
No Dr- and.		Appears fine	<div> <div>23.11.99</div> <div>WBS</div> </div>
NOTES:			

PART B : BUILDING DETAILS

(Complete Part B in all cases)

This application is accompanied by (tick each applicable box, attach relevant documents in duplicate):

☒ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:

- ☐ Building certificates
- ☐ Producer statements
- ☐ References to accreditation certificates issued by the Building Industry Authority
- ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction

PART C : PROJECT DETAILS

(Complete Part C only if you have not applied separately for a project information memorandum)

- ☒ Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings
- ☒ New provisions to be made for vehicular access, including parking
- ☐ Provisions to be made in building over or adjacent to any road or public place
- ☒ New provisions to be made for disposing of stormwater and wastewater
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains
- ☒ New connections to public utilities
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae

Designer(s): T GACC (PART D : KEY PERSONNEL)
87 STAN PIN ST KARORI

Building Certifier(s): _____

Builder: R S GALLAGHER 6 LEIGH BOUNDARY 411 WAKARARegistered Drainlayer: GARY STONE REG NO: 10276Craftsman Plumber: RAY STONE REG NO: AS 4800

Other: _____

PLEASE NOTE

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section

Plans and Specifications

CONFIDENTIALITY

I/We require that my/our:

- 1. ☐ plans
- 2. ☐ specifications
- 3. ☐ the security of the building; and/or
- 4. ☐ copyright

SIZE OF BUILDING

Floor area m²
55.28No of Stories
ONENo of Units
ONE

Signed: _____

Signed for and on behalf of the Applicant:

Name: R. J. GallagherPosition: Owner / Builder Date: 1 / 1

FOR OFFICE USE ONLY

FEES	APPLICATION DEPOSIT
Building	\$450.00
Sewer Connection	\$150.00
Water Connection	\$.....
Vehicle Crossing	\$.....
Damage Deposit	\$400.00
Structural Checking	\$.....
Building Research Levy	\$45.00
Development Levy	\$.....
BIA Levy	\$29.25
Compliance Schedule	\$.....
Digital Storage Fee	\$22.50
Certificate of Title Charge	\$.....
Photocopying	\$.....
SUBTOTAL	\$1456.75
Less Deposit Paid	\$450.00
TOTAL	\$1006.75
GST INCLUDED	\$.....
RECEIPT NO	801549
INVOICE NO	41168
RECEIPT NO	811459
DATE	22.11.99
DATE	10.1.00
DATE	13.1.00
FEES PAID BY:	R. J. Gallagher
BUILDING CONSENT NUMBER	991699
DATE ISSUED	13.1.00
AUTHORISATION FOR REFUND OF DEPOSITS	
Deposit held =	\$.....
Cost to Repair Damage Caused During Construction =	\$.....
Total Balance to be Refunded	\$.....
Authority Number:	
Authorised:	DATE:

Received with thanks by
KAPITI COAST DISTRICT COUNCIL

49/01

11:36 Receipt no. 011459

COPY *COPY* *COPY*

DR B0921699

GALLAGHER R J & L A

1,006.75-

R J & L A GALLAGHER, 16 LEVBOURNE AVENUE

R J GALLAGHER

1,006.75

Received with thanks by
KAPITI COAST DISTRICT COUNCIL

46/01

22-11-99 10:50 Receipt no. 801549

COPY *COPY* *COPY*

DR B0921699

GALLAGHER R J & L A

450.00-

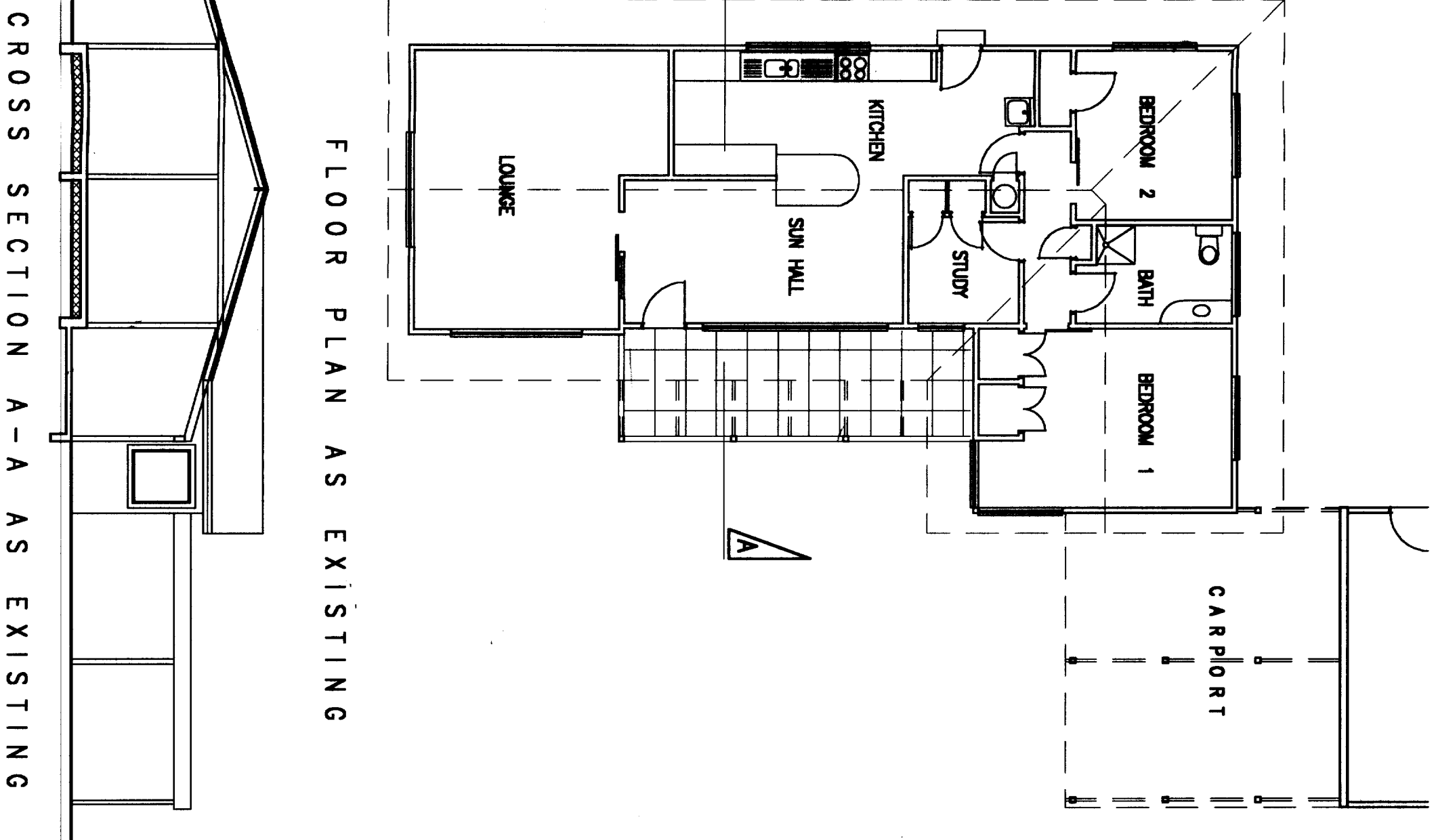
R J & L A GALLAGHER, 16 LEVBOURNE AVENUE

R J GALLAGHER

450.00

Invoice 41168
TOTAL 41168
PAID 41168
BALANCE 0
CANCELLED
Date 10.1.00
Rec. No. 41168
UNANCELLED

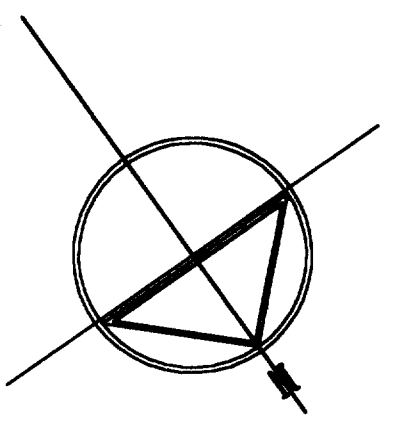
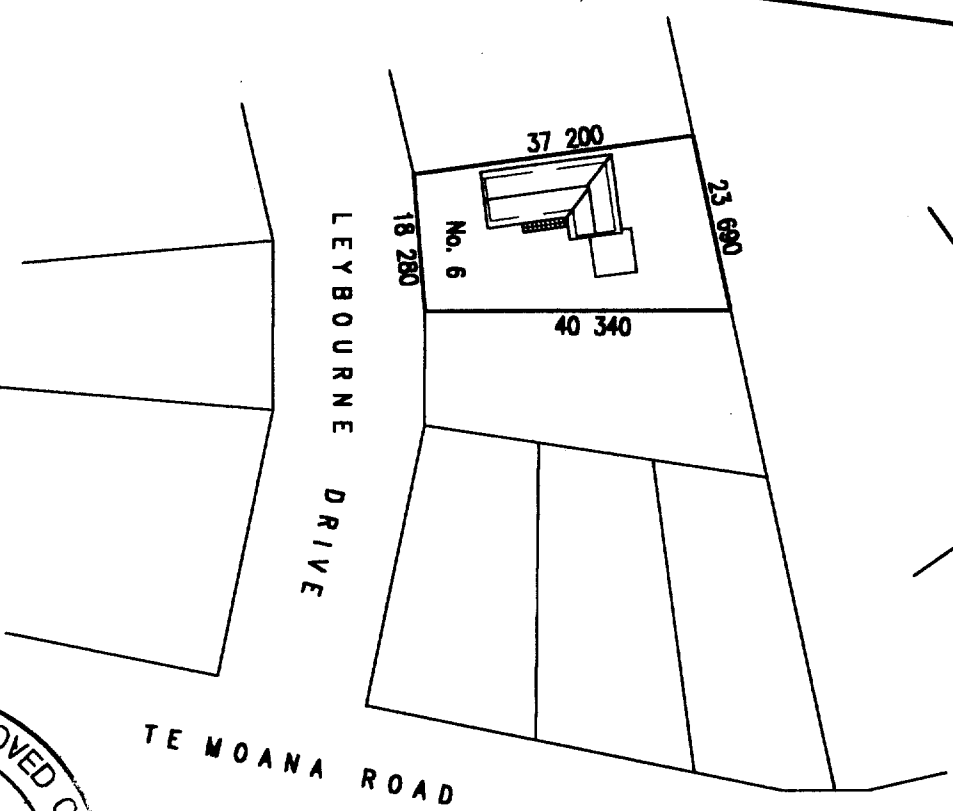
COUNCIL COPY



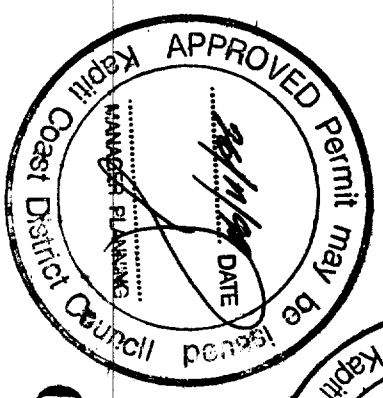
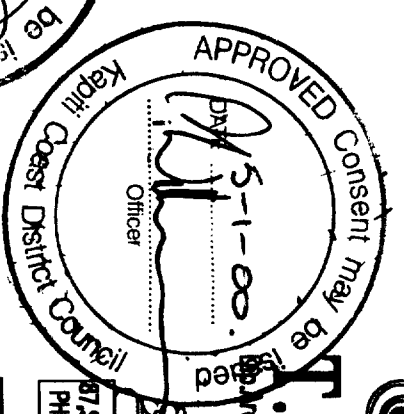
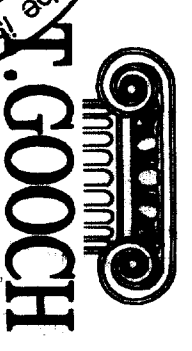
FLOOR PLAN AS EXISTING

CROSS SECTION A-A AS EXISTING

LOCATION PLAN SCALE 1:100



Gallagher House
6, Leybourne Avenue
WAIKANA E
Proposed Alterations



COUNCIL COPY

SCALE	1:100, 1:1000
DATE	Oct. 1989
JOB	0999
DWG	R.01

30/11/99

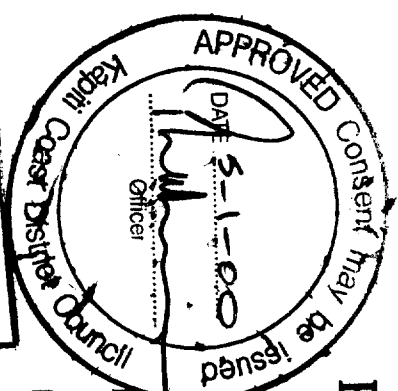
8

All habitable/service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.



Installation of woodburners, to requirements of NZS 7421 or manufacturers specifications applicable to unit being installed, to be supplied and approved by Council, prior to installation.

BUILDER TO ENSURE THAT PROPOSED
FOUNDATION HEIGHT WILL ALLOW A
SATISFACTORY DRAINAGE CONNECTION
TO THE SEWER MAIN.

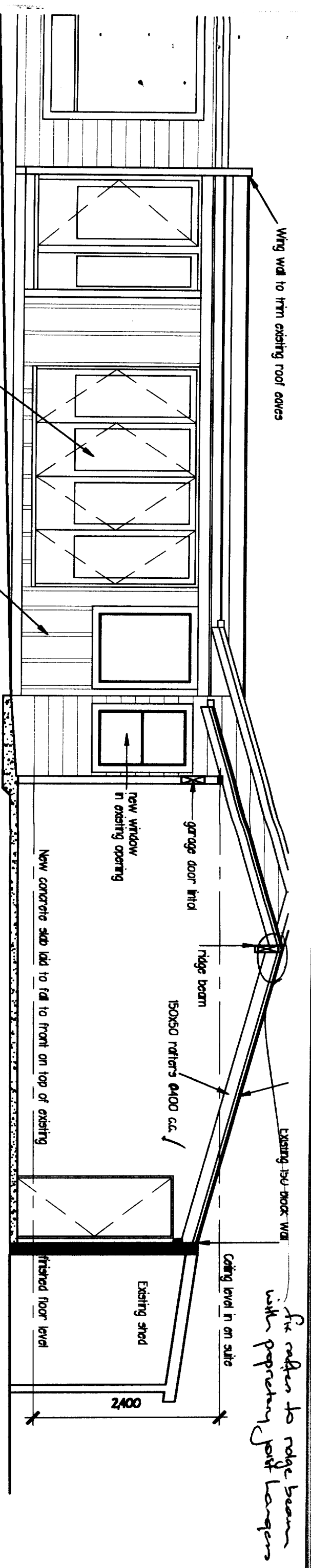


**Gallagher House
6, Leybourne Avenue
WAIKANAÉ
Proposed Alterations**

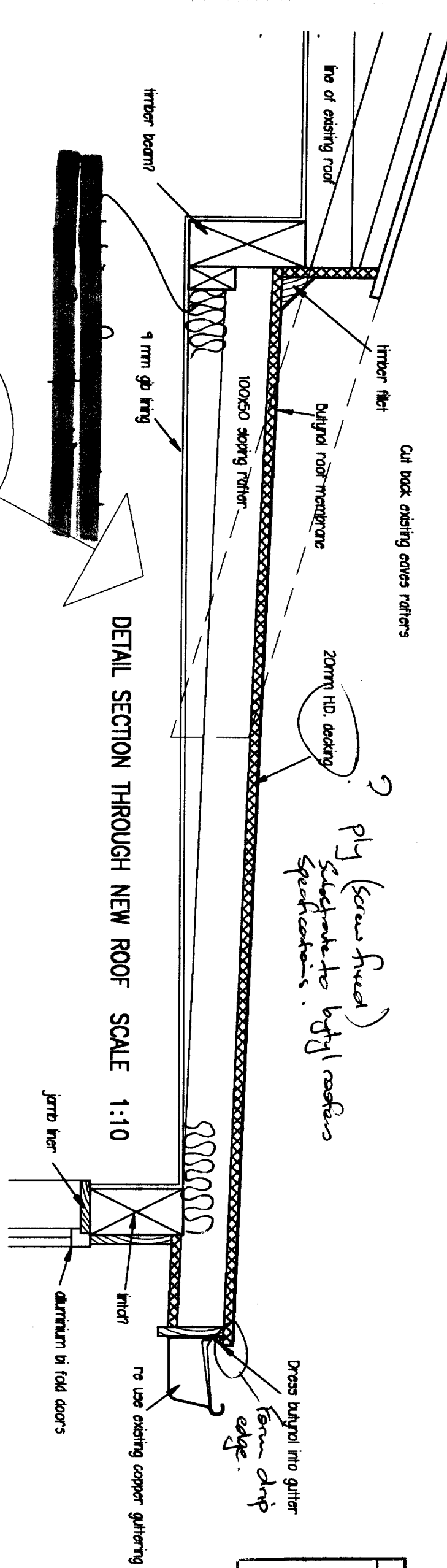
T. GOOCH
Dip.Arch.(Dunelm) ANZIA ARIBA

67, STANDEN STREET WGIN 5
PH 4769760.-025 417909

SCALE	1:100
DATE	Oct.1999
JOB	0999
DWG	R.02



CROSS SECTION B-B AS PROPOSED



DETAIL SECTION THROUGH NEW ROOF SCALE 1:10

HIGH WIND ZONE

2 - '2' Nails to Truss/Rafter and External Wall Top Plates (Light Roof)

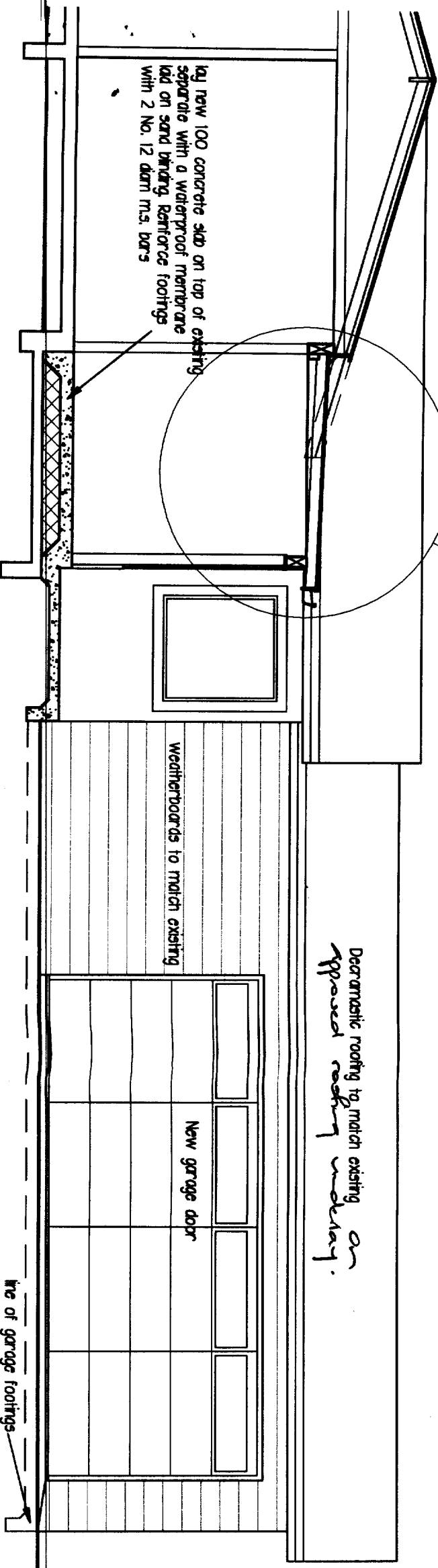
Standard Framing to NZS 3604

Stud Tables

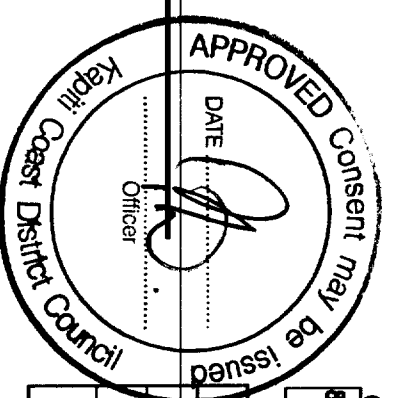
Fixings in accordance with Nailing Schedule

Gallagher House
 6, Leybourne Avenue
WAIKANAE
 Proposed Alterations

Decorative roofing to match existing on approved roofing underlay.



CROSS SECTION A-A AS PROPOSED



T. GOOCH
 Dip Arch (Dunelm) ANZIA ARIBA

87 STANLEN STREET WGIN 5
 PH 4760780, -025 417809

SCALE	1:50
DATE	Oct 1999
JOB	0999
DWG	R.04

This porch area must be with 100mm lower than new Fin Floor level.

luted over sliding door required

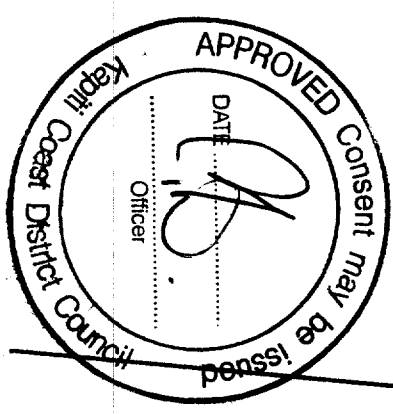
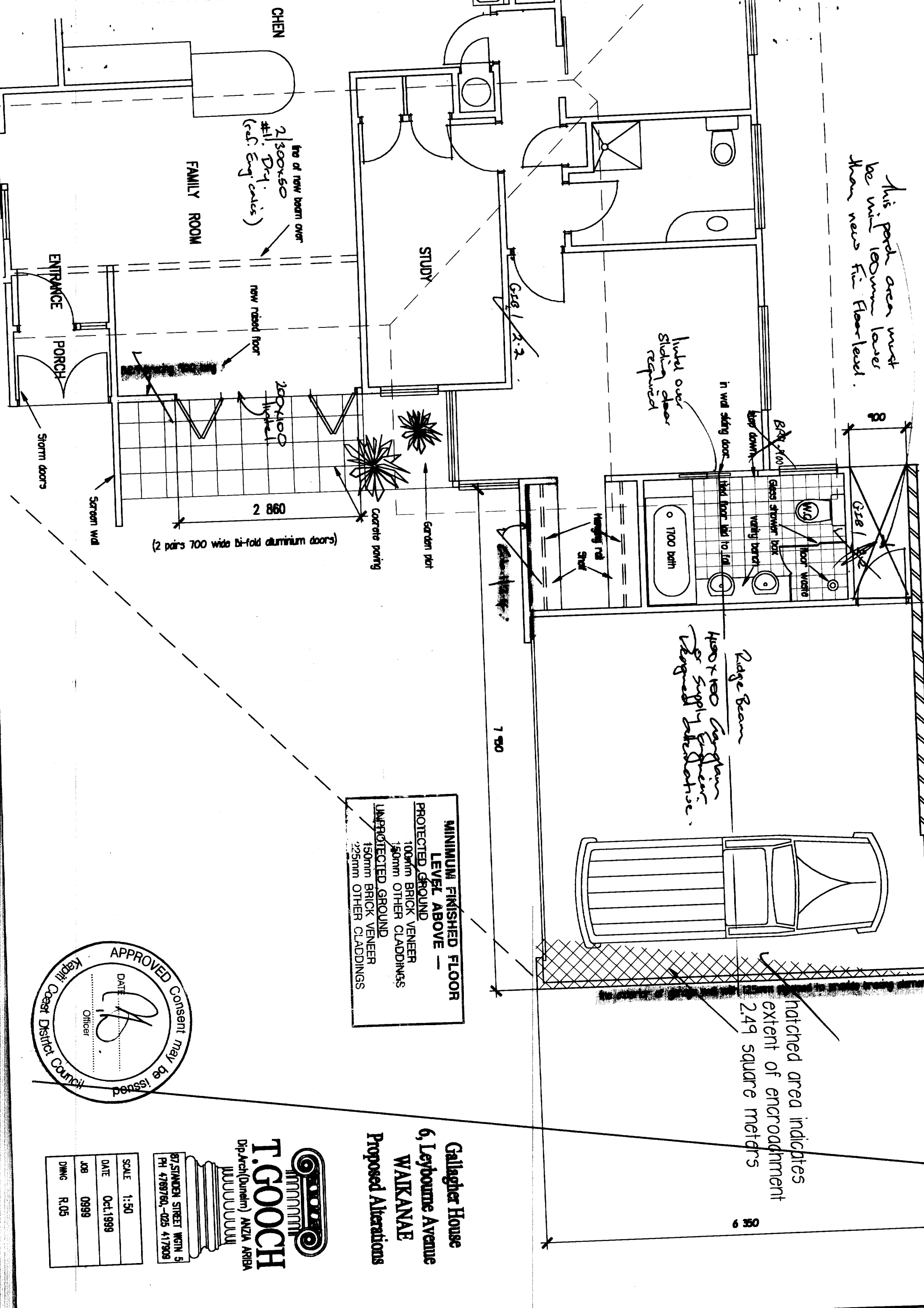
in wall sliding door

Page Beam

4400x100 length of supply beam required for this use.

hatched area indicates extent of encroachment 2.49 square meters

MINIMUM FINISHED FLOOR LEVEL ABOVE -
PROTECTED GROUND
 100mm BRICK VENEER
 150mm OTHER CLADDINGS
UNPROTECTED GROUND
 150mm BRICK VENEER
 225mm OTHER CLADDINGS



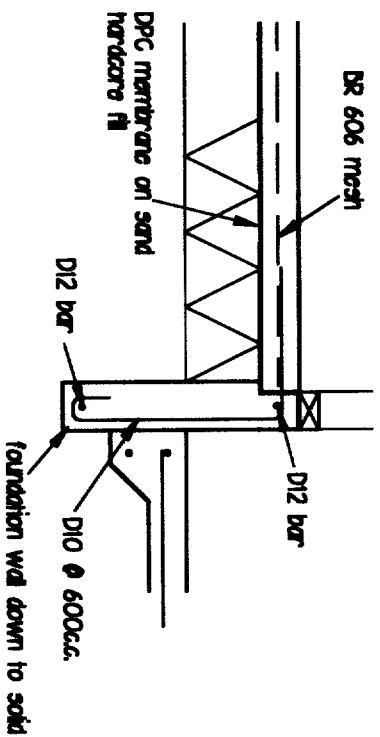
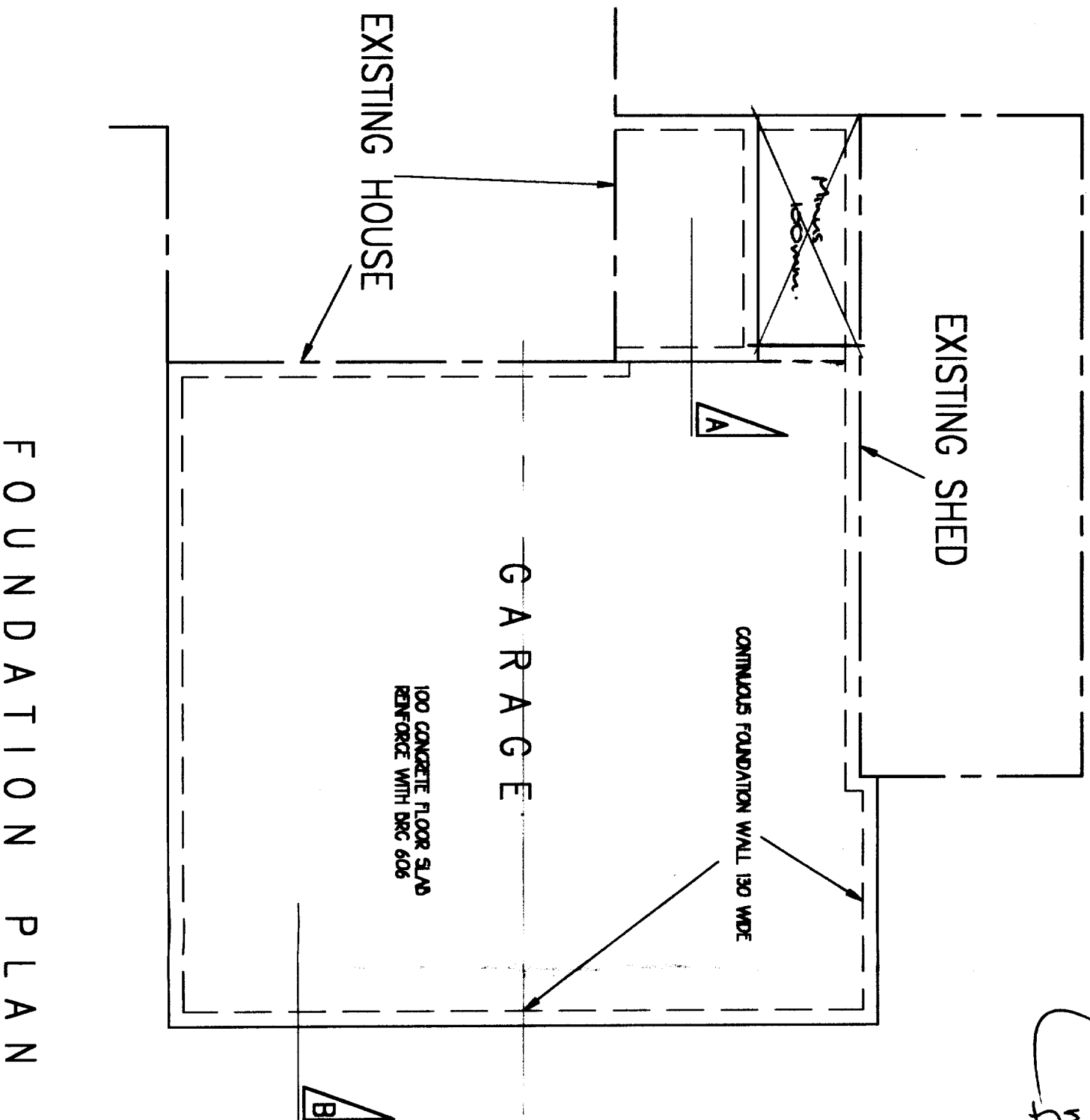
Gallagher House
 6, Leybourne Avenue
 WAIKANA
 Proposed Alterations

T. GOOCH
 Dip Arch (Dunelm) ANZIA ARIBA
 87 STANLEN STREET WGIN 5
 PH 4769760, -025 417908

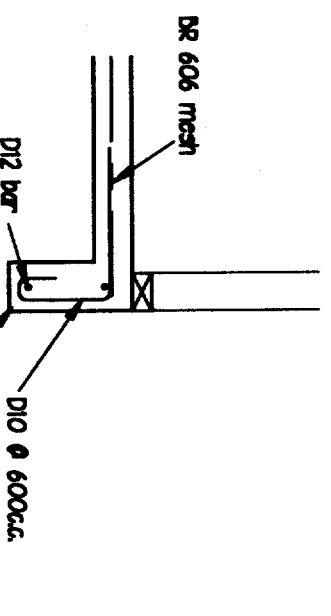
SCALE	1:50
DATE	Oct. 1999
JOB	0999
DWG	R.05

BOTTOM PLATE FIXINGS
 10 Ø Max 900 mm crs.
 12 Ø Max 1,400m crs.
Approved Anchors (fixed to
 manufacturers instructions) 'Ramset'
 Dynabolt 'PLUS' only.

*not suitable without
 full upper beam protection*



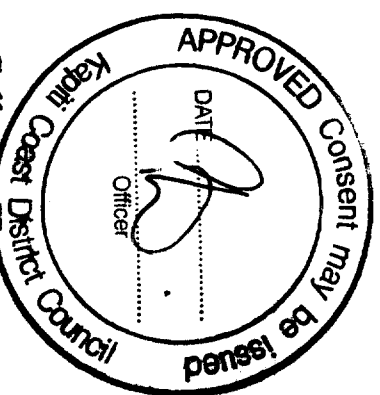
SECTION A



SECTION B

100mm

FOUNDATION PLAN



Gallagher House

6, Leybourne Avenue

WAIKANAÉ

Proposed Alterations



T. GOOCH
 Dip.Arch(Durham) ANZA ARIBA

87, STANDEN STREET WGIN 5
 PH 4788760, -025 417908

SCALE	1:50
DATE	Nov.1999
JOB	0999
DWG	R. found



Mobile (025) 491 857, Email abuild@extra.co.nz

No. 2311

DATE: 22/10/99

☐ Yes Address: Private Bag 601
PARAPARAUMU
☒ No Fax: (04) 297 2563

<input checked="" type="checkbox"/>	PRODUCER	<input type="checkbox"/>	SPECIFICATIONS
<input checked="" type="checkbox"/>	STATEMENT	<input type="checkbox"/>	DRAFT SPECIFICATIONS
<input checked="" type="checkbox"/>	CALCULATIONS	<input type="checkbox"/>	SKETCHES
<input type="checkbox"/>	DRAWINGS		

[illegible]

Sent to you for the following reasons:

nt to you for the following reasons:
CONSENT & INSTRUCTED

Signed: _____



ABUILD

Consulting Engineers Ltd

Structural and Civil Engineers

4 Broderick Road, Box 13 273, Wellington 4 N.Z.
 Telephone (04) 478 3929, Facsimile (04) 478 3424
 Mobile (025) 491 857, Email abuild@xtra.co.nz

QUALITY ASSURANCE PLAN

Job:	Additions & Alterations	Client:	Mr R Gallagher	Date
Job Address:	6 Leybourne Avenue	Client Address:	47 Waru Street	22/10/99
	WAIKANAE	Client Phone:	KHANDALLAH	
Job Number:	2311	Client Fax:	(021) 254 5067	
		Owner:	Mr & Mrs R & L Gallagher	

Territorial Authority:	Kapiti Coast District Council	Building Inspector
		(If known)
Territorial Address:	Private Bag 601 PARAPARAUMU	
Territorial Fax:	(04) 297 2563	

Designer	Design Check	Approval & Release
V Los	RG Taylor	RG Taylor

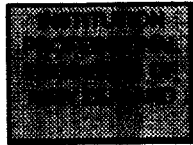
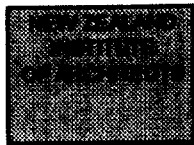
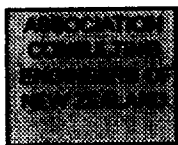
INPUTS

Architectural Drawing
NZ Standards and Product Data

OUTPUTS

Engineers' Drawings
Engineers' Calculations

Professional Staff	Qualifications	Position	Scope
RG Taylor	BE(Hons), PhD	Civil/Structural Designer and Director	Design Checker
P Wright	BE	Design Engineer	
R Davidge	REA	Soils Engineer	
I Taylor	BE	Design Engineer	
SAJ Taylor	BBS(Acc)	Office Manager	



P.I.M. No.

Building Regulation Clause(s)

PRODUCER STATEMENT - PS 1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY:

ROY GEORGE TAYLOR
(Suitably Qualified Design Professional)

TO:

Mr & Mrs R & L Gallagher
(Owner)

IN RESPECT OF:

Additions & Alterations
(Description of Building Work)

AT:

6 Leybourne Avenue

WAIKANA E

WELLINGTON
(Address)

LOT:

DP:

SO:

ABUILD CONSULTING ENGINEERS LTD has been engaged by
(Design Firm)Mr & Mrs R & L Gallagher
(Owner/Developer/Contractor)

to provide

STRUCTURAL DESIGN
(Extent of Engagement)

services in the respect of the

requirements of Clause(s)

B1: STRUCTURE

of the Building Regulations 1992 for

☐ All☒ Part only as specified

of the building work. The design has been prepared in accordance with

B1/MM1 ☒B1/MM4 ☐

(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

ABUILD CONSULTING ENGINEERS LTD
(Design Firm)

drawings titled

As per Document Transfer
Dated 22/10/99
Job # 2311

and numbered as per Document Transfer

Job # 2311

Dated 22/10/99

and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (i) the site verification of the following design assumptions
Normal inspection on site by a competent person

and
(ii) all proprietary products meeting the performance specification requirements,
the drawings, specifications, and other documents according to which the building is proposed to be constructed
comply with the relevant provisions of the building code.

(Signature suitably qualified Design Professional)

BE(HONS) PHD MIPENZ
(Professional Qualifications)LEVEL 1 4 BRODERICK RD, JOHNSONVILLE
(Address)

Date

22-Oct-99

ERB/AERB Reg No.

7706

Member

ACENZ ☐IPENZ ☒☐ NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a building consent

THIS CERTIFICATE EXCLUDES FOUNDATION
CONDITIONS - TO BE CHECKED ON SITE

BEAM: 3. PAGE: 1

Beam 1

BY ROY G TAYLOR BE(HONS) PHD
REGISTERED ENGINEER (NEW ZEALAND)
PROFESSIONAL ENGINEER (CANADA)
DATE Oct-99
PHONE/FAX 4783629

BEAM DESIGN ROUTINE
SPECIFIC ENGINEERING CALCULATIONS

JOB STREET 6, Laysbourne Avenue
Waltham

TITLE BEAM DESIGN

BEAM SPAN (M) 4.1

BEAM DESCRIPTION Beam 1

BEAM NUMBER 1

ROOF SPAN PERP - LOAD 1			
PERP START (m)	0 END (m)	4.1 POINT POSN (m)	LENG POINT (m)
UDL FACTOR	1	POINT FACTOR	0.0001
PITCH	18 SPAN	7.5 EAVE	0.6 CLADDING
COR(TH)	0.951056516	1.1 LIMIT	0.85
WIND SP	50 TOPO	0 ECOF2	0
ECOF-1	0.3 ICOF1	1.134175604	0.83 TERCAT
V ₁	43.4775 Q=	-1.020756223 L	-0.9 ICOF2
P1=	0.340252741 P2=	0.063067733 L	NO ACCESS
D	CLAD	0.027777778 W1	PRESSU
	BATTEN	0.063333333 W2	PRESSU
	TRUSS	0.09	
	GB		
		UDL(D)	1.146264672
		UDL(L)	0.340252741
		UDL(W1)	1.480089424
		UDL(W2)	-1.020756223
			-4.984702857
			EAVE PORTION -0.544404386

WALL DIRECTLY ABOVE - LOAD 2			
PERP START (m)	0 END (m)	0.000001 POINT POSN (m)	LENG POINT (m)
UDL FACTOR	1	POINT FACTOR	0.00001
HEIGHT	0.000001	UDL	UDL(D)
			0.000000028

FLOOR PERPENDICULAR - LOAD 3			
PERP START (m)	0 END (m)	0.000001 POINT POSN (m)	LENG POINT (m)
UDL FACTOR	0.00001	POINT FACTOR	0.00001
SPAN(M)	D	0.14	400
	PART	0.2	0.05 AT
	JOIST	0.1625	0.05 AT
	BATTN	0.040625	
	GB	0.09	
	L	1.5	REDUCTION FACTOR
	BASIC		LOAD
	GENERAL (Y)		
		UDL(D)	2.16863E-07
		UDL(L)	0.00000075

LOAD COMBOS	UDL ROOF	UDL WALL	UDL FLOOR	POINT ROOF	POINT WALL	POINT FLOOR	UDL MOMENT	POINT MOM	MOMENT	STRESSES
1.4D	1.6060	0.0000	0.0000	0.0000	0.0000	0.0000	3.4	0.0	3.4	3.1
1.2D+1.6L	3.1191	0.0000	0.0000	0.0000	0.0000	0.0000	6.6	0.0	6.6	6.1
1.2D+1+W1	3.9467	0.0000	0.0000	0.0000	0.0000	0.0000	8.3	0.0	8.3	7.7
0.8D+W2	-3.9504	0.0000	0.0000	0.0000	0.0000	0.0000	-8.3	0.0	-8.3	7.7
D+0.2L	1.3666	0.0000	0.0000	0.0000	0.0000	0.0000				
D+0.4L	1.5843	0.0000	0.0000	0.0000	0.0000	0.0000				
0.95W2	-3.2401	0.0000	0.0000	0.0000	0.0000	0.0000				

Stresses for least beam only

Beam 1

Oct-99

DATE

0

6, Laybourn Avenue
Walsgrave

BEAM DESIGN
TITLE

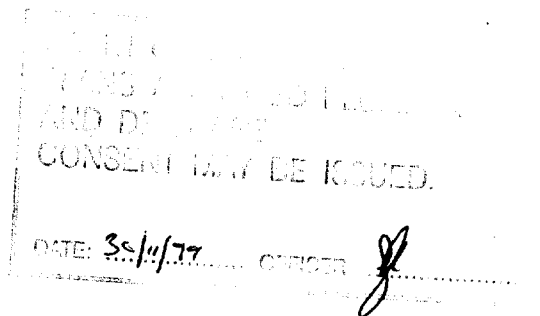
BEAM NUMBER
1

PERMITTED STRESSES	
MIN STRESS (RATIO)	0.85
MAX STRESS (RATIO)	1.05
MAX DEPTH (mm)	250
GLUE LAM WIDTH (mm)	180

PERMITTED DEFLECTIONS	
DEFLECTION RATIO D+0.2L	300
DEFLECTION RATIO D+0.4L	400
DEFLECTION RATIO 0.65W2	180

AUTOMATIC SEARCH FOR CHEAPEST OPTION

SELECT BEAM TYPES		STEEL I BEAM	STEEL CHANNEL	TIMBER	COLD ROLLED STEEL CHANNEL	DOG BONE	TIN BEAM	GLUE LAM	FLITCH	OTHER	OTHER
CHOICE		Y	Y	Y	1	1	1	1	1	1	1
# PARALLEL MEMBERS		1	1	2	500	1		17.7			
MAX WIND STRESS		250	250	17.7	500	450		14.16	250	10	10
MAX SHORT TERM STRESS (MPa)		250	250	14.16	500	450		10.82	250	10	10
MAX LONG TERM STRESS (MPa)		250	250	10.82	500	450		8000			
E SHORT TERM (MPa)		200000	200000	8000	200000	200000		4000			
E LONG TERM (MPa)		200000	200000	4000	200000	200000		0.6			
PH FACTOR		0.9	0.9	20.178	0.9	0.9	0.8	9VALUE1	0.9	0.9	0.9
ALLOWABLE ULS		225	225	18.1424	450	450		9VALUE1	225	9	9
		225	225	12.1068	450	450		9VALUE1			
CALCULATED RESULTS											
Z VALUE (mm3)		88800	111000	677000							
S VALUE (mm3)		102000	129000	677000							
I VALUE (mm3)		6880000	8340000	99531000							
DEPTH		150	150	300							
SELECTED BEAM		150 UB 14	150 PFC	204x47							
GRADE		250	250	#1 FRAMING							
BEAM WEIGHT (kg/m)		14	17.7	7.05							
GLUE LAM WIDTH (mm)											
CRITICAL STRESS		-81.4	-84.3	-12.3							
CRITICAL LOAD CASE		0.8D+W2	0.8D+W2	0.8D+W2							
% STRESSED		40%	32%	38%							
DEFLECTION											
D+0.2L		4	3	6							
D+0.4L		859	1021	590							
0.65W2		4	3	7							
		783	912	493							
		-9	-7	-15							
		-458	-574	-274							
DESIGN COMMENT											
FOOT TRAFFIC SENSITIVITY		54%	43%	90%							
FREQUENCY		5	5	5							
WARNINGS		Non Opt	Non Opt	Non Opt							
INCREMENT				Beam Too Deep!							



**SPECIFICATION
of work to be done and
materials to be used in carrying out
the construction of**

House Alterations and extensions

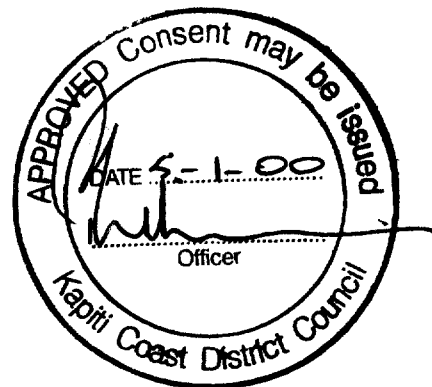
**For
Roger and Linda Gallagher**

**47, Waru Street Khandallah,
Wellington**

**according to contract documents
prepared by the Architect**

**T. GOOCH
87, Standen Street
WELLINGTON 5**

Phone: (04) 476 9760



**Contract documents include this specification
and drawings, and NZS 3901:1974 "Agreement
for Small Building Contracts".**

**All references to standards
and codes etc, shall be taken
as reference to latest version,
including amendments.**

PRELIMINARY AND GENERAL

PG.1 SITE

The site of the work is 6, Leybourne Avenue, Waikanae

PG.2 GENERAL

The Employer shall obtain all consents as required by the Building Act 1991 and pay all fees to the Local Authorities. All work shall be carried out in strict compliance with best trade practice and shall comply with all relevant New Zealand Standards and all Local Authority by laws and regulations.

PG.3 CONTRACT

The Contract shall be carried out under NZS 3901:1974

"Agreement for Small Building Contracts".

The documents comprise this specification and drawings Nos 0999/R.01 - R.05 inclusive

PG.4 INSURANCE

The Contractor shall arrange insurance as required by NZS 3901.

PG.5 PROTECTION

The Contractor shall arrange for adequate protection for all materials prior to and after fixing in position. Any damaged work will be replaced at the Contractor's expense.

PG.6 MATERIALS AND PLANT

The Contractor shall supply all materials, labour and equipment required for the proper completion of the works in accordance with contract documents.

PG.7 CLEANING UP

Clean up the works and remove all debris at frequent intervals during, and on completion of the Contract.

PG.8 TEMPORARY SERVICES

Temporary services will not be required. Free reasonable use of water and electrical services will be available. Clear away and repair any damage on completion.

PG.9 MOBILE PHONES

Contractors who use mobile phones as the "site phone" for this project please note that any charges incurred by the employer and architect involved with the contract while making telephone calls will be reimbursed by the contractor.

PG.11 CODE OF COMPLIANCE CERTIFICATE

The contract works shall comply with the relevant clauses of the Building Code made under part VI of the Building Act 1991

A Code Compliance Certificate for the whole of the contract works is to be obtained and paid for by the Contractor from Territorial Authority before a final payment will be certified.

Application shall be made for this at practical completion. If there are delays in the issue of the Code of compliance certificate due to uncompleted works which are not part of this contract, an interim Code Compliance Certificate is to be obtained covering all those sections of the works which are wholly covered by this contract.

PG.12 SEPARATE CONTRACTS

The Employer reserves the right to arrange for work to be carried out by separate contracts during the contract period. The separate contracts envisaged are for floor coverings, painting and decoration.

PG.13 CONSTRUCTION PROGRAMME

The contractor shall submit within 2 weeks of commencement on site a diagram showing in detail the proposed sequence of work and a timetable for the various stages to completion

EX. EXCAVATION

EX.1 GENERAL

Refer to Conditions of Contract and to the Preliminary and General section and the other trade sections of this specification.

EX.2 SCOPE OF EXCAVATION

This section of the Contract includes the supply of all necessary materials and labour to carry out the whole of the earthworks as specified and detailed. The Contractor shall inspect the proposed site and be familiar with the existing conditions. Carry out any further investigations which may be considered necessary.

The work to be done comprises excavation for garage floor and footings

Excavations shall be fully and accurately set out before earthworks commence.

EX.3 EXCAVATIONS TO BE INSPECTED

The Architect shall be given the opportunity to inspect all excavations and compacted areas just before concrete or filling is placed. The Contractor shall notify the Architect (48 hours minimum) when excavations are ready to receive concrete filling.

EX.4 BAD GROUND

When opening up for foundations the Architect shall be notified of any pockets of bad ground for further instructions. The Architect shall also be notified and records shall be kept of the additional excavation required to reach firm bearing ground.

EX.5 SPOIL

All spoil resulting from excavations is to be redistributed on site as instructed by the owner.

DE DEMOLITION

DE.1 SCOPE

The work to be done includes careful removal of existing windows and salvage for re use and demolition of existing Carport

CO. CONCRETE

CO.1 SCOPE

Refer to the General Conditions of Contract, Section PG

Preliminary and General and the other trade sections of this specification.

The work to be done comprises the foundations piles

CO.2 MATERIALS

Concrete shall be mixed in a 4,2,1 ratio that is 4 parts medium crushed chips 2 parts sand 1 part Portland Cement Materials must be properly mixed by machine using only clean water.

CO.3 STANDARDS

All materials and workmanship to conform to NZS 1900

Chapter 9.3A:1970

CA CARPENTRY AND JOINERY

CP.1 SCOPE

Refer to the General Conditions of Contract, Section PG

Preliminary and General and the other trade sections of this specification. The work to be done includes timber framing, internal and external linings and fixing of all joinery doors etc to complete the works.

CP.2 GENERAL

All timber shall be the best of its kind, free from large or loose knots etc. Timber for exposed work shall be free from defects that would prevent a good dressed surface.

CP.3 STANDARDS

The quality of materials and work shall be in accordance with NZS 3604, with amendments and related documents. All timber work shall be neatly executed and finished. On completion make good any shrinkage's.

Rub and clean down, leave all work fit for finishing and use.

CA.4 MOISTURE CONTENT

At the time of installation the moisture content of all timbers shall be within the limits tabulated below:

Range of Moisture Content %

Framing	24%
External joinery and weatherboarding	18%
Internal joinery and finishings	16%

Timber shall be protected from absorbing moisture from the weather or other sources after delivery to the site.

CA.5 PRIMING

Prime with an approved primer all surfaces of timber of outside work and any parts that may be penetrated by moisture prior to fixing in position.

CA.6 DAMP PROOFING

Place damp proofing of one layer of three ply bituminous fabric between timber and directly adjacent concrete work, secured with an approved bituminous solution and overlapping timber by 6mm all round.

CP.7 WORK FOR OTHER TRADES

Cut away for, attend on, and make good after all trades. Provide and fix necessary blocks for fixing by other trades. Cutting and checking for framing timbers shall be kept to a minimum and joists shall not be notched within the middle third of their span.

Wherever possible framing timbers shall be bored at their centre line for the passage of wiring or pipes.

CP.8 TIMBER

Timbers used for the various purposes shall, unless otherwise shown on drawings be as follows:

Framing Timbers Radiata Pine No.1 Framing treated

External Finish Bevel back weather board to match profile of existing.

All treated timber shall be in accordance with NZS 3602

for exposure situation, and with the current requirements of the Timber Preservation Authority (T.P.A) Specifications.

CP.9 FRAMING

Unless otherwise shown all walls to be framed with 100

x 50 studs at 400 centres and dwangs at 600 maximum centres.

CP.10 JOINERY AND HARDWARE

Take delivery of all joinery and fix in place, including any beads required for a neat finish.

Provide and fix hardware specified, or allowed for under net sums.

CP.11 STANDARDS

All materials and workmanship to conform to Local Authority Bylaws and NZS 3604. P □ JP

CP.12 SCHEDULE OF MEMBERS

Bearers 125x75

Floor joists 150x50 @ 450 cc

Roof Framing 150x50 @ 600 cc

CP.13 WALL AND CEILING LININGS

All internal linings shall be mm gibraltar board, nailed and stopped in accordance with manufacturers instructions Note use Braceline where indicated in the bracing schedule

CP.14 WINDOWS

Shall be aluminium framed to match exactly the existing, where existing salvaged windows cannot be used.

The Bi fold windows to be aluminium framed.

CP.16 DOORS

All doors to be those salvaged from demolition. Re hang as shown on the drawings

CP.20 INSULATION

Place 100 thick glass fibre thermal insulation bats in all new external walls and ceilings.

RO ROOFER

RO.1 SCOPE

Refer to the General Conditions of Contract, P & G and

other trade sections of this specification

The work to be done comprises a new separate roof to match existing roof in every detail including eaves detail.

RO.2 UNDERLAY

To all roof areas, provide an approved breather type building paper complying with N.Z.S.2295:1988 with all

joints lapped 150mm min Lay progressively ahead of roofing, run across the slope of the roof with the upper sheet lapping over the lower and run continuously

over ridges. Underlay to be held in place by taught wire netting

ES ELECTRICAL SERVICES

ES.1 SCOPE

Refer to the General Conditions of Contract, Section P&G Preliminary and General, and the other trade sections of this specification.

The work to be done comprises the complete electrical service installation.

ES.2 GENERAL

The installation shall comply with the Electrical Wiring Regulations, 1987 and any amendments to them,

shall satisfy the requirements of the Insurance Council of New Zealand and shall be to the satisfaction of the Local Power Authority's Inspectors and of the Employer.

Provide all materials and labour required to install the whole of the lighting, plug sockets, heating, power or other outlets, the numbers and particulars of which are shown on the drawing or described or scheduled in this specification.

The exact location of outlets, fittings, switches, etc., shall be ascertained from and checked with the Employer as the work proceeds.

Carry out all bonding and earthing of metal work as may be required by the Regulations.

All materials shall be suitable in every way for the duty required. Wiring shall be concealed to the greatest extent possible and where unavoidably exposed shall be protected by approved metal covers or other approved means. Provide conduit as required to conceal wiring.

Form or arrange for the Contractor to form all holes, sleeves, chases, etc., required for the proper installation of the electrical wiring.

All work and materials required to complete the installation shall be supplied notwithstanding that particular mention of it may have been omitted from this specification.

Protect all work from the weather and from injury during the progress of the work until completion

ES.3 CABLES

Cables for submains shall be tough plastic sheathed neutral screened cables with annealed copper conductors.

Cables for sub circuits shall be tough plastic sheathed twin core and earth cables with copper conductors.

ES.4 CONDUIT

Where required conduit shall be approved rigid PVC conduit of appropriate size for duty.

ES.5 CIRCUIT WIRING

All circuit wiring shall be concealed in the timber framing and shall be run in TPA or TRS cabling.

ES.6 SWITCHES

All switches shall be quick make and break type flush silent switches of first quality approved make and suitable for the ratings of outlets controlled, Wilco Trendsetter Type (colour to be advised)

ES.7 PLUG SOCKETS

Plug sockets unless otherwise shown shall be switch socket outlet of not less than 10 amp capacity, flush fittings with three pin plastic fronts. Sockets shall be 300mm above floor unless otherwise indicated and shall be Wilco Trendsetter Type (colour to be advised)

ES.8 CEILING ROSES

Where required ceiling roses shall be of best quality obtainable and either of bakelite or porcelain.

Connections to small fixed wired items shall be made with ceiling roses.

ES.9 LAMP HOLDERS

Lamp holders for tungsten filament lamps shall be of bakelite bayonet socket type.

ES.14 LIGHT FITTINGS

Allow the net sum of \$400.00 for the supply of light fittings to later selection.

NOTE Painting, decoration, Floor coverings and Site works/Landscaping do not form part of this Contract.

PB. PLUMBING AND DRAINAGE

PB.1 SCOPE

Refer to the General Conditions of Contract, ☐ Preliminary and General, and the other trade sections ☐ of specification. No 9505 attached. The work to be done includes the following:-

- (a) Provision of a new en suite bathroom adjoining bedroom No 1
- (b) Extend existing storm water system and connect to existing soak pit system
- (c) Roof coverings to new garage which shall match exactly the existing roof coverings
- (d) Connect new sanitary fittings to existing sewer system

PB.2 STANDARD OF WORK

All work shall be carried out by registered plumbers ☐ and gas fitters, working in accordance with best trade ☐ practice. The whole of the work shall be executed, ☐ completed and tested in compliance with the Plumbing ☐ and Drainage Regulations, 1978 (and amendments ☐ thereto), and Local Authority By-laws. All work to be in accordance with AS3500 (Australian system)

PB.3 GENERAL

All materials shall comply with the relevant New Zealand Standard Specifications and all work shall be carried out by competent tradesmen and shall be completed and left in a thoroughly sound and watertight condition and in perfect working order.

PB.4 CLEANING EYES

Whenever soil and waste pipes change direction or join other pipes provide and fix approved pattern cleaning eyes.

PB.5 MATERIALS

All hot water pipework shall be in solid drawn copper.
All cold water pipework shall be polybutylene as manufactured by Polytherm Industries
All soil and vent pipes shall be P.V.C. manufactured and installed in accordance with NZS 7641 and 7643

PB.6 PIPE RUNS

All pipes and fittings shall be installed in accordance with the best standards of plumbing trade practices. Easy bends shall be used throughout and no elbows will be allowed. All pipes shall be securely fixed with suitable hold fasts or clips of the correct size to suit the pipes and support them clear of finished surfaces. All water service piping shall be concealed where possible.

PB.7 VALVES AND TAPS

All valves and stop cocks shall be fullway gunmetal wheel valves of the same size as the pipe service to which they are fitted. Provide and fix at each sink, bath, vanity bowl and wash hand basin, 15mm hot and cold taps to later selection.

PB.8 HOT WATER SUPPLY

Extend from existing electric hot water cylinder to serve the new shower and relocated bath, hand basin, W.C. cistern and kitchen sink.

PB.9 STORM WATER

Connect Storm water from house extension to the existing soak pit. Build a new soak pit as directed and approved by the local authority to provide storm water drainage for the new garage

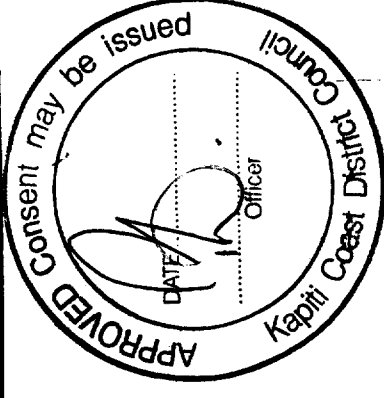
PB.8 TESTS

All sanitation and water supply plumbing work shall be ☐ fully tested to the satisfaction of the Architects and ☐ the Local Authority Inspectors before being accepted by ☐ the Employer.



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Structural and Civil Engineers



ENGINEER STRUCTURAL DESIGN TAKES PRECEDENCE	
SUPPLY CALCULATIONS AND DETAILS TO COUNCIL	✓
RECEIVED	
FORMABO URGENT	

STRUCTURAL ENGINEER'S

SPECIFIC DESIGN DETAILS

Job: Additions & Alterations
Job Address: 6 Leybourne Avenue
WAIKANA E
Job Number: 2311
Owner: Mr & Mrs R & L Gallagher
Date: 22/10/99
Sheets: 1


ABUILD Consulting Engineers Limited
Level 1, 4 Broderick Road, Box 13 273, Johnsonville, Wellington 4
Telephone: (04) 478 3929. Facsimile: (04) 478 3424, Mobile: (025) 491 857

ALL DETAILS
NOT SHOWN
TO NZS 3604:1999

Rev	Date	By	Reason	Approval

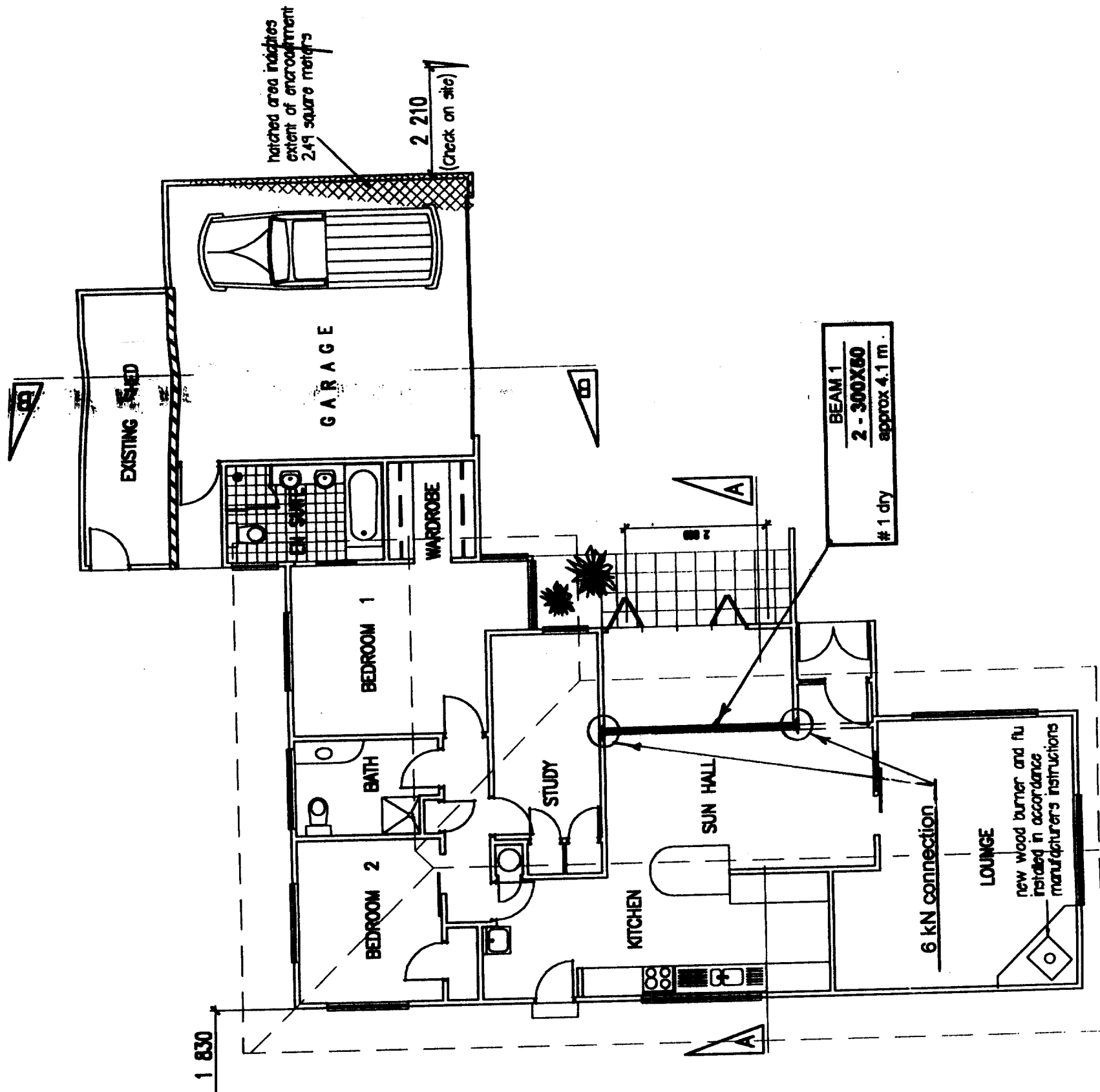
Job Additions & Alterations
Job Address 6 Leybourne Avenue
WAIKANA
Client Mr R Gallagher
Owner Mr & Mrs R & L Gallagher

ABUILD
Consulting Engineers Ltd
Civil & Structural Engineers
Box 13 273 Johnsonville Wgtn 4
Phone (04) 478 3929
Mob (025) 491 857

Drawn: V Los
Checked: RG Taylor
Traced: 
Scale:
Date: 22/10/99

Sheet Title
BEAM LOCATION

Job No 2311
Sheet S 1
Rev A





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STRUCTURAL ENGINEER'S

SPECIFIC DESIGN DETAILS

Additions & Alterations

Job Address: 6 Leybourne Avenue

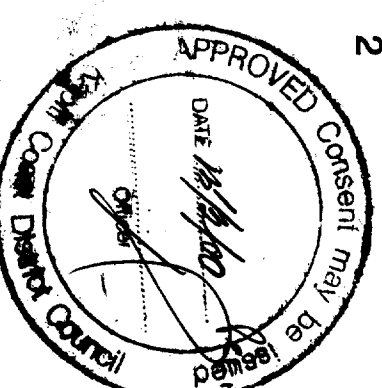
WAIKANA E

Job Number: 2311

Owner: Mr & Mrs R & L Gallagher

Date: 01-02-00

Sheets: 2



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Telephone: (04) 478 3929, Facsimile: (04) 478 3424, Mobile: (025) 491 857

ALL DETAILS
NOT SHOWN
TO NZS 3604:1999

Rev	Date	By	Reason

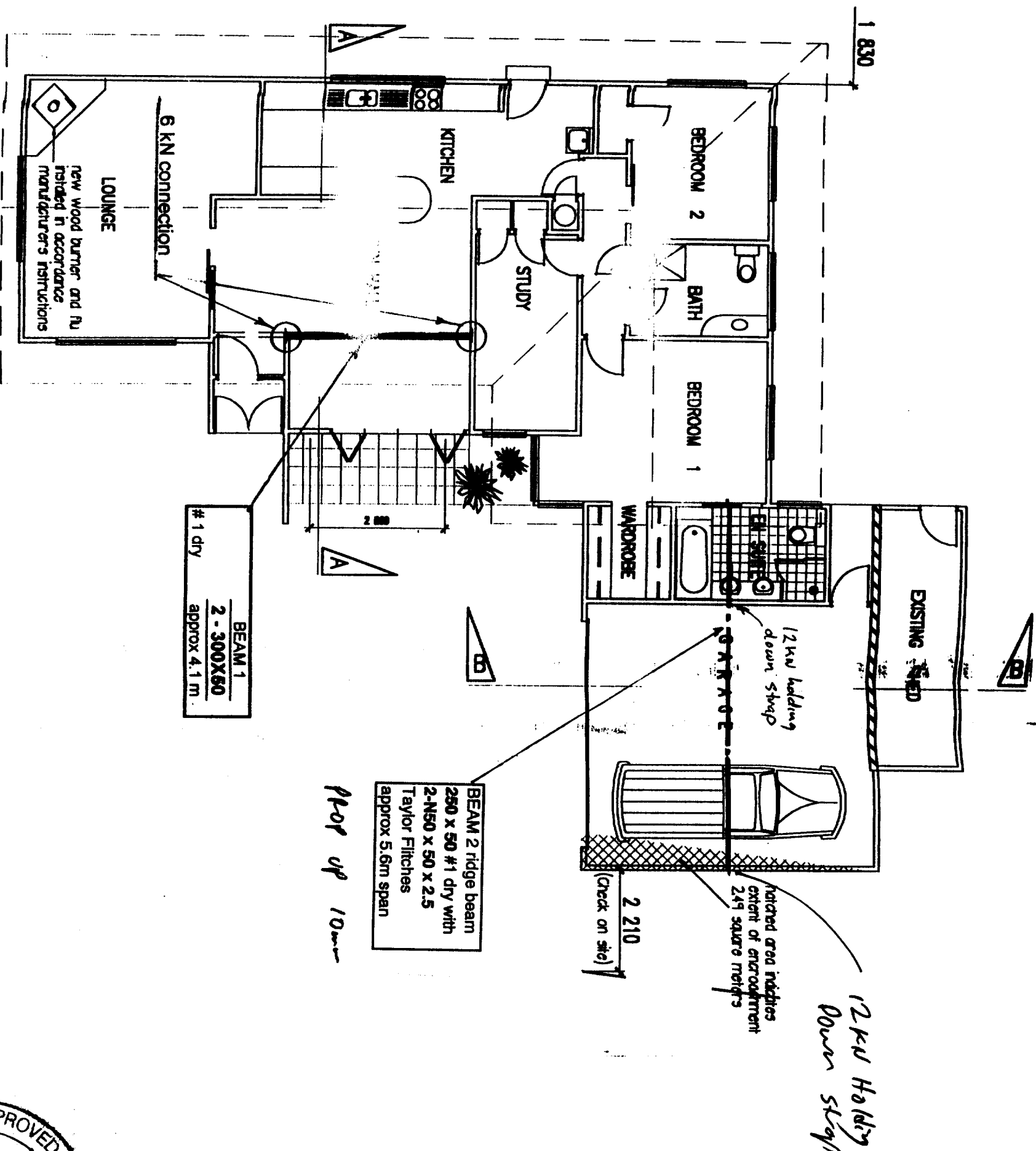
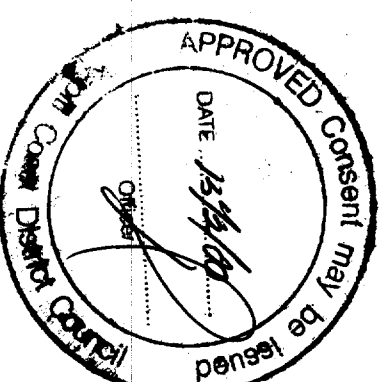
Job Additions & Alterations
Job Address 6 Leybourne Avenue
WAIKANAÉ
Client Mr R Gallagher
Owner Mr & Mrs R & L Gallagher

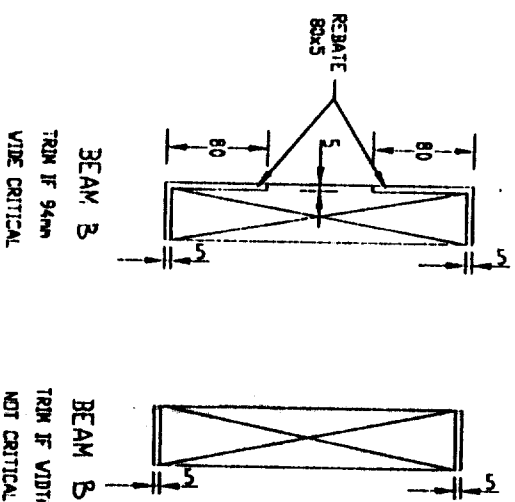
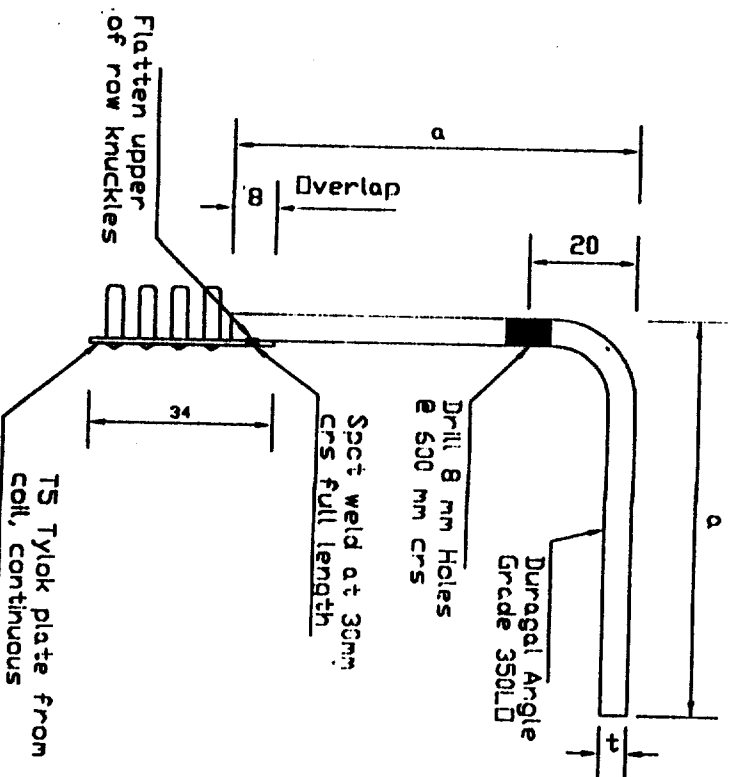
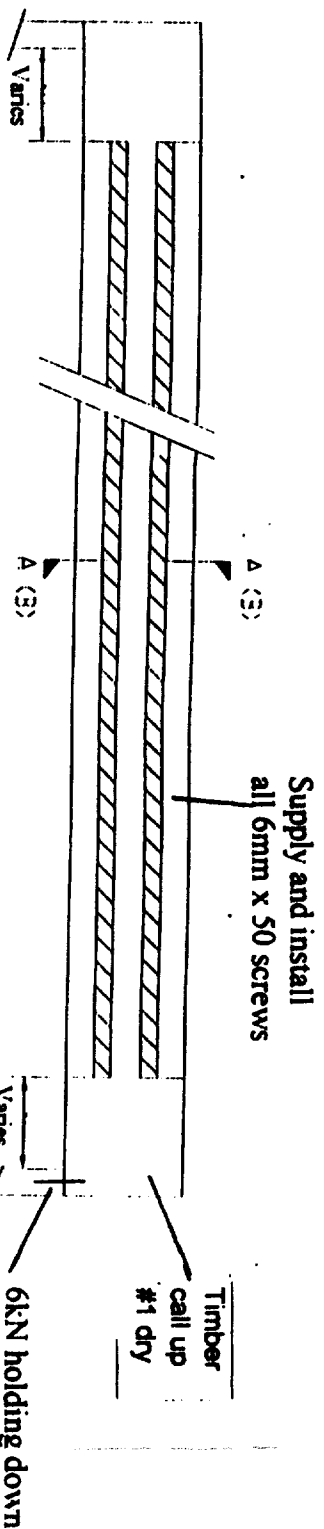
ABUILD
Consulting Engineers Ltd
Civil & Structural Engineers
Box 13 273 Johnsonville Wgtn 4
Phone (04) 478 3929
Mob (025) 491 857

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Traced: 
Scale: 
Date: 22/10/99

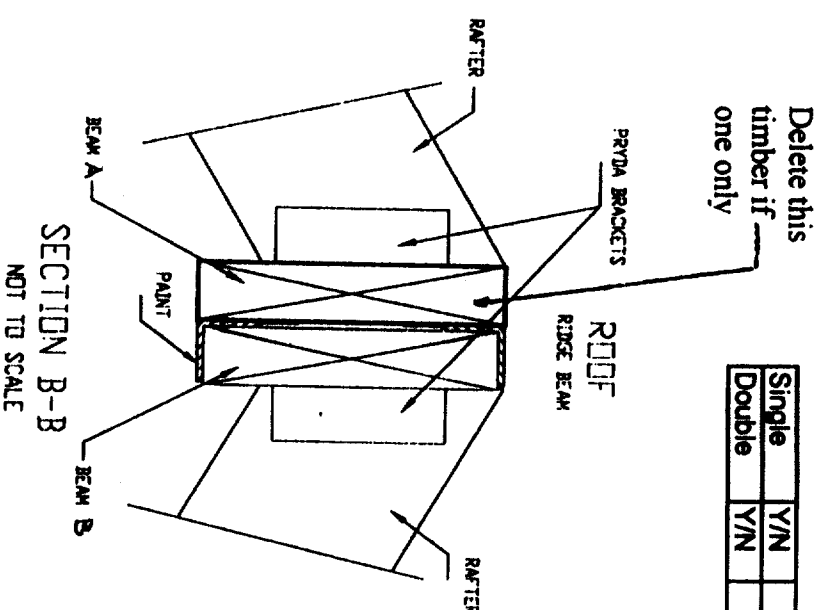
Sheet Title
BEAM LOCATION

Job No 2311
Sheet S1
Rev 9





Cut down beam
for hidden detail



Single	Y/N
Double	Y/N

Check price of
Fitch on (04) 478 3929

\$14+GST/m at 7/99
(Top and Bottom)

All details not
specifically shown
to NZS 3604:1999

Rev	Date	By	Approval	Reason

Job Additions & Alterations
Job Address 6 Leybourne Avenue
WAIKANA
Client Mr R Gallagher
Owner Mr & Mrs R & L Gallagher

ABUILD
Consulting Engineers Ltd
Civil & Structural Engineers

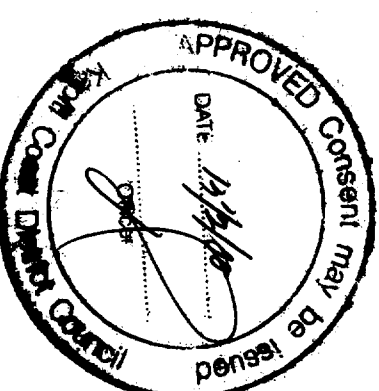
Box 13 273 Johnsonville Wgtn 4
Phone (04) 478 3929
Mob (025) 491 857

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Checked: RG Taylor
Traced: -
Scale: -
Date: 01/02/00

Sheet Title
TAYLOR FITCH
ARCHITECTURAL
RIDGE BEAMS

Job No Sheet Rev
S2 A

Ordering Information					Fitches normally available in 48hrs (with appointment)		Available only in 3, 4 and 6m lengths	
Phone Sally on (04) 478 3929								
Pick up 18 Truscott Ave Johnsonville								
Beam No	Approx. Beam Length	2 Fitch Lengths Top & Bottom	Fitch Model Top	Fitch Model Bottom	Fitch Lengths Supplied	Cut Fitch to suit on site as required. Screws not supplied		
Beam 1	(m)	(m)						
Beam 2	5.6 (m)	5.6 (m)	N50 x 50 x 2.5	N50 x 50 x 1.5	6.0m	Fitches are available		
Beam 3	(m)	(m)				fully manufactured		
Beam 4	(m)	(m)				from ABUILD Building		
Beam 5	(m)	(m)				Components		
Beam 6	(m)	(m)						




N (Nested) Model shown
F (Flanged) Model has teeth reversed



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Deliver
copy to
STRL site next
inspection
SP 

ENGINEER'S
IN DETAILS

Job:
Job Address

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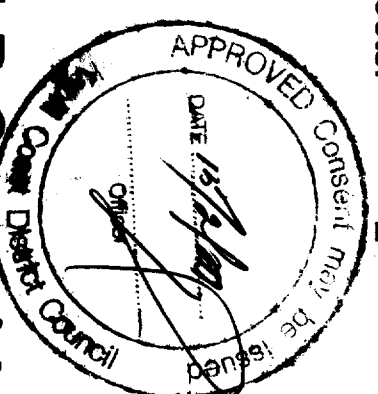
Job Number: 2311

Owner: Mr & Mrs R & L Gallagher

Date: 01-02-00

Sheets: 2

Permt no - 991699



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Telephone: (04) 478 3929, Facsimile: (04) 478 3424, Mobile: (025) 491 857

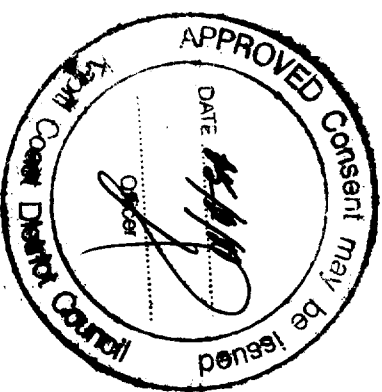
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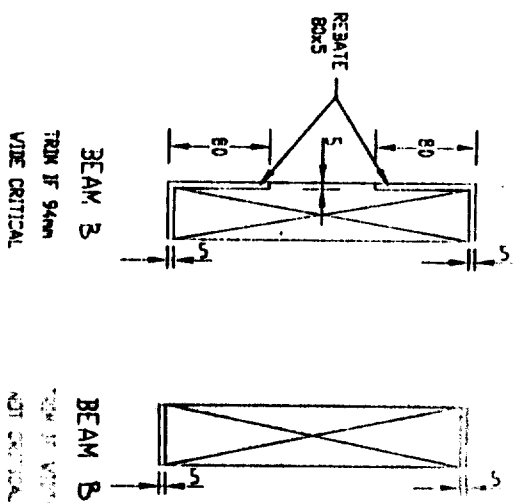
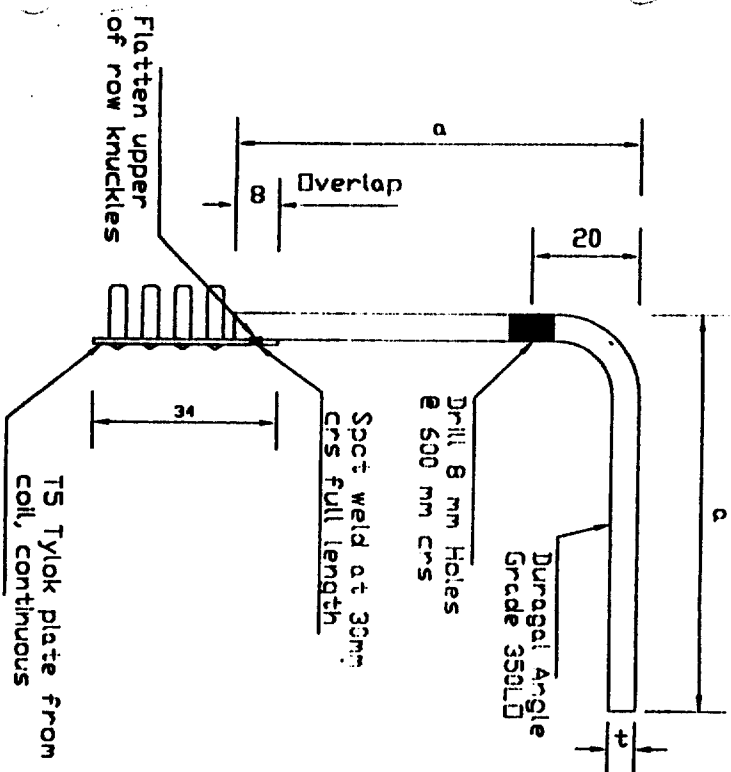
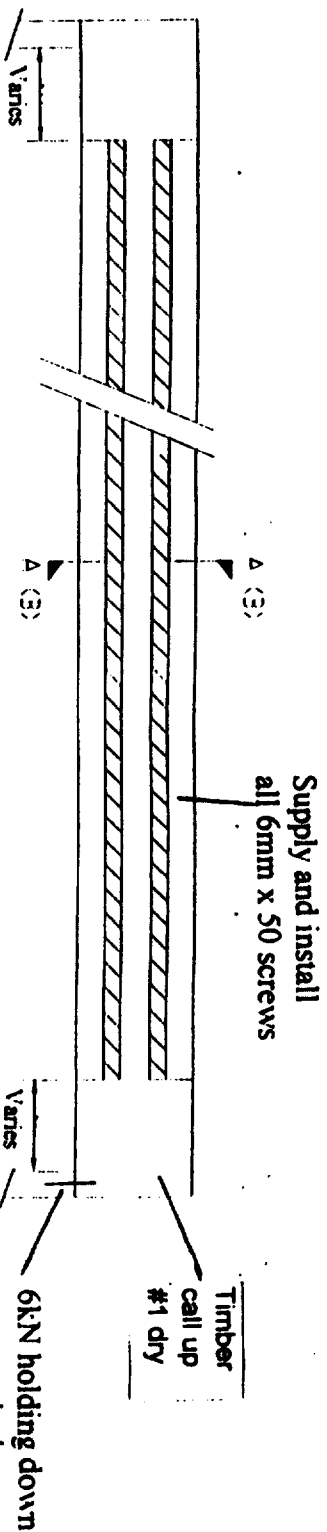
Job	Additions & Alterations
Job Address	6 Leybourne Avenue
	WARRANAE
Client	Mr R Gallagher
Owner	Mr & Mrs R & L Gallagher

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Scale:	—
Date:	22/10/99

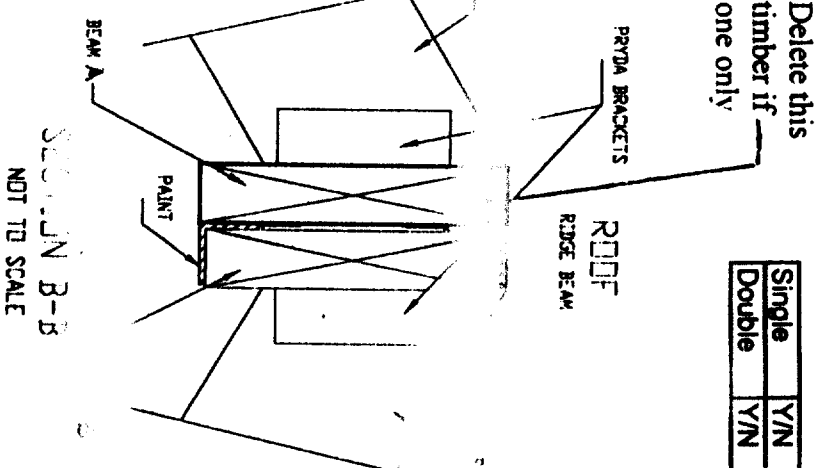
Job No	Sheet
2311	S 1

Rev
B





Cut down beam
for hidden detail



Single	Y/N
Double	Y/N

Check price of
Fitch on (04) 478 3929

\$14-GST/m at 7/99
(Top and Bottom)

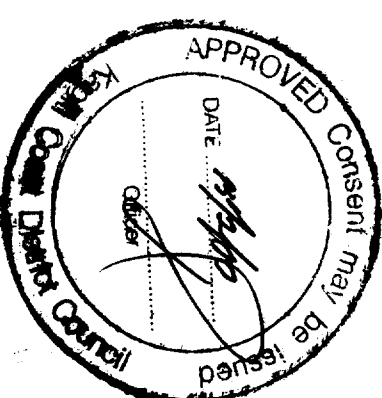
All details not
specifically shown
to NZS 3604:1999

Rev	Date	By	Reason

Job	Additions & Alterations
Job Address	6 Leybourne Avenue
Client	WAIKANA E
Owner	Mr R Gallagher
Owner	Mr & Mrs R & L Gallagher

Box 13 273 Johnsonville Wgtn 4
Phone (04) 478 3929
Mob (025) 491 857

Drawn:	RG Taylor
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Traced:	RG Taylor
Scale:	0/02/00
Date:	0/02/00



N (Nested) Model shown

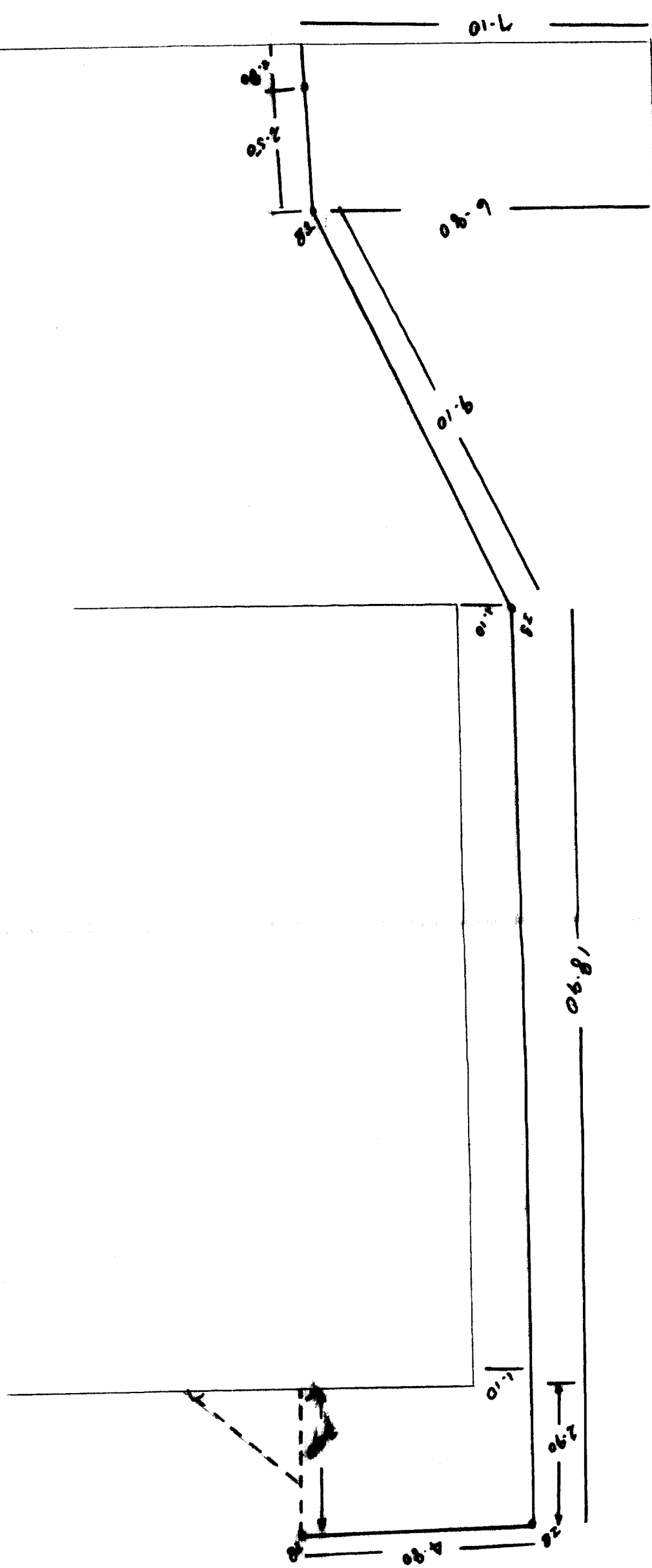
F (Flanged) Model has teeth reversed

Ordering Information					Fitches normally available in 48hrs (with appointment)		Available only in 3, 4 and 6m lengths
Phone Sally on (04) 478 3929							
Pick up 18 Truscott Ave Johnsonville							
Beam No	Approx. Beam Length	2 Fitch Lengths Top & Bottom	Fitch Model Top	Fitch Model Bottom	Fitch Lengths Supplied	Cut Fitch to suit on site as required Screws not supplied	
Beam 1	(m)	(m)					
Beam 2	5.6 (m)	5.6 (m)	NS015012-5	NS015012-5	6.0m	Fitches are available fully manufactured from ABUILD Building Components	
Beam 3	(m)	(m)					
Beam 4	(m)	(m)					
Beam 5	(m)	(m)					
Beam 6	(m)	(m)					

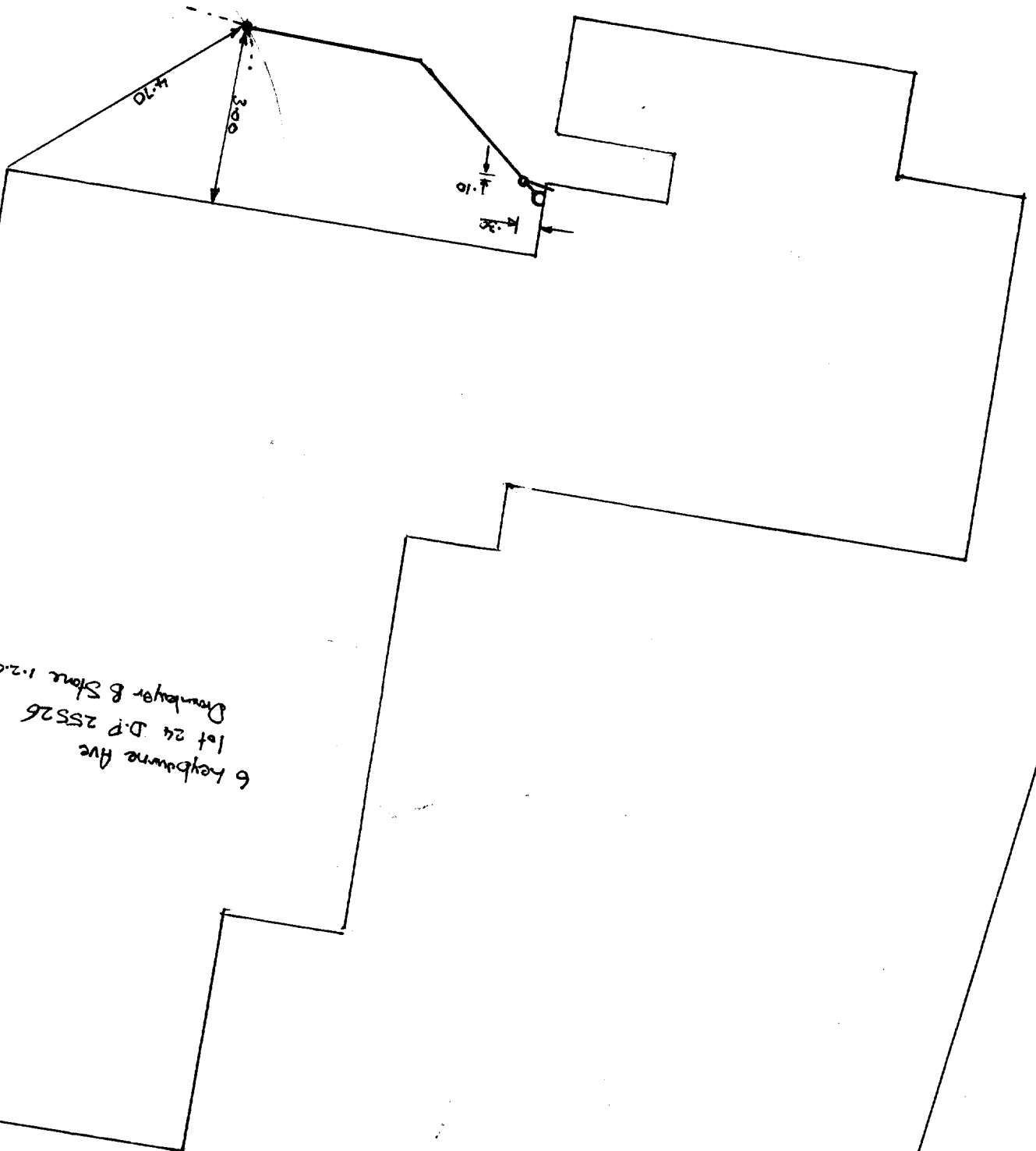
Job No	Sheet	Rev
	\$2	A

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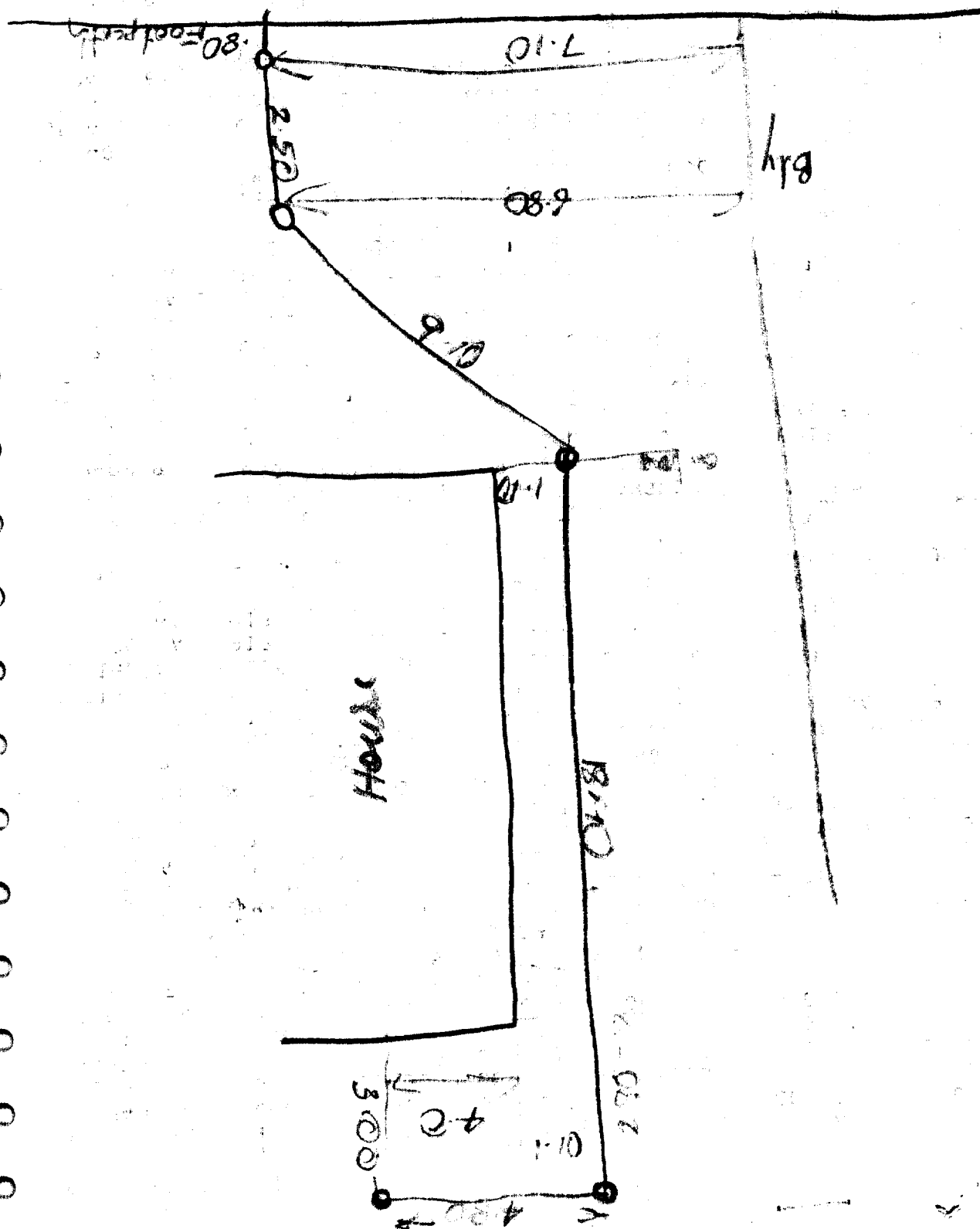
Road - 6 Keybourne Ave
 Lot - 24
 RP - 25567
 Sh - A RITCHIE
 Date - 15-10-82
 Site - P.V.C.



6 Keyburne Ave
lot 24 D.P. 25526
Draughtsman & Stone 1.2.00



Mr. Bell



(COPY TO INSPECTOR)

PERMIT **W** No 5283**HOROWHENUA COUNTY COUNCIL****WAIKANAE DISTRICT COMMUNITY****PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK**Mr A Ritchie
32 Ruapehu Street

(a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr I.E. Bull and situated in 6 Keybourne Avenue Street (or Road), Waikanae being described as lot 24 DP 25561Description of work: Connect to sewer.

Estimated Value of work excluding materials:

Estimated Cost \$ 440-00Receipt No. 4558Permit Fee \$ 36-00Connection Fee \$ —TOTAL \$ 36-00

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1978 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of _____ 19____

Date 21-9-82

County Engineer

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL
WAIKANAE DISTRICT COMMUNITY
Notice of Completion of Work and Request for InspectionTo: The Health Inspector,
Horowhenua County Council
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____ the plumbing/drainage

Street/Road, owned by Mr _____, issued on _____ 19____, and I do

works specified in Permit No. _____

hereby request that such works should be inspected.

Dated this _____ day of _____ 19____

Plumber/Drainlayer

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

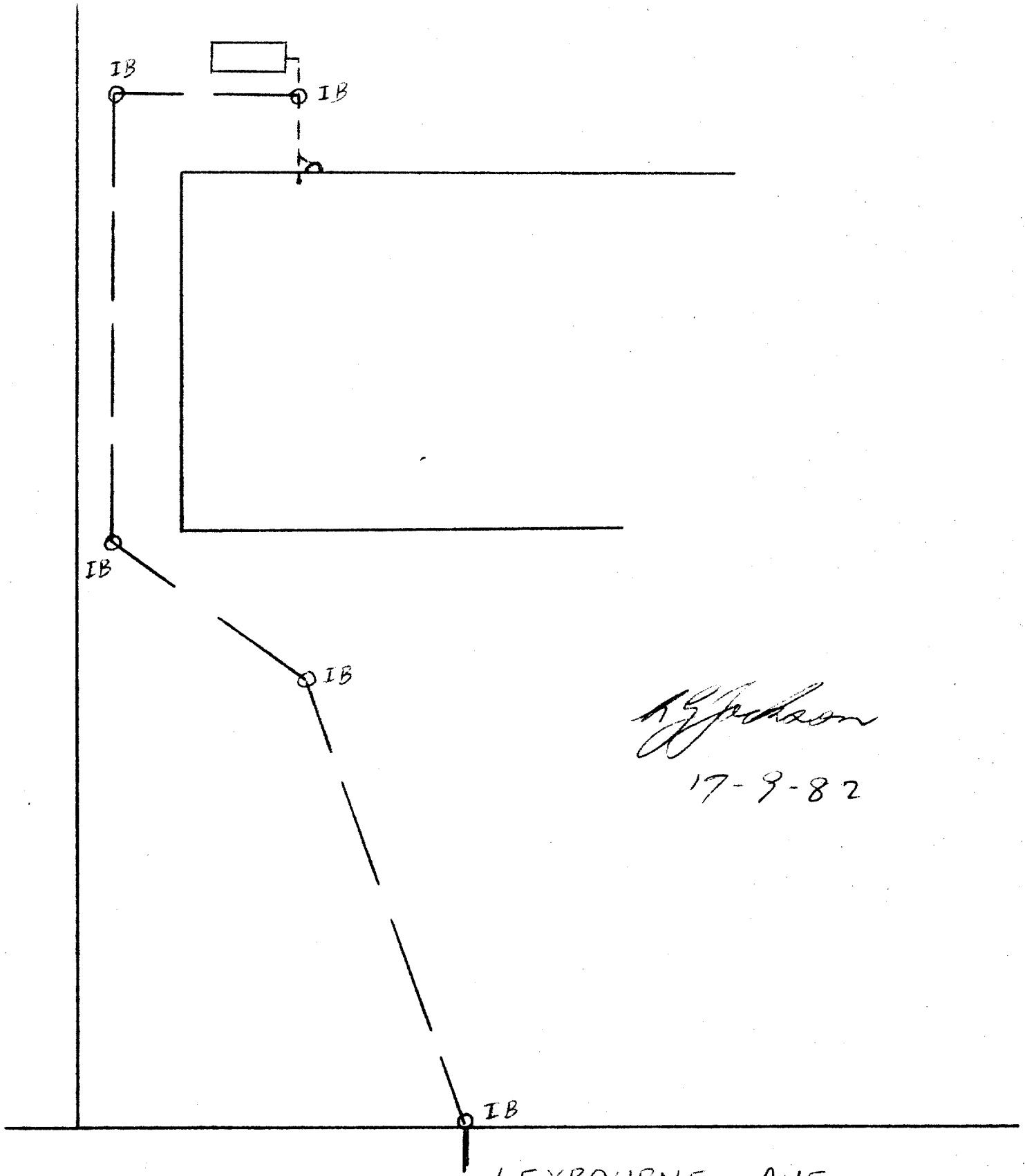
I HEREBY CERTIFY that the work has been examined and found satisfactory.

WAIKANAE DISTRICT COMMUNITY PLAN OF ALLOTMENT - PROPOSED DRAINAGE LAYOUT

Showing existing buildings and drainage layout and proposed drainage layout to the sewer
scale 1-100.

Boundary Lines to be shown thus: — — — — —

Frontage to Road



BUILDING APPLICATIONS

HCC/B9

State of Progress	Date	Initials	Remarks
Building Application Received	25/2/65		
Drainage Application Received	25/2/65		
Site Inspected Received			
Building Application under action			
Drainage Application under action			
Miscellaneous			
HCC/B8 (Fees) Posted	26/2/65		
Building Permit authorised			
Drainage Permit authorised			

I N D E X

<u>Trade Heading:</u>	<u>Page No.</u>
Scheduled Instructions	1
Preliminary and General	2 - 5
Excavations	6 - 7
Reinforced Concrete	8 - 11
Solid Plaster	12
Carpentry	13 - 22
Joinery	23 - 27
Glazing	28
Ironmongery and Metalwork	29 - 30
Plasterboard	31
Veneer Work	32
Roofing	33 - 34
Plumbing	35 - 39
Drainage	40 - 41
Electrical	42 - 44
Telephones	44
Floor Coverings	44
Painting	45 - 48

Contract No. 805

Employer: Mr. & Mrs. Ian Bull

Date: November, 1964.

SPECIFICATION

of Work to be Done and
Materials to be Supplied
in the Erection of a
Residence in Timber with
Metal Tile Roof and
Concrete Floor, at:-

SITE:

Leybourne Avenue, Waikanae.

EMPLOYER:

Mr. & Mrs. Ian Bull.

ARCHITECTS:

Dudley Roy & Tulloch,
Registered Architects,
180 Molesworth Street,
WELLINGTON, N.1.

Job No. 805:

DATE: November, 1964.

SCHEDULED INSTRUCTIONS:

PRELIMINARY AND GENERAL:

1. TIME FOR COMPLETION: 14 weeks (Fourteen weeks)
2. PERIOD OF MAINTENANCE: 90 days (Ninety days)
3. CONTINGENCY SUM: £25. 0. Od. (Twentyfive pounds)
4. TENDERS CLOSE: 4p.m. Thursday,
5. DOCUMENTS:

The whole of the work shall be carried out to the satisfaction of the Architects, and in accordance with the Documents, which consist of:-

- a) General Conditions of Contract;
- b) Specification and Appendices 1 and 3;
- c) Drawings, 1, 2, 3, 4, /805, J-6, 16, 64.

Any matter not specifically dealt with herein shall be dealt with as set out in the General Conditions of Contract, a copy of which may be seen in the Architects' Offices.

6. SITE:

The building site is Lot 24, Leybourne Subdivision.

The Contractor and Sub-contractor should visit the site and ascertain the nature of the ground, and each should satisfy himself about all matters thereon; the means of access, the rights and interests which may be interfered with in the execution of the work and the existence of all public services.

7. TENDERS:

The lowest, or any tender will not necessarily be accepted.

8. TIME:

The scheduled time for completion is fourteen weeks, tenderers are free, however, to state in the written tender an alternative basis for completion, and the date on which the work could be commenced. Should no such details be supplied it will be assumed the scheduled time is acceptable.

PRELIMINARY AND GENERAL

P&G.1 - PERMITS, NOTICES AND FEES:

The Contractor shall make application for and obtain all permits, give notices, and pay any fees required by Local Authorities, or Government Departments. Execute all work in accordance with their latest regulations and official requirements.

P&G.2 - MATERIALS AND WORKMANSHIP:

All materials shall be new and the best of their several kinds, and to the standard of the appropriate New Zealand Standards Specification.

The whole of the work shall be done by experienced operatives in accordance with the best trade practice. The General Contractor shall maintain Foreman supervision at all times.

P&G.3 - APPROVAL:

Wherever an article is specified 'to approval' or material is likewise specified, then it shall be submitted to the Architects before being purchased or built in. Upon being approved the article or material may then be purchased or built into the work.

P&G.4 - FINISHING WORK:

Should any trade consider that any surface or construction by other trade are not of a satisfactory condition to ensure a proper finish for their work thereon, he shall notify the General Contractor and the Architects, and such work shall not proceed until the necessary improvement and such remedial action as may be necessary, has been taken. Failing such notice the trade concerned will not be relieved of the responsibility for a poor result due to such unsatisfactory condition.

P&G.5 - TOOLS AND PLANT:

The Contractor shall provide all scaffolding, tools plant, water and services etc., necessary to carry out these works, and maintain tools and plant in good working order. Provide proper storage for all building materials.

P&G.6 - RESPONSIBILITY:

The General Contractor shall be held responsible for all work, materials, and fittings comprised in any subcontract, and for their care, maintenance, and protection. He will be required to take full responsibility for the proper execution of such work for the full period of the Contract.

P&G.7 - PROTECTION AND FOOTPATHS:

The Contractor shall assume responsibility for protection of all neighbouring and public property and shall make good any damage or injury on account of the works. At all times private and public paths and roadways shall be kept clear for traffic. He shall pay the cost of repairs to footpaths, and the full cost for permanent crossings.

P&G.8 - SCAFFOLDING:

The Contractor shall provide for the erection of all necessary gantries, ladders and scaffolding to permit of the proper erection of the work. All scaffolding shall be carried out and maintained in conformity with the regulations of the Labour Department. Scaffolding shall be supported from the ground and not from wall sheathing.

Brass scaffolding eyes may be inserted in the frame to suit Painter's scaffolding brackets.

Allow the use of scaffolding to all subcontractors and all other separate contractors and approved firms as circumstances require.

P&G.9 - DEFINITIONS:

a) The words 'Contractor', 'General Contractor', or 'Tenderer' should be taken as referring to the party contracting for the Building Contract. The terms 'Sub-contractor' refers to the party providing labour and/or materials and employed by the General Contractor.

b) Provisional Sum:

Means a sum of money to be expended on the preparation of, manufacture of, or supply of goods, on which the necessary specification or detailed drawings will be supplied later.

c) Prime Cost (P.C.):

Means the retail cost of goods.

d) Nett Sum:

Means the nett cost to the Contractor for the part of the work specified or item supplied under such allowance.

e) Profit etc.:

The Contractor shall make provision as he deems necessary not only for the cost of such items but also for delivery charges, and work involved and his profit in the installation thereof. He shall provide reasonable facilities for the carrying out of the work included in the provisional items.

f) The terms 'approved', 'directed' and 'selected' shall be taken as referring to the approval, direction and selection of or by the Architect or his representative, and further, the Architect shall be the sole judge and shall determine what is and what is not approved.

g) The term 'allow', whenever it occurs in this Specification, except with reference to Prime Cost sums, Lump Sum or other cash amounts, ~~the cost of the item~~ shall be at the risk of the Contractor.

h) The words 'provide' and 'fix' if used separately, shall be deemed to mean 'provide and fix' unless explicitly stated otherwise.

10/305
P&G.10 - PROGRESS PAYMENTS:

Payments will be made, on request, at monthly intervals, at the rate of 90% of value of work done up to 2/3rds. of the Contract price and, thereafter, 85% of the Architects' estimated value of the work done and materials on the site; all in accordance with the General Conditions of Contract.

P&G.11 - INSURANCES:

a) Accidents:

The Contractor shall be held responsible for all accidents that may happen during the progress of the works, and he shall make good all damages resulting therefrom at his own expense.

b) Public Risk Insurance:

The Contractor shall insure at his own expense with an approved Insurance Company in the joint names of the Employer and the Contractor against all claims, whether arising under any Statute or at Common Law, such Insurance, extended to include liability arising from fire or explosion to an amount of £20,000 in respect of any one accident, but unlimited to the extent of the period of the Contract. The Contractor shall deposit with the Architects a Certificate of Currency from the Company concerned that the Policy is in force until the date of completion of the Contract.

c) Fire Insurance:

The Contractor shall insure against loss or damage by explosion and or lightning in addition to loss or damage by fire. He shall effect a Comprehensive Policy in the joint names of the Employer and the Contractor for the full amount of the Contract Lump Sum and deposit the Policy with the Architects before work under the Contract commences.

P&G.12 - CONTINGENCIES:

The Contractor shall allow the scheduled sum for contingencies, refer S.I.5, above; such sum to be used as directed by the Architect for contingent works which may arise during the progress of the works. The unexpended portion shall be set against the nett cost of authorized extras or deducted on completion.

P&G.13 - EXECUTION OF WORK:

In addition to the provisions of Clauses P. & G. 5 above, the Contractor shall include for every item of work and material expressed or implied either in the drawings or Specifications or necessary in accordance with the best trade practice, and for the completion of a complete building in respect of normal materials and appliances (unless specifically specified as supplied by the Employer). The tender shall include providing, fixing and finishing same, complete in every detail.

P&G.14 - TENDER FORM:

Each Tender shall be on the form, a copy of which is part of this Specification. The Summary Schedule shall be completed showing the total Contract amount.

P&G.15 - RETENTIONS:

Separate amounts will be withheld against the monies due:-

a) Liens:

In accordance with the amount provided for in the Wages Protection and Contractors' Liens Amendment Act.

b) Maintenance:

Pending the correction of all defects arising during the scheduled period of maintenance.

P&G.16 - GUARANTEES:

Wherever work is specified to be guaranteed by the Contractor or sub-contractor, it will be the General Contractor's responsibility to obtain such guarantees and lodge them with the Architects before final payment for the work is authorized.

P&G.17 - DRAWINGS AND SPECIFICATIONS:

Before commencing the works the Contractor shall have mounted on squares of hardboard or plywood, a full set of Working Drawings, showing the Local Authorities' Permit stamp, and, together, with a copy of the Specification shall hold at an agreed depot in the building where all interested parties may make reference. Build a temporary desk, 4'6"x2'6" at this place of reference.

P&G.18 - RUBBISH AND COMPLETION:

The Contractor shall remove all debris, shavings, etc. as they accumulate, at least once each week. At the completion of work, the site shall be cleared of all Builder's materials and rubbish, concrete and lime deposits etc. Leave all floors broom clean, and generally leave the premises ready for occupation. The Contractor shall also provide an approved bin with lid at the place where workmen meal where they can dispose of all food and other debris.

EXCAVATIONSE.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this Specification shall be read in conjunction with the clauses of this trade.

E.2 - EXCAVATIONS:

Prepare the ground by excavating for walls, footings, floors, and paving as shown on the drawings. Wall footings shall be not less than 1'0" deep and carried to solid bearing. Level step, if necessary, and consolidate all footings.

Allow to turf the whole of the ground within the building and deposit in a heap to the rear.

E.3 - PROTECTION:

Secure and maintain the sides of all excavations and keep them clear of fallen material.

E.4 - BACKFILL:

At the proper time and after all timber has been removed backfill around all concrete foundations to the level of the original surrounding ground. The drains shall be backfilled with only sufficient mounding to provide against settlement.

E.5 - SPOIL:

Spoil, (clay) shall be spread in the vicinity of the areas shown to be filled. All vegetation in the area of the building shall be cut down or otherwise removed and immediately taken from the site.

E.6 - TREES:

Trees not within the building site or in the line of drains shall be left intact.

E.7 - HARDCORE:

Allow to build up to the floor levels with hardcore, metal or other approved filling; well ram, water and consolidate using mechanical means as necessary and level off with gravel fines.

E.8 - DRAINS:

Grub out all disused drains, pipes, old foundations, timber etc., that may be encountered. The cost of any additional work shall be charged under a separate account.

E.9 - GRAVEL:

Fill under floors where indicated and make up levels with clean gravel, well rammed, watered and consolidated; screed off with fines.

E.10 - SURROUNDING GROUND:

Dig away the high ground on the South side of the house to a level of 1'1" below the main floor level and deposit spoil in the area to the North of the house to build up for future drive formation.

E.11 - INSPECTION:

Concrete shall not be poured to excavations or to gravel or hardcore screenings until the Architect has inspected the work and approved same. The General Contractor shall give due notice of his progress so that the Architect shall be informed when such inspection is necessary.

REINFORCED CONCRETERC.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this Specification shall be read in conjunction with the clauses of this Trade.

RC.2 - MATERIALS:a) Aggregate:

Shall be composed of clean, hard, graded stone and sand. The stone shall be evenly graded between the limits of 3/4" gauge to 1/4" gauge and the sand from 3/16" to fine stuff. The aggregate shall be kept separate.

b) Builder's Mix:

An approved equivalent to the above grading (a) will be accepted as a substitute graded aggregate provided the sand and coarse aggregate is premixed.

c) Cement:

Shall be fresh Portland and it shall be kept in a perfectly dry place until required for use.

d) Mild Steel:

Shall comply with the N.Z.S.S. 95 pt. IX, and shall be free from all paint, grease, mill or rust scale, or other coatings that will reduce the bond.

e) Forms (Boxing):

Reasonably new shutters or thickened boxing shall be used for all exposed surfaces.

RC.3 - CONCRETE WORK:

a) Reinforcement: All reinforcement shall be hooked and lapped 40 diameters and turned around corners 1'6". Tie steel bars to stirrups or transverse bars with 18 gauge black soft iron well twitched and tightened so that steel is rigidly placed as detailed or as directed. Steel shall be 2" clear of boxing, in beams and columns, in centre of walls, and 3" clear of face of foundations.

b) Formwork: shall be securely braced and supported to prevent any sagging or bulging during depositing of concrete ~~and~~. Forms shall be fixed to proper line and level and trued up immediately before the concrete is deposited. Formwork shall be designed and built that it can be removed without causing damage to the concrete. The forms shall be removed as and when directed by the Architect. all joints shall be close enough to prevent leakage.

c) Concrete: shall be mixed in a batch mixer and shall be in the same proportions as and comply in all respects with Mix No. IV of N.Z.S.S. No. 95 pt. V, Clause 518; i.e. Ordinary Grade Concrete, 1 : 2 : 4 mix, having 560 lbs. of cement per cubic yard of set concrete. Concrete shall be mixed for not less than 1-1/2 minutes after all materials are in the drum, and only sufficient water shall be added to give a desired consistency to the entire satisfaction of the Architect.

R.C.3 - Continued:**d) Build-in:**

Provide and build in all necessary totara plugs, grounds and other fixings. The top of foundation beams shall be finished off flush. Hiding down straps or other ironwork shall be cast in separately into prepared cavities.

e) Preparation and Depositing:

Thoroughly wet formwork and wash out fallen earth or woodchips.

Deposit concrete continuously in each structural unit until completed. All runways for barrows shall be built up above reinforcement and forms. Concrete shall be stopped against tight forms to produce a square end.

Concrete shall be thoroughly compacted by puddling, rodding, or by tapping forms. Remove all loose aggregate when continuing work and hack, grout, in neat cement, before pouring new concrete.

Trowelled or finished slabs shall be well watered when the initial set has occurred then kept covered with polythene sheeting for three days.

R.C.4 - FOUNDATIONS:

Box the sides of footings and place 3" precast concrete blocks to support reinforcement clear of ground.

R.C.5 - WALLS:

Build foundation fender walls of the thickness scheduled to Carport.

R.C.6 - SLABS:

Build up under concrete slabs using hardcore and gravel screed and screen off with fines, refer 'Excavations', and leave ready for slab concrete.

Cast reinforced concrete floor and porch slabs with mesh lifted into centre of slab when pouring concrete.

Cast the slab to the Carport to have falls to the outer edges of a fall of 1 in 60.

R.C.7 - DAMP PROOF MEMBRANE:

Supply and lay a heavy quality black garnite building film under the whole of the main floor slabs and seal along joints with P.O. 100.0 polythyl butane or similar adhesive film. Seal against the outer walls with Flintcote to totally damp proof the main slab.

R.C.8 - FINISH OF SLABS:

a) General: Prepare concrete slabs with packets and recessed and built in sleeves for all plumbing pipes and fittings. The casting of concrete shall be arranged after conferring with a Certified finishing hand who shall be engaged to float off the poured concrete with a mechanical 'Kelly' float. The Architects shall be informed when concrete is about to be poured.

R.C.8 - FINISH OF SLABS: (Continued):

- b) Main Floor Slab: Place dressed timber screeds full depth of slab in uniform pattern not exceeding 144 square feet over the whole of the area and notched to receive reinforcement. Place concrete having a slump of not more than 4" and screed off to a uniform and level surface. For dampproof membrane see clause above.

Bring in the floor surfacing contractor to float off the cast slab.

- c) Wood Float Finish: Apply the wood float finish after stiffening of concrete has taken place and moisture film disappeared. Work concrete without application of driers to produce a surface of even texture and free from screed marks.
- d) Plaster or Tile Finish: Thoroughly roughen the concrete surface of areas scheduled to be plastered.
- e) Steel Float Finish: Apply a steel trowel finish over wood float to leave a perfectly smooth surface.

f) Extent of Work:

- i. Kelly Float finish: Main Floor Area of house.
 ii. Plaster finish: Patio.
 iii. Wood Float Finish: Carport.
 iv. Protection of Slabs: The various slabs shall be protected from accelerated drying out for 7 days by cover the entire area with polythene.

R.C.9 - CONCRETE PAVING: All paths shall be executed by Employer.

R.C.10- CLOTHES LINE: The provision and erection of clothes line will be executed by Employer.

R.C.11- CARPORT FOUNDATION:

Cast concrete piles as detailed rising to the under-side of Carport slab and build in holding down straps.

R.C.12- PATIO POSTS: Cast in holding down straps.

R.C.13- SCHEDULE OF CONCRETE AND REINFORCEMENT:

Unit: Thickness: Reinforcement: Footing: Reinforcement:

a) Walls:

Exterior Walls	8"	4 - 1/2", 3/8" stirrups	-	-
		at 1'0":		
Centre wall	6"	2 - 1/2", 3/8" stirrups	-	-
		at 1'0":		
Patio	5"	2 - 1/2"	-	-

b) Slabs:

Main Floor	4"	665 H.R.C.	-	-
Patio	4"	665 H.R.C.	-	-
Carport	4"	665 H.R.C.	-	-

c) Carport Walls etc:

Fender wall	4"	-	-	-
Piles	9"x9"	-	2'0"x2'0"x6"	-
Wall foundation	-	-	1'0"x6"	2-1/2"

CONCRETE MASONRY**M.1 - GENERAL:**

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

M.2 - MATERIALS:**a) Concrete Blocks:**

All blocks shall be Vibrapac manufactured to N.Z.S.S. by controlled methods and stored in a dry place pending use.

Rear Wall: 6" D-1 Series.
Wall beam: 6" D-7 Series.

b) Cement: Fresh Portland, stored in dry place.

c) Sand: Clean, sharp, graded.

d) Mortar: 3 : 1 sand and cement with 10% waterproofing.

M.3 - MASONRY CONSTRUCTION:

Build the concrete block walls shown hatched in accordance with the best trade practice in stack bond. Properly set out and level each course and keep perpends true.

Solidly bed all blocks and compress joints with a rounded tool as the work rises. The face of blocks shall be kept clear of mortar.

Allow to form with 6 to 1 concrete mix four columns reinforced with two 3/8" m.s. rods to each column, where indicated starters shall be left in the foundation and rods shall rise full height of the wall. Reinforce the top courses of D-7 series blocks with two 3/8" m.s. rods and fill solid with concrete. Build in metal straps and bolts for tying roof timbers.

M.4 - FINISH AND CLEAN DOWN:

Point both sides of the wall as above and clean down all droppings and loose mortar.

SOLID PLASTERSP.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

SP.2 - MATERIALS:

- a) Cement: Fresh Portland.
- b) Sand: Natural occurring, clean, sharp river, graded.
- c) Waterproofing: Sika or other approved.

SP.3 - PLASTER:

- a) Slabs: Apply a single 1" coat of plaster to level off concrete to an even, smooth, surface, free of defects and in the case of outside work, a fall of 1 in 60 to the outer edge. Finish off at edges by carefully cleaning the internal angles or pencil round at outer margins.

Allow to mark off plaster with deep grooves made by a tool approved by the Architect.

- b) Mix: Plaster shall be grey cement 2-1/2 to 1 sand and cement with 10% waterproofing.
- c) Finish: Patio shall be brought up with wood float and finished with a 'passing' of steel float to approval.

SP.4 - EXTENT OF WORK:

- a) Patio: Grey Cement.
- b) Upstands to Patio: Grey Cement.
- c) Back step: Grey cement.

CARPENTRY**C.1 - GENERAL:**

Refer to all Preliminary and General Clauses.

All work shall be equal to the standards defined in New Zealand Standards Specifications No. 95 Part IX.

C.2 - WORKMANSHIP:

Frame the building in a sound and tradesmanlike manner and execute all finishing in the best trade practice.

C.3 - TIMBERS AND SEASONING:**a) Grades:**

All timber shall be the best of the respective grades and gradings shall conform to the New Zealand National Grading Rules, N.Z.S.S. 169 and amendments.

b) Protection:

Framing timbers shall be racked or fillet stacked on the site and finishing timbers shall be block stacked if outside the building, at least 42 inches above the ground, and completely covered with a tarpaulin or plastic sheeting.

c) Seasoning:

Before being machined all joinery and dressing timbers shall be kiln dried to a moisture content based on oven dry weight as follows:-

Flooring & interior joinery and finishings:	12 - 14%
Exterior Joinery	18%
Exterior facings & weatherboards etc.	16%

The framing timbers shall be reasonably well seasoned before erection and dry to 25% before linings are fixed.

d) Treatment:

Timber specified to be treated, shall be so in accordance with T.P.A. requirements and shall be seasoned as in (c) above before building into the work.

e) Grading:

Unless specified otherwise, timbers shall be as follows:-

C.3 - Continued:

<u>Location:</u>		<u>Grade:</u>
1. Bottom plate: (Concrete slab)		Heart Totara.
2. Wall framing: Ceiling joists: Roof framing:		No. 1 Framing Radiata Pine, Treated Boron Process.
3. Weatherboards } Vertical boarding }		Redwood
4. <u>Exterior Joinery:</u>		
Frames:		D.A.H. Rimu
Sills:		D.A.H. Matai
Sashes:		Redwood
Doors:		Redwood:
5. <u>Exterior Facings:</u>		D.A.H. Rimu
Pergola Beams:		Selected building 'A' Rimu.
Carport Beams:		Radiata Pine (Tanalized)
Carport and pergola posts:		D.A.H. Rimu
6. <u>Interior Finishing:</u>		
Door frames } Facings }		D.A.Rimu
Joinery: Study:		D.A.H. Rimu
Bedroom:		
Joinery elsewhere:		No.1 Dressing Radiata Pine.

C.4 - FINISH OF TIMBERS:

Other than weatherboards, all exterior timbers shall be machine dressed.

Machine dress and machine paper all facings, frames, and internal cupboard timbers. Finish by hand to remove all arrises, any defective finish, unevenness, hammer marks, etc. before fixing and (if necessary) immediately before Painter starts.

C.5 - SCHEDULE OF TIMBERS:a) Framing Timbers, Walls, ceilings:

Vermin Plate	4"x2"	} Planer gauge
Studs	4"x2"	
Top plate	4"x2"	
Plate under beams	4"x3"	
Studs to doors and windows	4"x3"	
Rough sill	4"x3"	} Sawn face
Dwangs	4"x2"	
Diagonal bracing	6"x1"	
Ceiling joists & nogging	4"x2"	} Planer gauge.
Ceiling runners	8"x2"	

C.5 - Continued:b) Roof Timbers:

Under Plurlins	4"x3"	} Sawn
Purlin struts	4"x3"	
Rafters	4"x2"	
Ridge & hip	8"x1"	
Collar ties	6"x1"	
Gable Struts	4"x2"	
Valley 4	4"x2" three pieces)	
Eaves - rough fascia	4"x2"	
Eaves framing	4"x2"	

c) Beams:

Lounge ceiling trimmer	8"x2"	Sawn.
Patio: Posts	4"x4"	} Dressed
Beams	8"x3"	
Rafters	6"x2"	
Carport:		
Posts	4"x4"	} Dressed
Beams	6"x3"	
Purlins	6"x2"	

d) Window Lintels:

May be built up with two timbers stagger spiked at 9" centres. Unless otherwise indicated beam sizes shall be as follows:-

<u>Span between rough jamb:</u>		<u>Lintel:</u>
Up to 3'0"	4"x3"	No. 1 Framing
3'0" - 6'0"	6"x4"	Radiata Pine
6'0" - 8'0"	8"x4"	treated Boron process
8'0" - 10'0"	10"x4"	
Over 10'0"	12"x4"	

e) Finishing Timbers:

Weatherboards	10"x1"	Redwood	Sawn face
Vertical boards	10"x1"	Redwood	Dressed
	3"x1"	Redwood	Dressed
Eaves fascia	8"x1"	D.A.H. Rimu	
Barge fascia	8"x1"	D.A.H. Rimu	
Tile scribe	4"x1"	Redwood	
Window facings	4"x1"	D.A.H. Rimu	
Window scribes	5/8"	Redwood.	

C.6 - OTHER TRADES:

Attend on and make good after all trades. Fix centres for or set out all sub-contractors' fittings and trim for and provide securing grounds or dwangs. All piping exceeding 3/4" diameter shall be built into position with framing timbers.

C.7 - DAMP PROOF COURSE:

Provide and fix 2-ply bituminous damp proof course between all timbers otherwise in contact with concrete.

C.8 - FRAME:

The whole of the building shall be properly framed and the various sections securely double nailed using 5" No. 5 gauge flat heads.

Timbers shall be full size scheduled unless noted to be planer gauge. Cut timbers true, square and gauge pieces not specified planer gauge. Allow to check top and bottom plates for studs and check studs for 6"x1" diagonal brace for each 15 feet of wall and one to each main partition. Provide three rows of dwangs to each wall. Secure the timber framework to the concrete floor slab over 2-ply malthoid D.P.C. using 3" concrete nails spaced not exceeding 1'6" centres on all plates.

Select only straight timbers for studs; studs which twist or bend during construction shall be removed immediately and before linings are fixed. Check all trimmer beams into opening studs, and support trimmers exceeding 8'0" on full length 4"x2" jack studs well spiked to jambs. Trim all openings for joinery and for all sub-contractors' fittings and fixtures.

Frame the roofs as detailed, refer to drawings Nos. 2 and 3, using sawn timbers to the main roof and dressed timber to pergola rafters and carport. All timbers shall be carefully scribed to ridge and birds mouthed at top plate. Double nail all rafters to top plate. Build out framing on gable ends with 4"x2" 'lookout' rafters and dwang for roof battens.

Fix 2" rough fascias to eaves and gable barge.

C.9 - SPECIAL FRAMING:**a) Cradle Out:**

Cradle out over cupboards and curtain troughs where shown or scheduled.

b) Trimming and Nogging:

Trim all walls and ceiling framing with nogging to suit joinery and linings.

c) Roof Tank:

Build in the roof where indicated a framework as high as practicable, adequate for elevating one squat pattern roof tank. Frame with 4"x2" timber and deck with 6"x1" close boarding.

d) Roof:

Study all detailing, refer drawing No. 2.

e) Ceilings:

Build in a trimmer 8"x2" to Lounge ceiling where indicated Ceiling nogging shall be full depth.

Strap the underside of Sun Hall/Study ceiling with 2"x1" dressed battens prepared to carry 'Pinex plank' lining across width of room.

f) Pergola:

Construct the framing over patio with dressed timbers fixed into position before fixing the spouting board. Space out 6"x2" dressed rafters and fix 2" member under eaves asbestos to represent continuation of rafter.

Beams shall be checked onto post as indicated.

g) Garport:

Construct the Garport with roof beams checked over rows of posts and fix transversely 6"x2" purlins at 3'0" centres. Fix wall plates and leave ready for roofer.

C.10 - EXTERIOR COVERING:**a) Building Paper:**

Cover the whole of the exterior framing between top and bottom plates and in gables with first quality tar building paper. Lap 2" and secure without damage using galvanized clouts.

b) Weatherboards:

Weatherboards shall be sawn face, 10"x1" bevelled back, marked for 1-1/4" gauge and with arris off. Fix long lengths with 1-1/4" lap and to uniform lengths. Bore butts for nailing. Butt joints shall be splayed and staggered, internal angles scribed, and the external angles neatly mitres.

All joints shall be well soaked with redwood oil. Fix flashings to the head, jamb and sill of all external joinery and to the internal angle of all weatherboarding. Use galvanized nails throughout.

C.10 - Continued:c) Vertical Boards:

Boards shall be 10"x1" dressed grooved along the two edges and clinch nail to framing. Fit 3"x1" dressed and paper arrised vertical battens, fixed to uniform gauge.

Use galvanized nails throughout.

d) Asbestos:

Fix 3/16" flat asbestos sheets to the eaves and gable overhang.

C.11 - EXTERIOR FINISH:a) Priming:

Other than weatherboarding prime before fixing all exterior timbers and joinery, posts, beams etc. P.W.D. No2 specification 'Redlead'.

b) Soffits:

Fix 3/16" asbestos cement sheets to all soffits. Fix asbestos with close butted joints and with the outer edge into a groove in the back of fascia board. Use galvanized nails in all asbestos sheets spaced not more than 9" apart. Fix 3/4" half round battens at joints. Use galvanized nails to cover boards.

c) Bird and Vermin Proof:

Leave the whole of the structure bird and vermin proof.

d) Vents:

Trim the wall framing for flues, vents, plumbing pipes etc.

e) Windows:

Fix the frames by spiking to the jambs studs and trimmers, and by wedging and spiking between trimmed openings.

f) Doors:

Fix exterior door frames by wedging and spiking between rough jambs, and with full length head flashings. Fit Duraflex.

Make inclined weatherstrips and fit to the bottom of both exterior doors.

Allow the provisional sum of £100.0.0d. for the manufacture of a type 'C' four light Rylock sliding glass door which includes delivery. The General Contractor shall assemble the components into the Joiner's sub-frame and erect in accordance with the Maker's printed instructions.

g) Posts and Beams:

Refer to C.9 (f) and (g). The Patio and Carport posts shall stand 1/2" above the finished plaster or concrete and shall be anchored with m.s.'U' straps checked in flush, refer 'Ironmongery'. Check both posts and beam and well nail. Make joints with thick paint paste.

h) Switchboard: Trim the wall framing for a Joiner's Switchboard surround near the back wall.

C.12 - INSIDE LININGS:**a) Fibrous Plaster:**

Fix 3/8" fibrous plaster sheets to the ceilings of the following places. Refer to 'Plasterboard' for materials and fixings:-

Lounge,
Bedrooms 1 and 2.
Passage.

b) Pinex Softboard:

Fix 1/2" pinex planks to the ceiling of Sun Hall and Study secured to 2"x1" dressed battens fitted strictly in accordance with the manufacturer's printed instructions.

Planks shall span across the width of the room.

c) Hardboard:

Fix hardboard to Maker's specification and with butted joints and arris sharply bevelled as directed. Place 1/2" square scribes to all internal angles and extruded aluminium bead to external angles.

Make joints in ceilings butted against selected stock Leeco mould as directed.

Fix 3/16" Pinex hardboard to the walls and ceilings of the following. (Note that cupboards are to be supplied with hardboard backs. These spaces not to be lined on studs. Use new pattern flat hardboard nails)

Kitchen,
Utility (Include cupboards),
Bathroom,
Wardrobes, linen, coats etc.

d) Plastic Veneers:

Refer to Trade heading 'Veneering' for the fixing and 'Joinery' for the extent of bench tops.

Fix panels of selected formica on 1/2" particle board to the three upstands 1'0" high around the bath. Set down scribed edge with sealastick against bath.

e) Gibraltarboard:

Fix 3/8" Gibraltarboard sheets with 3/4" rebated corner moulds and leave ready for flashing, refer 'Plasterboard'. Fix linings to all walls other than those specified above. Include walls and ceilings.

f) Foil Insulation:

Insulation shall be No. 404 Sislation fixed to timber framing and with joints over solid timber.

Fix sislation to the inside of all exterior walls of the main house. The Sislation shall be fixed full height of walls with the aluminium facing outwards.

C.13 - INTERIOR FINISH:

Take delivery of the joinery and carry out all fixing and finishing work in a first class manner and as follows:-

a) Joinery:

Each unit of joinery shall be checked over on delivery. Arrange for attention to defects before acceptance and building in.

b) Windows:

Take delivery of window stays and fasteners etc. and fit in accordance with the Manufacturer's printed instructions as scheduled, refer 'Ironmongery'.

c) Doors:

Fix all room door frames plumb and securely with folding wedges and long nails. Fit the doors to stand $3/4$ " above main floors and $1/8$ " above linoleum floors, and hang on 1-1/2 pair loose pin butts. Use 3-1/2"x3-1/2" pair antique for internal doors, 4"x4" bronze butts for front door and 4"x3-1/2" galvanized for all external doors. Use 4"x4" butts for doors opening outwards. Provide and fix selected door mortice latches and furniture and cupboard and drawer catches, and handles. These shall be fitted when hanging doors, then removed and set aside for safe keeping. Refer 'Ironmongery' for hardware allowance.

Take delivery of Rylock door, refer Cl. 11 (f) above, and fit strictly in accordance with the Maker's printed instructions.

Allow the provisional sum of £20.0.0. (Twenty pounds) for the selection of a Modernfold door. Take delivery and fix in accordance with the Maker's printed instructions.

The doors D-4, 5, 10, 13, shall be sliding, hung on Henderson Marathon ballrace track. Make up and fit canopy to enclose track.

d) Facings:

Architraves and skirtings shall be single bullnose each back grooved and neatly mitred and scribed in the following finished sizes:-

Architraves:	2-1/2"x1/2"
Skirtings :	3-1/2"x1/2"

Fix 1" windowboards with 3/4" scotia bed mould. Fix 1-1/4" scotia to ceilings. Fix 1/2" square scribes against Joinery at wall and to internal corners of hardboard walls.

e) Pelmet:

Windows shall have formed curtain troughs where indicated on plan and as scheduled below.

Troughs shall extend the length of wall or past window as shown.

Lounge:	Two walls.
Sun Hall/Study:	Full length.
Bedroom No. 1 :	Above windows W-4, 5, 6.
Kitchen:	Above window.

C.13 - Continued:

Make up troughs with 5"x5" internal dimension with 5"x2" head and 2"x2" wall framing, and Gibraltarboard fascia, as detailed. Kitchen pelmet shall be 6"x1" timber with 5/8" half round mould top and bottom.

f) Shelving:

All shelving shall be 1" timber, glued and cramped close, machined and sanded smooth, fixed on 1-1/2"x3/4" cleats.

g) Roof Access:

Trim for 2'0"x2'0" access door. Fit frame, hang door, and fit selected catch.

h) Inspection panel:

Where regulations demand, make up arrised hardboard squares and fix cupped screws.

i) Wardrobes:

Fit out each wardrobe with 1" shelf supported on 6"x1" wall cleats and fit 1" c.p. hanging bar with centre support. At skirting fit 1-1/4" dowel shoe rail 4" off floor.

j) Towel Rails:

Provide and fix c.p. on brass 5/8" towel rails and selected approved c.p. brass brackets as scheduled or shown.

Bathroom: two 3'0" - where directed.

k) Recesso Fittings:

Provide and fix selected white plastic recesso fittings in trimmed openings as follows:-

Bathroom 6"x6" paper.
12"x6" Soap.

l) Kitchen:

Confer with the Plumber and Electrician with reference to the minimum clearances required for the various appliances selected for installation and advise the Joiner accordingly.

Cupboard units shall be supplied with hardboard backs; securely fit onto bearing, trimming timbers etc., and fit scribes. Scribe coreboard benches to walls and reveals and, after veneering, screw into position from the underside.

Fix bench upstands where indicated and secure with mirror screws. The free standing counter shall have 3/4" c.p. leg with metal flanges top and bottom.

Hanging cupboards shall be secured to adjoining units and firmly fixed against solid wall framing. Adjust the hanging of all doors after fitting.

m) Utility Room:

Build in the Joiner's tub unit and fit a 1" bullnose apron against wall. Build in the wall cabinet recessed 2" into trimmed opening.

Frame up an end wall for Coats cupboard to door height level and build in joiner's front. Fit architraves and shelf and top.

C.13 - Continued:**m) Continued:**

Fit out the cylinder cupboard with loose slatted shelf units. Make up units with 3"x1" bevelled slats spaced 1/2" nailed to cleats.

Fit out full length store cupboard above cylinder, linen, coat cupboard with 1/2" particle board floor and hardboard ceiling. Walls not lined.

n) Passage:

Fit the cupboard Door D-11, with ceiling at door level and 1" shelf at 5'6".

o) Bedroom No. 1:

Build in the Joiner's dressing table units and fit formica tops.

p) Study:

Build in the Study cupboard divider and counter unit. Finish around units with skirting and scribes.

Fit the Linen cupboard with 1'6" deep shelving spaced as detailed.

Fit out the Coat cupboard as for wardrobes.

q) Sun Hall:

Build in the glazed borrowed light standing 3/4" proud of lining and fit 1/2" square scribes around same.

JOINERY**J.1 - GENERAL:**

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

J.2 - MATERIALS:

Refer to 'Carpentry' for timber, seasoning and finishing clauses.

J.3 - WORKMANSHIP:

The name of the Joiner shall be submitted and approved by the Architects before being commissioned with the work.

All joinery shall be constructed to the best known methods, in an approved workshop. By mortice and tennon, dovetailed, mitred and glued etc. Any nails in exposed work shall be well punched.

Shelving and cupboard divisions and ends shall be joined and glued and cramped and sanded smooth. House all shelves to end divisions.

J.4 - WINDOWS:**a) Frames:**

Build the window frames as scheduled and dimensioned to subsequent half full size details and as follows.

Make casement and awning hung frames using N.Z.S.S 6"x2-1/2" sill; 2" rebated and double grooved frames; 2-1/2" mullions to match.

b) Facings:

Fit all frames with 3-1/2" finish facings to jambs and head. Supply 3"x1-1/2" rebated head capping.

c) Sashes:

Build sashes with 2" rebated Redwood frames rebated and bevelled, weather grooved, and with mortice and tennon, and pinned joints. Head and rails 2-1/2", bottom rails 4".

Sashes which are rebated for Whitco fittings shall have weather groove continued throughout passing under metal fittings.

Split rail sashes to have screwed totara weather strip to the outside.

d) Hanging:

Sashes, where indicated, shall be hung on galvanized fittings, Durastay or Whitco, of sizes scheduled, all such frames shall have bullnose and rebated fillets to full length of reveal where fittings are positioned.

Other sashes shall be hung on galvanized brass pin butts.

J.4 - Continued:**e) Glazing:**

The sashes in windows W-4, , , having 1/4" glass, shall be rebated 3/4"x3/8" and shall have 5/8"x3/8" glazing beads (not mitred) fixed with galvanized nails at 6" centres.

Fixed glazing to W-1,2 shall be direct to frame on head and jambs and to glazing rail at sill.

J.5 - DOORS:**a) Frames:**

Supply frames to sizes scheduled with solid rebated members in accordance with half full size details.

b) Exterior Frames: (D.A.H. Rimu)

Exterior frames shall be 2" with 8"x2-1/2" N.Z.S.S. sill fitted with 1/2"x1/2" c.p. brass strip.

The Rylock sliding glass door will be supplied by the General Contractor. Make up a sub frame as detailed, refer drawing No. 3 to suit a Type 'C' 4-light 11"x11-3/4"x6'8" Rylock Sliding Glass door.

c) Interior Doors: (D.A. Rimu)

Make up the room and cupboard door frames with 5"x1-1/2" solid rebated members.

The frames D-14/15 and D-17/18 to have centre rebated mullion.

Make up the frames D-4, 5, 10, 13 with 1" frames to suit surface mounted sliding door track.

Make up a frame D-3 to suit Modernfold door - Door supplied and fitted by Carpenter.

d) Facings - Exterior:

All doors frames shall be fitted with facings and cap mould as for windows.

e) Doors:

The doors other than flush panel shall be framed and panelled or glazed as indicated with 3/8"x7/8" rebate, fitted with 5/8"x3/8" arrised square beads scribed at corners.

Doors specified to be flush shall be 'Flush Fit' as scheduled.

f) Door Schedule:

D-1	Oregon Marine Plywood 1-3/4" solid door	6'6"x2'10"
D-2	D.A.H. Rimu 1-3/4" framed and glazed two light, 4"x2" frame, 3/8" glazing beads, Side light to match.	6'6"x2'8"
D-3	Modernfold By General Contractor	6'6"x3'0"
D-4	Monteray Pine Flush 1-5/8"	6'6"x2'6"
D-5		
D-8		
D-16		

J.5 - Continued:**f) Continued:**

D-6 Redwood	1-3/4" framed with top light Type Fig. 5a with flush inner panel.	6'6"x2'8"
D-7 Monterey Pine	1-5/8" flush	6'6"x1'10"
D-17		
D-18		
D-9 Hardboard	1-5/8" flush	
D-12	D-12 glass top.	6'6"x2'2"
D-10 Hardboard	1-5/8" flush	6'6"x2'6"
D-13		
D-11 Hardboard	1-5/8" flush	6'6"x2'0"
D-14 Hardboard	1-5/8" flush	
D-15	rebated pairs.	6'6"x1'8"

g) Cupboard Doors:

All Joiner's cupboards shall be supplied with framed flush panelled doors or corestock panels as detailed or scheduled below. Framed flush doors shall be framed with 2"x1/2" rails at 9" centres and with flush panels glued on.

Kitchen, Utility Room 3/4" Monterey Pine coreboard with fillet routed in on end grain.

Bathroom: 1/8" hardboard flush panel.

Study: Flush panel, heart rimu.

J.6 - VARIOUS FRAMES:**a) Ceiling Trap:**

Build 2'0"x2'0"x1-1/2" solid rebated frame and hang flush panel doors to open up.

b) Sliding Doors:

Make up 1" frames to suit sliding door gear.

c) Switchboard:

Make up 1-1/2" carcass frame with 3"x1" facing to front
Hang flush panel door.

J.7 - DRAWERS:

Build drawer carcass formed with 1" solid divisions, 3"x1" rails, dowelled and 1" screwed runners. Build drawers 1/2" sides dovetailed to 1" front and 1/2" back and with 3/16" hardboard bottoms grooved in. Drawer sides and runners shall be heart rimu.

The Kitchen drawers to have 1/4" pine fronts glued to match up with doors.

Fit a pair of Rimu drawers to counter unit in Study.

J.8 - KITCHEN: (No. 1 Dressing Radiata Pine)

Build the cupboards with 1" solid carcass having full depth divisions unless shown otherwise and shelving housed in. Fit 1/8" hardboard to the backs of all units. Make counters on false floor with 4" skirting recessed 2-1/2" and with 3"x12" dowelled bench rails. Arrange counter units for sets of drawers and cutting board as shown.

J.8 - Continued:

Fit three chipboard or coreboard tops and leave ready for veneers. (refer 'Veneering') counters include the following:- (Check dimensions).

4'0"x1'9"	2" upstand
4'0"x1'9"	2" upstand.
10'9"x1'9"	-

Make hanging cupboards of depths indicated with shelves housed to divisions and doors on hinges or sliding door track as shown. Fit Cowdroy ballrace track for glass doors and Bangor track for timber flush panel doors. The bottom shelves under the sliding glass track shall be 1-1/4" finish.

Divide the cupboard marked Trays ^{with} shaped 3/8" plywood divisions and intermediate shelf.

The sink bench unit shall have solid division and a loose centre shelf to facilitate fixing of sink heater.

The free standing counter top shall be made up with rounded end and bench frame and cleats screwed and glued on underside.

J.9 - UTILITY ROOM: (No. 1 Dressing Radiata Pine)

Build a tub unit with 1" solid carcass, false floor and recessed skirting. Provide a removable formica veneered top for tub.

Make up a wall cabinet having 6"x1" carcass, hardboard back and centre division. Fit a pair of hardboard pegboard slides with 1'0"x3/4" square cleats screwed to face of each slide.

The cupboard marked 'Coats' shall be framed on the job. The Joiner to supply a front complete with three doors as detailed.

Make up 5"x1" carcass frames to high level store cupboards and hang a single door to each.

J.10 - BATHROOM: (No. 1 Dressing Radiata Pine)

Build a basin cabinet to suit a selected basin, the cabinet having 1" solid carcass standing on false floor with recessed skirting. Fit an intermediate shelf; three drawers and hang a pair of doors. Provide a 3/4" coreboard top rounded on one end with wall upstand. Veneer top and upstand with formica.

Build a recessed wall cabinet having 4"x1" carcass with 1/2" bullnose shelves housed in. Hang door to the face of the carcass.

J.11 - BEDROOM No. 1: (D.A.H. Rimu)

Build the dressing table unit with bench top returned onto adjoining wall.

Make up the carcass with 1" solid jointed timber, raised floor, skirting recessed 1" and with solid divisions and back throughout; make 3"x1" dowelled bench frame and fit a 3/4" particle board top veneered with selected formica throughout. Build the unit with three nests of drawers and fit twelve drawers and hang one cupboard door under shelf return.

J.12 - STUDY:

(D.A.H. RIMU)

Build the counter unit with two cupboards spaced as shown and having 1" solid carcass, false floor and intermediate shelf. Hang doors and fit drawers. Provide 3/4" core-board top and glue on 1/4" fillet to front edge.

Build the Cocktail cupboard to be free standing having sliding coreboard doors on bangor track to the upper part and a pair of hinged doors below. The unit shall have a 1" carcass with 1/2" and 1" shelving housed in as indicated. To the back fit plywood panels beaded in around outside edges and hang a pair of doors to the reverse side cupboard.

J.13 - SUN HALL:

(No. 1 Dressing Radiata Pine)

Make up a 5"x1" carcass frame and fit with Cowdroy ballrace track for sliding glass panels.

GLAZINGG.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

G.2 - MATERIALS:

- a) Glass: Glass shall be English, first quality, free from imperfections and flaws as defined on the drawings and as follows.
- b) Putty: Best quality, linseed oil.
- c) Mirrors: 1/4" polished plate, with waterproofed back, edges polished and drilled.
- d) Cupboard Doors: 1/4" drawn sheet with all edges polished and drilled.

G.3 - GLAZING:

Glaze all work in a tradesmanlike manner, leaving all completely waterproofed. Cut glass neat to size, back putty, bed and sprig. Putty the outside face of the full rebate, and fit glazing beads to head and jambs and putty sills. Black the edges of plate glass. Bedding shall be full and extruded on the inner side. Glazing of plate glass shall incorporate approved non-hardening sealed bedding.

Drill mirrors for screw fixing and polish all edges.

G.4 - SCHEDULE OF GLASS:

24oz and 26 oz. clear sheet:	All sashes as marked, refer to drawing No. 2.
1/8" obscure selected, P.c. 3/5 per ft.	Window W-7 Door, D-12
1/4" drawn sheet:	Lower panels W-2, One sash of Window W-11 drilled for 7-1/2" Xpel- air fan.
1/4" polished plate	W-1, 2, 4. Fixed glass.
1/4" drawn sheet:	Dishes cupboard in Kitchen.
1/4" polished plate:	Borrowed light Sun Hall/ Kitchen.

IRONMONGERY AND HARDWAREI.1 - HARDWARE ALLOWANCE:

Allow the P.C. sum of £50.0.0d. (Fifty pounds) for the selection of all room and cupboard door furniture and sash stays and fasteners, cup hooks, and coat hooks. Take delivery of all selected hardware and fit, remove, and refix after all painting is completed.

The remaining hardware, butts, hinges, shall be supplied and fixed by the General Contractor. The Contractor shall, in addition, supply and allow for sliding door track.

Refer to 'Carpentry' for door track to interior doors.

I.2 - DOOR HARDWARE:

- | | | |
|--------------------------|------|---|
| a) <u>Front Door:</u> | D-1 | Cylinder mortice night latch and furniture. |
| b) <u>Back Door:</u> | D-6 | Mortice lock and furniture |
| c) <u>Room Doors:</u> | D-2 | Mortice latch and furniture |
| | D-8 | |
| | D-10 | |
| | D-16 | |
| d) <u>Bathroom:</u> | D-12 | Bathroom lock and furniture |
| e) <u>Cupboards:</u> | D-7 | Roller bolts and shutter knob. |
| | D-9 | |
| | D-11 | |
| | D-17 | |
| | D-18 | |
| | D-14 | Pair roller bolts, |
| | D-15 | Shutter knobs. |
| f) <u>Sliding Doors:</u> | | |
| | D-4 | Pair flush 4" pulls. |
| | D-5 | |
| | D-10 | |
| | D-13 | |

I.3 - WINDOW HARDWARE:

- | | |
|--------------------|------------------------------|
| Hinged top hung: | Pair c.p. brass quadrants |
| Whiteo top hung: | C.P. brass spur fasteners |
| Casement Whiteo: | Pair spur fasteners and pull |
| Sashes W-10, W- 11 | Pin stay. |

I.4 - METALWORK:

- a) The steel and iron etc., shall be strong and accurately made, free from defects, with square cuts, and all joints neatly fillet welded, and clean off all slag. Clean down with wire brush and paint one coat priming.
- b) Provide all bolts, nuts, with washers, coach bolts, and screws, straps etc. Bolts shall be 1/2" and at maximum spacing of 3'0" with requisite length for 6" holding in concrete.
- c) All metalwork on the outside of the building shall be supplied hot dripped galvanized. Other metal shall be supplied primed one coat 'Drygal'.

I.4 - Continued:

d) Patio and Car Port posts:

Fabricate metal straps as follows:-

To the foot of posts 'U' straps 2'4"x2"x3/8"
drilled for two 1/2" bolts.

e) Carport:

Provide 12"x2"x1/4" mild steel straps holding
roof timbers at the concrete beam level.

PLASTERBOARD

P.B.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

Refer to 'Carpentry' - Inside Linings' for the selection of wall and ceiling linings.

P.B.2 - FIBROUS PLASTER:

a) Materials:

3/8" first quality plaster sheets free from scratches and imperfections.

b) Fixing:

Sheets shall be fixed in large panels, wadded at joints and fixed with galvanized clouts to each timber bearing at 6" centres. Cut out imperfections and cracks, and thoroughly key and wad all joints, and trowel with plaster of paris stopping to leave a perfectly smooth surface. Joints in plaster sheets shall be made clear of timber framing and then solidly wadded on upper side.

P.B.3 - GIBRALTAR BOARD:

a) Materials:

First quality full length sheets free from irregularities of manufacture.

b) Fixing:

Fix sheets vertically secured with galvanized clouts at 6" centres on all timber bearing members and strictly in accordance with the manufacturer's recommendations. All external angles shall be made with 3/4"x3/4" beveled timber fillet. Using wall plaster level off all irregularities in the wall surfaces and nail holes by plastering across the surface of the sheet to leave a perfectly smooth surface.

veneer work

V.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with this trade.

V.2 - MATERIALS:

a) Veneers:

First quality Formica or equal selected.

b) Bench Tops:

For plywood or corestock refer 'Joinery'.

c) Adhesive:

Recommendations of Veneer Manufacturer to be adopted.

V.3 - veneering:

Refer to 'Joinery' for extent of work.

Fix selected veneers to the bench tops, exposed edges of upstands and returns and scribe to adjoining surfaces.

V.4 - WINDOWBOARDS:

Refer to 'Carpentry' for extent of Veneering to window sills.

ROOFINGR.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

R.2 - APPROVED FIRMS:

The Roof Contract shall be executed by Certified Roofing Contractors.

R.3 - WORKMANSHIP:

The work shall be carried out in accordance with the best trade practice, executed by competent craftsmen, with equipment, materials, and processes that are adequate for the purpose. The work shall not be done in inclement weather nor roofing applied to damp surfaces.

Check over all surfaces, remove or report all imperfections, clean down and prepare to enable the best quality work to be done.

R.4 - TILE COURSES:

The Roofer shall refer to the detailed section drawing and to the roofing plan for extent of work. No additional cost will be allowed for cutting tiles, sufficient provision shall be made for this item when estimating costs.

R.5 - ROOF TILES:

Cover the whole of the pitched roofs with a selected bitumen or plastic coated metal roofing tiles, decramastic or other approved laid over the sisalcraft 60/60 underlay adequately secured to avoid flapping.

Stretch sisalcraft full length of roofs, lapped 2" at joints, and secure with galvanized clouts. Allow to wrap over the ridge board. Tile battens shall be heart rimu or tanalized No. 1 Framing radiata Pine, secured with 4" nails.

Fix the roofing tiles strictly in accordance with the manufacturer's printed instructions using galvanized nails. Commence laying at the ridge, work towards eaves, ensure that the Plumber completes his flashings as the work proceeds. Plumbing shall not be executed from the finished surface. Allow sufficient overhang at gables to finish with 1-1/4" cover after fitting bargeboard.

R.6 - GUARANTEES:

The General Contractor shall lodge with the Architects on completion of the work the Roofing Contractors' Certificate of Guaranteeing the Decramastic roof against defects in materials and workmanship, for a period of five years. Any defects which may arise during that time shall be made good at the expense of the firm fixing the roof. Such Guarantee shall cover the making good to damaged internal finishings due to the defect.

R.7 - NOVA ROOFING:**a) General:**

Provide selected translucent Novarroof in standard corrugated full length sheets to the whole of the Carport.

Roofing shall be fixed with recommended side laps bolted at 12" centres and secured down onto bearing using galvanized cone headed roofing screws of appropriate length and incorporating the appropriate nova roof grommet with self sealing cap.

b) Fixing:

The whole of the work shall be carried out strictly in accordance with the manufacturer's printed instructions.

PLUMBING

Pl.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

Pl.2 - REGULATIONS:

Carry out all work in accordance with the Local Authority regulations to include all piping sizing, Venting etc., notwithstanding anything included herewith; give all notices, pay all fees and arrange for connections and tests.

Pl.3 - MATERIALS:

- a) Water Pipes: Solid drawn copper tube 'Calotherm' or equal, N.Z.S.S. 524 (B.S. 899) free of deleterious film in the bore and shall be half hard or fully annealed as required by the nature of the work.
- b) Sheet Copper: 24 gauge copper hard or half hard to suit circumstances.
- c) Sheet Iron: First quality, British manufacture, 24 gauge. (26 gauge window trays).
- d) Cast Iron: 4"x1/4" secured with brass screws and joints in lead.
- e) Aluminium: 20 gauge, N.S.3 (Sashes).

Pl.4 - ROOF:

Prepare all flashings and erect vent pipes with aprons in readiness for roof. Refer to 'Roofer' for the extent of work by others.

Pl.5 - FLASHINGS:

- a) General: Provide and fix thoroughly weathertight flashings wherever required and carry out all folding of metal with a machine bender as follows.
 - b) Roof: Allow to provide a cover flashing between the weatherboarding and the Novarof on Carport.
 - c) Walls:
 - i) Galvanized Iron: Full length cap and tray to windows and doors. Internal angles of weatherboards 26 gauge for sill trays.
 - ii) Lead: To all upstands on tiled roof.
 - iii) Aluminium: Fit 3/4"x3/4"x3/4" 'Z' flashings full length on all window frames directly over sashes as directed.
- Fix flashings as above over windows on East and West elevations.

P1.6 - VENT PIPES:**a) Terminal Vent:**

Extend the head of the drain with a length of 4" cast iron and thereafter in 24 gauge seamed copper to 1'6" above roofing. Fix copper wire cage.

b) Back Vents:

Extend vents from soil pipes and sanitary units in extruded copper to 1'6" above roof. Conceal pipes in walls as far as practicable in accordance with the Regulations.

P1.7 - TRAPS AND WASTES:

Each plumbing fixture shall be fitted with an extruded copper trap, and waste pipe. Carry wastes to the under floor space or through wall near ground to discharge vertically into gully trap. Fit floor wastes where required. Test all connections before completion. Discuss line of all runs with the Architects.

P1.8 - SPOUTING AND DOWNPIPES:

Fix 24 gauge copper quarter round spouting to all eaves. Mitre all angles and stiffen with gussets. Jointing shall be made with pure tin solder. Fix spouting on double folded heavy gauge copper clips brackets spaced not more than 3'0" apart. Fix 24 gauge seamed copper downpipes of sizes marked supported on "Wraparound" stand off pipe clips. The offsets to downpipes shall be neatly shaped with gussets and all joints carefully made. Solder gussets and joints with pure tin solder.

P1.9 - VALLEYS:

Make 24 gauge valley gutters to roof suitable for decorative tiles strictly in accordance with the requirements for the tile maker. Lap valley gutters 6" and silfos braze joints and neatly dress over spouting.

P1.10 - COLD WATER:

There is a cold water main in the Street which will eventually be connected to the proposed reticulation of the Waikanae area. This Contract provides for connecting to the street main and no other source of supply.

Take the supply in 3/4" copper to the roof cistern and to the bath and in 1/2" to remaining points.

P1.11 - WATER PIPING:

All copper piping shall be flanged and flared and joints to pipe of apparatus made with approved silver bearing low melting point brazing alloy. Piping shall terminate in screwed nipples with wing backs screwed rigidly so that there will be no strain on the pipe. Piping shall be supported at 4'0" centres with copper saddles insulated with hair felt between pipe and saddle. Plug the service throughout and test for leaks before wall linings are fixed and leave the water connected, by making temporary arrangements.

P1.1 2 - See end of Plumbing Trade.

Pl.13 - HOT WATER SERVICES:**a) Sink Heater:**

Supply and fix an approved N.Z.S.S. 3-gallon 'Zip' or other approved lagged and cased under-sink heater, fitted beneath sink level where indicated.

b) Main Cylinder:

Supply and fix an approved 40 gallon N.Z.S.S. lagged and cased hot water cylinder.

c) Reticulation:

Connect the main cylinder with 3/4" low pressure supply and extend 3/4" expansion pipe through roof with a turn down. Carry on 1/2" sludge pipe with hose connection to discharge on the outside wall. Extend a 3/4" connection to the bath and shower and 1/2" to remaining points.

Reticulate the hot and cold supply to the shower in 3/4" tube low pressure. Take cold from the roof cistern.

Connect the high pressure cold to the sink heater and extend hot and cold to a swivel spout. Lag all hot pipes in double hair felt secured with copper wire and fix saddles at 4'6" centres.

Pl.14 - TAPS:

Supply and fit selected first quality Boyce c.p. brass taps fixed rigidly and marked 'HOT' and 'COLD' as follows:-

Place	Fixture	Supply	Fittings:
Kitchen	Sink	1/2" hot & cold	Pr. shower cocks & swivel spout.
Utility Room	Tub Washer	1/2" hot & cold 1/2" hot & Cold	Extended bibcocks Pr. shower cocks, at tub, extend to plugged outlet at washing machine position to suit selected washer.
Bathroom	Bath Basin Shower	3/4" hot & cold 1/2" hot & cold 3/4" hot & cold	Extended bibcocks Pillar cocks Low pressure with 1/2" showercocks Stanley making pipe and swivel
	W.C.	1/2" cold	Stopcock
Outside	Two standpipes Carport - Kitchen	1/2" cold	brass hosecock old pattern

Pl.15 - SANITARY FITTINGS:a) General:

The General Contractor shall reticulate all branch runs to the units specified below. Supply and fix where stated each of the fittings together with supporting brackets and securely screw into position plumb and true.

To each unit with a waste outlet supply and fix c.p. brass plug union, plug and c.p. ball chain.

Connect each unit to the traps and waste assembly and provide and fix faucets, stopcocks etc., and further finishings or fittings as specified.

Provide immediate protection to all sanitary ware appliances and maintain throughout building operations. Polish all surfaces and bright metal at completion, and leave in new condition.

b) Bath:

Provide and fix first quality acid resistant 'metters' white 5'6" bath.

c) Basin:

Allow the provisional sum of £11.0.0d. for the selection of a recess type counter handbasin. Take delivery and fix into formica bench in Bathroom.

d) W.C.:

Supply and fit first quality English white W.C. pan. Screw down over linoleum flooring. Provide and fix selected first quality plastic W.C. seat and flap.

Provide and fix a Stanley white plastic low down cistern.

e) Shower:

The shower assembly shall be arranged above the bath. Provide 3/4" c.p. rail arranged with return around the bath and suspended from ceiling framing.

f) Wash Tub:

Provide and fix a selected stainless steel tub p.c. £14.0.0d. (Fourteen pounds) in Utility Room.

Provide hot and cold reticulation to suit a selected washer with control shower stopcocks in position above the tub. Provide waste and trap as necessary.

g) Sink Bench:

Provide and fix a 6'0"x1'8" first quality selected stainless steel sink bench with 18"x12"x7" bowl. Bench shall have 6" upstand to back.

h) Hose Taps:

Hose taps shall be extended rigidly 3" beyond wall face.

Pl.15 - Continued:i) Recesso Fittings:

These to be supplied and fitted by General Contractor.

j) Window Flashings:

Besides the usual flashings, full length at head and sill, allow to provide 20 gauge aluminium 'drip' strip full length of windows.

Pl.12 - ROOF CISTERN:a) Hot Water Cistern:

Supply and install in the roof area as high as practicable, where shown a 30 gallon 'Squat' 24 gauge copper water cistern on a copper tray with 3" upstand. Tank shall be vented with moveable cover and overflow. Fit the cistern with an approved 3/4" ball valve, plastic ball and 1/2" silencer tube. Fit a 3/4" brass topcock at intake to valve. Tray shall have overflow to outer wall.

DRAINAGED.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

D.2 - EXTENT OF WORK:

Lay down the sewer drainage and connect to the Council connections; lay the stormwater drainage and field tile drain and extend to stream on the section.

D.3 - MATERIALS:

Pipes & fittings	:	First quality glazed earthenware
Jointing rings	:	Approved pattern, rubber.
Cement:	:	Fresh Portland.
Sand	:	Clean, sharp, sieved.

D.4 - EXCAVATIONS:

Dig all trenches to lay drains at least 1'6" below the average surface of the ground.

Any old drains on the site shall be cut and sealed off against the outer foundations. Drains in use and found under the building shall be cleared to the bottom of the original trench, then covered with capping of 4" concrete.

Should it be found necessary to cap existing drains, this work will be paid for as an extra.

D.5 - DRAINLAYING:

Each pipe shall be carefully examined before use. Drains shall be laid in straight lines and to even gradients as shown upon the drawings. Exceptional care shall be exercised in setting out and determining the levels of the pipes, and the Contractor shall provide suitable instruments and bench marks necessary for the purpose.

All drains shall be kept free from all earth, debris and obstructions during laying and until completion when they are handed over. Pipes shall be laid with a solid bearing for the full length of the barrel on the foundation with socket holes as necessary.

D.6 - JOINTING:

Lay all sewer drains with joints made using rubber ring. Check to ensure that rings roll and correctly seal the joint with the spigot fully home.

D.7 - DRAINS:

Excavate and execute the whole of the stormwater and soil drainage in accordance with the drawings and with pipes of the sizes shown and all necessary fittings.

Buchan trap, gully traps and bends at the foot of the downpipes shall be set on a 3" bed of concrete haunched up the side.

Gully traps shall be level pattern inlet with extension to 3" above ground. Fit cast iron grating to top.

770/805

D.7 - Continued:

At the head of the drain provide a bend at in 3" concrete pad to take terminal vent.

Provide inspection pipes and vents in accordance with requirements of the Regulations.

D.8 - SEPTIC TANK:

Provide and install a concrete septic tank consistent with the requirements of a three bedroom house and strictly in accordance with the Health Department Inspectors' regulations. Carry out the necessary irrigation trenching as required.

D.9 - SOAK HOLES:

Dig three soak holes soakage pits of one cubic yard capacity and back fill with river rejects, overlay with corrugated iron 9" below grade level and cover with soil.

ELECTRICAL**E1.1 - GENERAL:**

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this trade.

Install all electrical work in a workmanlike manner in compliance with the Electrical Wiring regulations, 1961, and amendments, and give all notices, and secure all permits, conform to the Supply Authority's regulations.

E1.2 - EXTENT OF WORK:

Wire the whole installation. Supply and fit all equipment and make connections.

E1.3 - MATERIALS:

All materials shall be first quality of British manufacture. Cabling shall be T.P.S. switches and plugs flush pattern, with white finger plates. Switches, rocker pattern, plugs with adjoining switch. Laundry plug will be 15 amp. 4-pin. Lamps, gas filled, coiled coil.

E1.4 - MAINS:

The Electrician shall discuss with the Supply Authority the requirements for connecting and installation of the underground mains. Take mains to switchboard and provide a meter position on the outside wall. The mains shall be calculated to carry the whole of the load plus 10%.

The necessary pole shall be provided to accept the aerial main immediately inside the street boundary. Arrange for digging the necessary trench and take the underground main to the switchboard position. Allow to provide for the P. & T. underground telephone cable in the same trench.

E1.5 - WIRING:

The Electrical Plan is submitted as a guide to the extent of work.

The Electrician shall discuss with the Architects the whole system before fitting any work. Generally locate room switches at 4'6"; wall lights outlets at 6'0"; power outlets at 1'3" or 3'9"; bedside switches at 2'6", clear of the back of bed, and Mirror lights, and switches, to the side. Earth outside lights and bathroom, W.C., Utility Room and Kitchen lights.

E1.6 - POINTS:

Fix flush type switches, and plugs, throughout the installation, all lights scheduled for fitting shall terminate with white connectors. Other points shall terminate with white ceiling rose, with pendant and bakelite shade. Supply lamps as scheduled. Provide two-way switching as indicated to all lights mentioned in the schedule.

E1.7 - SWITCHBOARD:

The switchboard shall be hinged to open out and located where indicated on the drawings. The Board shall carry all switch gear, fuses, all of which shall be set out in an uniform and workmanlike manner, clearly label all fuses and switches.

The switchboard and remote switches in the house shall be labelled with tabs printed with 'Dymo Tapewriter'.

E1.8 - TELEVISION:

The aerial will be fitted by others on the rear gable of the house. Allow to take a ribbon cable from the apex of the mast to a position in the Lounge to be advised on the job. Provide plug outlet point.

E1.9 - CONNECTIONS:**a) Hot Water cylinder:**

Connect and supply 1250 w elements and thermostats.

b) Xpelair Fan:

Allow to connect and provide control switch where directed.

c) Sink Heater:

Connect heater and provide control switch where directed above the bench.

d) Electric Range:

Allow to connect the Electric Range with flush switch where directed.

E1.10 - FITTINGS:

Allow the provisional sum of £50.0.0. (Fifty pounds) for the cost of light fittings (nett). These fittings to be exclusive of lamps and to be selected by the Employer. The Contractor to take delivery and fix, and cover himself for any 'on' cost he considers reasonable.

This sum P.C. includes the cost of Xpelair fan.

E1.11 - ELECTRIC RANGE:

Allow to provide and fix a Frigidaire Type RD.234 Electric Range. Check over range for any defects before acceptance. Priced £89.15. 0. (Eight nine pounds fifteen shilgs)

E1.12 - POWER POINTS:

Allow for 17 (Seventeen) power outlets as marked on the drawings and to further instructions.

E1.13 - LIGHTING POINTS:

Allow for a total of 18 light points as marked on the drawings and to further instructions.

E1.14 - SCHEDULE OF LIGHT FITTINGS:

<u>Point:</u>	<u>Type:</u>	<u>Lamps:</u>	<u>Fitting:</u>	<u>Remarks:</u>
L-1, 2	Wall	1/100w.	Special	Linked
L-3	Wall	2/100w.	Special	-
L-4	Wall	1/100 w.	Special	-
L-5	Pendant	1/100w.	-	-
L-6	Pendant	1/100w.	-	2/way
L-7, 8	Wall	1/75w.	Special	-
L-9	Ceiling	1/40w.	Fluorescent	Also shaving Point No. 7
L-10	Pendant	1/100w.	-	-
L-11	Pendant	1/100w.	-	-
L-12	Pendant	1/100w.	-	-
L-13	Soffit	1/75 w.	Special	-
L-14	Ceiling	2 ft.	Fluorescent	-
L-15	Ceiling	4 ft.	Fluorescent	-
L-16	Wall	2/100	Special	-
L-17)				
L-18)	Wall	2/100 each	Special	Linked.

TELEPHONES**T.1 - GENERAL:**

The General Contractor shall ensure that wiring for telephones or appropriate draw wires are set in position before linings are fixed. He shall also confer with the Department regarding the mains and discuss with the Architect a suitable point of entry.

The Electrician shall assume responsibility for the provision of a suitable trench.

FLOOR COVERINGS:**F.C.1 - GENERAL:**

Floor coverings will be executed by the Employer during the progress of the work.

PAINTINGP.1 - GENERAL:

The General Conditions of Contract and the Preliminary and General Clauses of this specification shall be read in conjunction with the clauses of this Trade.

P.2 - MATERIALS:

All materials shall be of approved brand, delivered in unbroken packages, bearing brand and maker's name, complete with the manufacturer's printed instructions. Samples shall be applied to wall surfaces, and tinted to the Architects' approval.

- | | | |
|--|-------------------|---|
| a) <u>Priming:</u> | <u>Timber:</u> | P.W.D. No. 2 Specification. |
| | <u>Iron:</u> | Galvanized Iron Primer. |
| | <u>Copper:</u> | Zinc Chromate. |
| | <u>Aluminium:</u> | Zinc Chromate. |
| b) <u>Finishing Paint:</u> | | First grade enamelled paint. |
| c) <u>Exterior Asbestos and Plaster:</u> | | P.V.A. emulsion paint. |
| d) <u>Interior Timber:</u> | | Full gloss enamel, Dulux or equal. |
| e) <u>Interior Plasterboard:</u> | | Plastic - Dulux superlatex or equal. |
| f) <u>Varnish:</u> | | Pine seal and clear varnish or stain and varnish as directed. |
| g) <u>Redwood:</u> | | Allow to treat as mentioned below. |

P.3 - WORKMANSHIP:

The work shall be carried out by competent tradesmen in accordance with sound trade practice, using tools and equipment that will ensure a first class job.

Treatment and finishes of a special nature shall be done by men experienced and competent in such work. Any one coat shall be completed before the succeeding coats are applied. Paint shall impinge on the glass for weather protection. The top and bottom edges of all doors, sashes, facings etc. shall be painted the same number of coats as the exposed surfaces.

P.4 - PREPARATION OF SURFACES:

Notwithstanding provisions in other sections of this specification, it shall be the responsibility of the Painter to ensure that all surfaces, including the surfaces of all successive undercoats, are in a suitable condition to enable a first class finish to be obtained. To that end, he shall wash, dust, or otherwise clean down all surfaces, including undercoats, remove imperfections, by filling, sandpapering, and the like, and apply such sealers, neutralizers, or other materials, as are necessary in accordance with sound practice, subject to the provisions as to adherence to the manufacturer's printed instructions. and all such preparatory work, including the cost of such materials, shall be deemed to be included in the Contract. No painting, enamelling, distempering or similar work, shall be carried out on concrete, plaster, or other surface unless or until such surfaces are in a suitable condition to receive such finish. No paint containing oil, resin or varnish shall be applied to damp surfaces.

P.5 - PROTECTION:

The Painter will be held responsible for the proper protection of persons and property in the immediate vicinity of, or liable to be affected by, his painting operations. To that end he shall provide all necessary coverings, guards, and the like, and display such suitable and sufficient warning notices.

Any such notices, if displayed or written on the footpath, or adjacent walls, shall be completely removed when painting operations are finished and the paint is dry. Adequate precautions during and after painting operations, both inside and out, shall be taken to protect all the painter's work from dust, dirt and any disfiguration whatsoever. Provide pans and trays on which to keep materials, and carry out all necessary floor and wall protection. Care shall be taken in cutting in around glass, hardware, and the like, and all splashes or other disfigurations shall be removed.

P.6 - PRIMING:

Priming shall be thoroughly brushed onto all surfaces; filling all small pores or openings. All exterior timber shall be primed before erection.

P.7 - PUTTY:

Where timber has a natural or transparent finish, putty shall be stained to simulate a finish such as the timber. After priming for painting, oiling or other preparation for varnishing, all nail holes, cracks, shrinkages and the like, shall be neatly filled and stopped with linseed oil putty or other suitable stopping; such stopping shall be coloured to match the finished colour where transparent finishes are used.

P.8 - UNDERCOATS:

All undercoats throughout the job, shall be those recommended by the manufacturer of the finishing coat. And shall be thinned only if necessary, and applied only in strict accordance with the manufacturer's specification.

P.9 - FINISHING COATS:

All finishing coats shall be thinned only if necessary, and applied in strict accordance with the recommendations of the manufacture.

P.10 - COLOURS:

All colours shall be to the Architects' approval. The Contractor shall allow for picking out where directed, and allow for colours differing in the respective spaces, and differing on the several walls, etc., but obtain instructions from the Architects before proceeding.

P.11 - GENERAL PROVISIONS:

a) General: Priming, undercoats, paints, enamels, and varnishes, shall be applied in accordance with the manufacturer's specifications.

The General Contractor shall be called upon to remove all door and sash hardware, before painting is commenced.

P.11 - Continued:

Allow to paint every portion of the work including the insides of all cupboards, unless specific instructions are for certain parts to be omitted.

No painting shall be carried out in wet or foggy weather or on surfaces which are not thoroughly dry.

b) Asbestos:

Paint two coats, the first diluted as instructed.

c) Exterior Timber:

Vertical boarding, and joinery facings, etc. shall be primed, painted one undercoat and one finishing coat.

Allow to treat Redwood weatherboarding in two coats redwood oil (International paints.)

d) Metal Surfaces:

All metal work in spoutings, gutters, downpipes, plumbing pipes, wall flashings, and all metal surfaces normally painted shall be primed and painted two finishing coats.

e) Clear finish:

One coat Resene clear or alternatively stained and three coats varnish, the finish mixed flat and clear gloss varnish as directed to sample.

f) Enamel:

Where enamels are scheduled, seal off all hardboard and timber with pigmented sealer and then apply two coats undercoat and one coat finishing gloss enamel.

g) Flat Paint:

Where surfaces are scheduled to be painted with P.V.A. base paint, apply two coats of Dulux Superlatex or other selected.

h) Metalwork:

All metalwork surfaces normally painted throughout the job shall be thoroughly cleaned down, primed with metal primer, and painted in two coat work to match surrounding work.

P.12 - EXTENT OF WORK:

The Contractor shall include to paint everything in this building excluding the insides of Kitchen and hot water cylinder cupboards. If other parts are required to be excluded these will be specifically mentioned in P.13 below.

P.13 - SPECIAL PROVISIONS:

- a) Allow for Redwood oil to Redwood weatherboards.
- b) Allow for painting vertical boards.
- c) Exposed concrete of base not to be painted.
- d) Execute painting to all timber of Carport.
- e) Allow to paint inside all cupboards other than cylinder cupboard and inside high level cupboards in Utility Room.

P.14 - SCHEDULE OF INTERIOR FINISHES:

Part	Finish	Colours
Skirting	Varnish finish	-
Rimu or pine doors	as directed	
Kitchen & Utility Room doors.		
Study joinery.		
Cupboard carcasses	Enamel	1
Cupboard insides		
Bathroom		
Utility Room		
Windows		
Door frames		
Timber in wardrobes etc.		
Ceilings	P.V.M.	2
Walls wardrobes etc.	Flat or semi gloss	

P.15 - PAPERHANGING:

- a) Walls: The Paperhanger must satisfy himself that all stopping and wallboard has been levelled flush and is in perfect condition to receive the paper selected. Should defects show up after papering the paper may be required to be soaked off and rehung at no additional cost to the employer.
- b) Materials: All wallpaper will be selected to the p.o. value of 15/- (~~Fifteen shillings~~) per single roll; paste shall be first quality anti-stain, and prepared to resist mould. Paste not suitably prepared shall have I.C.I's 'Shirlam' added in accordance with the Maker's instructions.
- c) Workmanship: Paperhanging shall be executed in accordance with the best trade practice. Hang papers plumb, and in lengths butted properly, trimmed and matched. Prepare walls and ceilings with size having I.C.I's 'Shirlam' added and hang selected papers throughout.
- d) Extent of Work: Throughout other than the following:
Wardrobes etc.,
Kitchen and Utility Room;
Bathroom.

P.16 - COMPLETION:

The Contractor will be responsible for the following work which shall be carried out at the completion of all painting.

Thoroughly clean all glass inside and out.
Leave all floors broom clean.
Remove all paint and varnish spots and blemishes to ALL surfaces, inside and outside the building.
Any work not approved by the Architects shall be reinstated by the Contractor at his own expense and in an approved manner.

Allow for maintaining all work under his trade in accordance with the terms of the Contract. This to include attention to all shrinkages at the expiry of the maintenance period.

NEW ZEALAND INSTITUTE OF ARCHITECTS (INC.)

For use in conjunction with Conditions of Contract

Appendix I

Clause No.

1. TENDERS CLOSE		4 p.m. on Thursday, 17th
2. DEPOSIT WITH TENDER	2	£ N.A.
3. PLACE REFERRED TO FOR PRIME COST ITEMS	7	Wellington
4. PUBLIC RISK INSURANCE	10	£ 10,000:0:0
5. SPECIAL RISKS		N.A.
6. NO CERTIFICATES FOR PROGRESS PAYMENTS FOR LESS SUM THAN	26	£ 400.0.0
7. ACCESS TO SITE TO START WORK	27	To be arranged days after signing Contract
8. TIME FOR COMPLETION AFTER POSSESSION OF SITE	27	14 Weeks/months
9. DAMAGES FOR DELAYED COMPLETION	28	£ N.A. per working day
10. COMPLETE STATEMENT OF ACCOUNTS TO ARCHITECT	29	60 days after completion
11. ARCHITECT TO ADVISE OF ANY OBJECTION TO CONTRACTOR'S STATEMENT	29	60 days after receipt of Contractor's statement
NOTE: Times for Items 10 and 11 should be the same.		
12. PERIOD OF MAINTENANCE (not to exceed 90 days except in special circumstances)	30	90 days
13. NAME OF QUANTITY SURVEYOR	(Appendix II)	N.A.
14. PRICED QUANTITIES REQUIRED:	(Appendix II)	
15. FLUCTUATIONS IN COSTS	(Appendix III)	

OTHER VARIATIONS

16. Clause

17.

18.

NOTE: The above provisions are intended to be suitable for general application. In special cases any of the above provisions are not suitable to the circumstances of a particular contract the architect concerned should make such modifications as may be appropriate including references in the accompanying specification.

Appendix III

MARKET FLUCTUATIONS ON BUILDING CONTRACTS

(1) LABOUR

(a) If there shall be any statutory or award increase or reduction in wage rates, then the net increases, if paid by the Contractor, shall be added to the contract price and the net reductions, whether the Contractor does or does not make a reduction in wage rates payable by him, shall be deducted from the contract price.

(b) An allowance not exceeding 12½ per cent. shall be added to or deducted from the net amount of any fluctuations calculated under this sub-clause to cover holiday and Employer's liability insurance payments.

(c) This clause (1) shall apply to the direct labour employed on the contract works, and wages of men engaged elsewhere than at the site of the works shall not be allowed unless the Contractor satisfies the Architect that the wages expenditure was properly chargeable to the works.

(d) Notwithstanding this clause (1) the Contractor shall not be entitled to claim or to receive payment for increases in award rates for labour employed on the works after the expiry of the contract period.

(2) MATERIALS (EXCEPT STEEL AS DEFINED BELOW) USED IN THE WORKS

(a) Reductions in the current prices of materials ex Merchants' stores or yards shall be subtracted from the contract price.

(b) Increases in current prices of materials ex Merchants' Stores or Yards shall be added to the contract price subject to the following provisos:—

(i) That the tender shall be accompanied by a CURRENT MARKET PRICE LIST of all materials which require adjustment under this sub-clause.

(ii) That the Contractor shall produce to the Architect, within 14 days of acceptance, satisfactory evidence of the placing of orders for all IMPORTED MATERIALS or alternatively where Import Licences are required, evidence of the application for such Licences. In the latter case, subsequent evidence shall be produced of the placing of the orders within 7 days of the dates of the granting of the Import Licences.

(iii) That the Contractor shall advise the Architect, in writing, of every variation, as it arises, in the aforesaid Current Market Price List.

(c) Notwithstanding paragraph (b) of this sub-clause the Contractor shall not be entitled to claim for, nor receive payment of, any increases in prices of materials delivered to the site of the works after the expiry of the contract period.

(3) STRUCTURAL AND REINFORCING STEEL USED IN THE CONTRACT WORKS

(a) Reductions in the prices of Structural and of reinforcing steel shall be subtracted from the contract price.

(b) Increases:

(i) The Contractor shall show in his tender the prices per ton allowed for both reinforcing and structural steel and the tonnages of such steel he has available and will use in the contract— but, if the whole or any part of the steel has still to be purchased by the Contractor, he shall also state his proposed source of supply and the arrangements for delivery.

(ii) Where the Contractor proposes to use any steel, the cost of which is greater than his above stated allowances in his tender, he shall not be entitled to refund of such additional cost unless he holds, in writing, the approval of the Architect to the use of such higher priced steel on the works.

(iii) Notwithstanding such written approval, the Contractor shall not be entitled to a refund of increases in the prices of any steel delivered to the site of the works after the expiry of the contract period.

(4) VERIFICATION AND PAYMENT OF CLAIMS FOR PRICE INCREASES

The Contractor shall be entitled to submit claims under the provisions of this clause once each month, and to receive payment within reasonable time after such claims have been approved for payment provided:

(a) He has supplied his detailed claims showing dates of purchase for all materials shown therein and periods of hours worked for labour and

(b) He has supported his claim with a statement from a Member of the New Zealand Society of Accountants (other than his own employee) certifying to its correctness and that to the best of such Member's knowledge and belief the manhours and the quantities of materials shown in the claim were consumed in the contract work.

(c) He has, if called upon, made freely available to the Architect all invoices, wage-books, time sheets and other records relating to the works necessary, in the opinion of the Architect, to verify and re-check the claims.

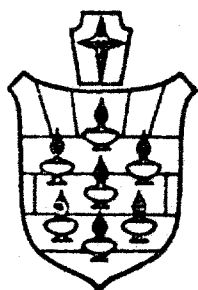
(5) GENERAL

(a) For the purpose of this clause the term "Contractor" shall be deemed to include every sub-contractor listed under clause 9 of the General Conditions, except that all claims shall be submitted by or through the main contractor who shall also have such price fluctuations added to or subtracted from his progress or final payments under the contract.

(b) The expression "Contract period" in this clause means the period between the time when tenders for this contract finally closed and the last day on which work is done by the Contractor on the works before the day on which, by Clause 27 of the General Conditions of Contract, the works are required to be completed.

(c) Except as provided in subclause 1 (b) of this Appendix, the amounts of increases or reductions allowed under these conditions shall not be further increased or reduced by percentages to cover overhead and profits.

(d) When applying for final payment under this contract the Contractor shall disclose to the Architect every increase or reduction in price obtained by him on every item affected by this Appendix and shall give a certificate that he has made such full and complete disclosure. No claims submitted after receipt of this Certificate will be recognised.



SPECIFICATION

FOR

NEW RESIDENCE

LEYBOURNE AVE WAIKANAЕ

FOR MR & MRS I. BULL

DUDLEY ROY & TULLOCH
REGISTERED ARCHITECTS

180 MOLESWORTH ST. WELLINGTON N.I.
TELEPHONE 40532

MEMORANDA

TENDERS CLOSE 17. 12. 64

TIME FOR COMPLETION 14 WEEKS

PERIOD OF MAINTENANCE 90 DAYS

SET NO 3

CONTRACT NO 805.

HOROWHENUA COUNTY COUNCIL
WAIKANAE WATER SUPPLY

Application for Permit for Water Supply Work *required*
(tank only)

TO: The County Engineer,
Horowhenua County Council,
P.O. Box 17,
LEVIN.

I, EDWARD IAN BULL (Full name)
of LEYBOURNE AVENUE WAIKANAE (Postal address)

do hereby apply for permission to have the following plumbing work carried out in accordance with the undermentioned particulars and the plan attached hereto—

Description of work:

Allotment: Lot 24 D.P. 25567 Section _____ Area 0-0-31.48
Block _____ S.D. _____
Street LEYBOURNE AVENUE House No. _____

The licensed plumber who will carry out the said work is

~~Michael Palmer~~ B.C. McGrath (Full name)
44 Garwin Rd
Raumati Beach (Address)
to advise

Estimated value of plumbing work £ 10.00

Present source of supply, e.g., bore, roof tanks, private supply: ROOF TANK

Signature of Applicant E.I. Bull
(Owner or Lessee)

FOR OFFICE USE

Connection Fee (not payable) £ _____
Permit Fee £ 2.6
TOTAL £ 2.6

Receipt No. 485
Date Paid: 13/12/65

Application No.: 32
Date: 13/12/65
Valuation Roll No.: 1493/550/7
Permit No.: W54
Date: 22/12/65
Work completed: _____
Plan noted: 1/2/66
Date: JME

SCALE OF PERMIT FEES

Estimated Value of Work:					Fee Payable:		
					£	s.	d.
Not exceeding £5						1	0
Exceeding £5 but not exceeding £10						2	6
"	£25	"	"	£50		10	0
"	£50	"	"	£100		1	0 0
"	£100	"	"	£150		1	10 0
"	£150	"	"	£200		2	0 0
"	£200				£2, plus 10/- for every £100 or part thereof in excess of £200.		

HOROWHENUA COUNTY COUNCIL
WAIKANAE COUNTY TOWN

To: The Health Inspector,
Horowhenua County Council,
LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at

Street/Road, owned by Mr JP Ball Stephenson Ave

works specified in Permit No. 54 issued on 23rd Dec the plumbing/drainage

hereby request that such works should be inspected. Dated this 31st day of Dec 1965, and I do

JP Ball
Plumber/Drainlayer.

Address of Plumber: 44 Levin Rd

FOR OFFICE USE ONLY
Permit issued

The works above referred to in Permit No. 54
I HEREBY CERTIFY that the work has been examined and found satisfactory.
Date: 1-2 1966

[Signature]
Inspector.

PERMIT **W** N^o 54

HOROWHENUA COUNTY COUNCIL WAIKANAE COUNTY TOWN

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr B & McGrath
44 Gairm Rd
Raumati Beach, (a licensed plumber or drainlayer), is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by
 Mr E J Bull and situated in Payburn Avenue Street (or Road), being described as Lot 24 DP25567.

Description of work: connection to connect water main

Estimated Value of work including materials:

Estimated Cost £ 10 : 0 : 0

Permit Fee £ : 2 : 6

Receipt No. 485

(not payable)

Connection Fee £ : :

TOTAL £ : 2 : 6

Such work is to be carried out in strict accordance with the Plumbing and Drainage Regulations 1959 and Horowhenua County Council By-Law No. 9, and shall be completed on or before the

day of _____ 19____

Date 22/12/61

J M Brown

County Engineer.

This permit is issued subject to:

HOROWHENUA COUNTY COUNCIL WAIKANAE COUNTY TOWN

Notice of Completion of Work and Request for Inspection

To: The Health Inspector,
 Horowhenua County Council,
 LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at _____

_____ Street/Road, owned by Mr _____ the plumbing/drainage

works specified in Permit No. _____, issued on _____ 19____, and I do

hereby request that such works should be inspected.

Dated this _____ day of _____ 19____

Plumber/Drainlayer.

Address of Plumber: _____

FOR OFFICE USE ONLY

The works above referred to in Permit No. _____

HOROWHENUA COUNTY COUNCIL

PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr. B.C. Magan
was given to
Ramiah Bunch

a plumber or drainlayer), is hereby authorized to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by

Mr. J. Bull and situated in Rayburn Ave Street (or Road), Wendover being described as R 24 DP 25567
BK 14 Kaituma SD

Description of work: General house plumbing

Estimated Value of work including materials:

Estimated Cost: £ 206 : - : - : Permit Fee £ 8 : - : - :

Receipt No. 105

Such work is to be carried out in strict accordance with the Horowhenua County By-law No. 1 (1956) and shall be completed on or before the 17 day March 1965

Date 17 March 1965 signed on 17.3.65
 County Engineer.

NOTE: No physical connection to be made to the Council water main until special approval is given from the Chief Officer

HOROWHENUA COUNTY COUNCIL

Notice of Completion of Work and Request for Inspection.

To: The Clerk,
 Horowhenua County Council,
 LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at

Street/Road, owned by Mr. the plumbing/drainage works

specified in Permit No. issued on 19, and I do hereby request that such works should be inspected.

Dated this day of 19

Plumber/Drainlayer.

Address of Plumber:

FOR OFFICE USE ONLY

The works above referred to in Permit No.

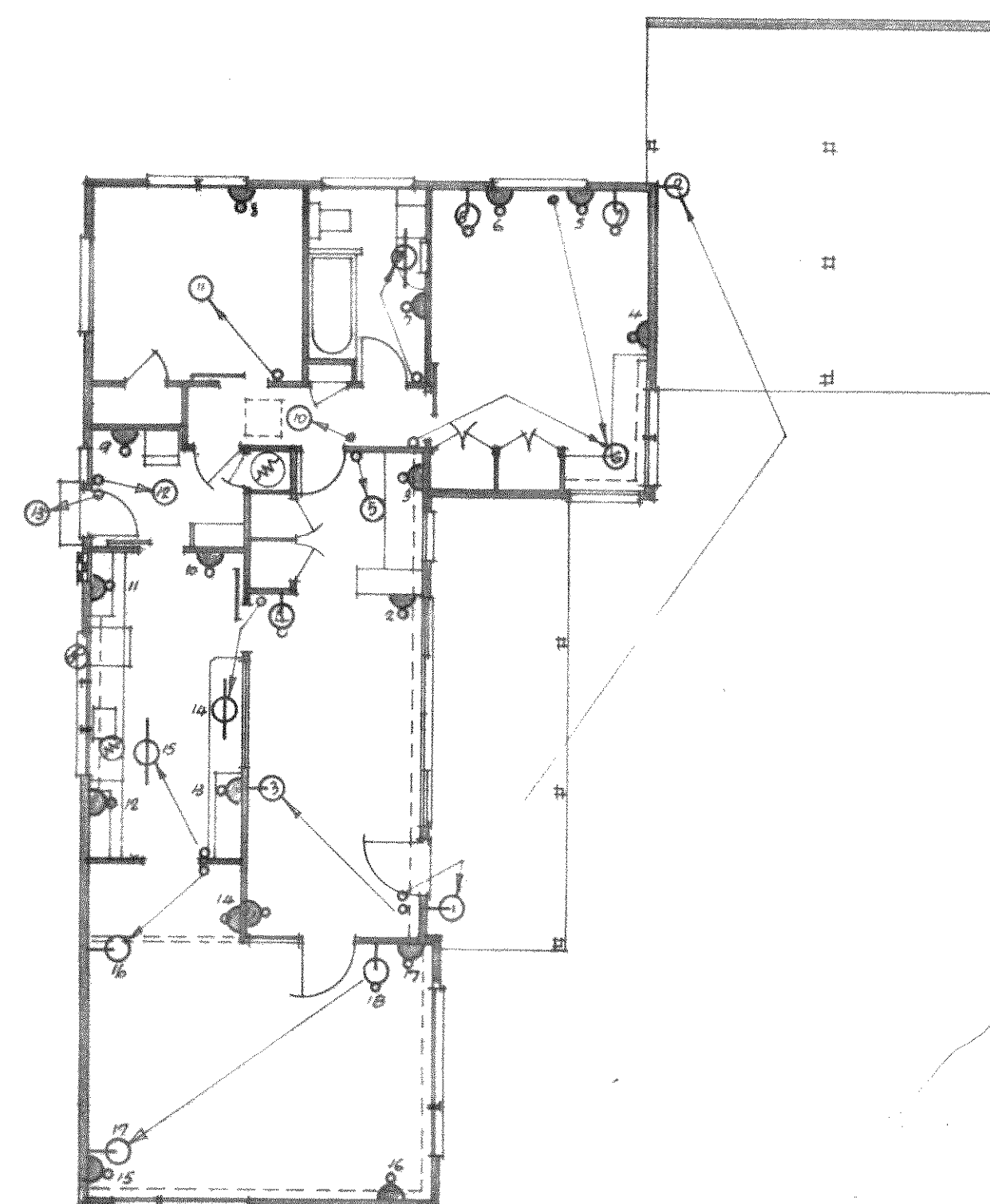
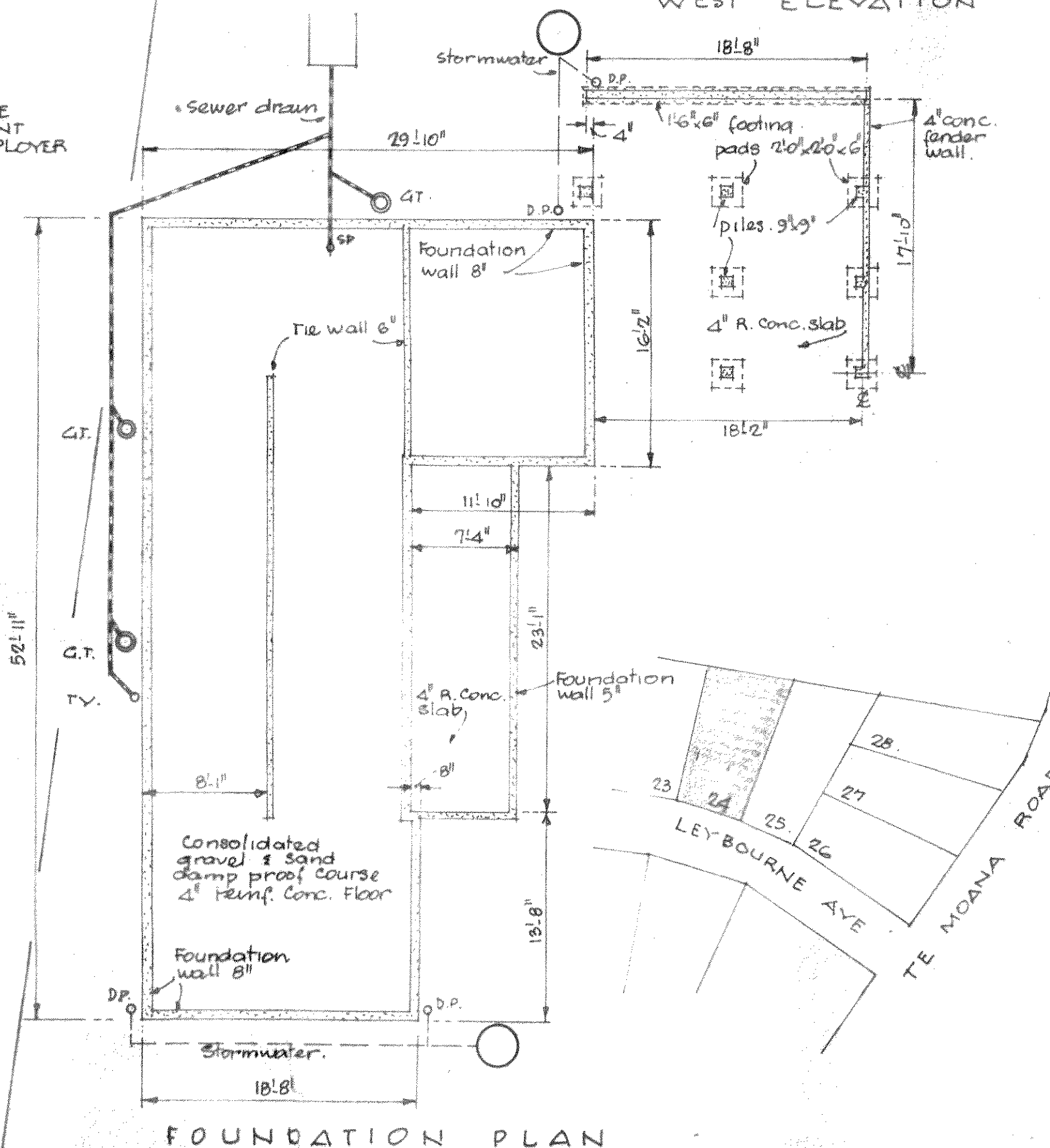
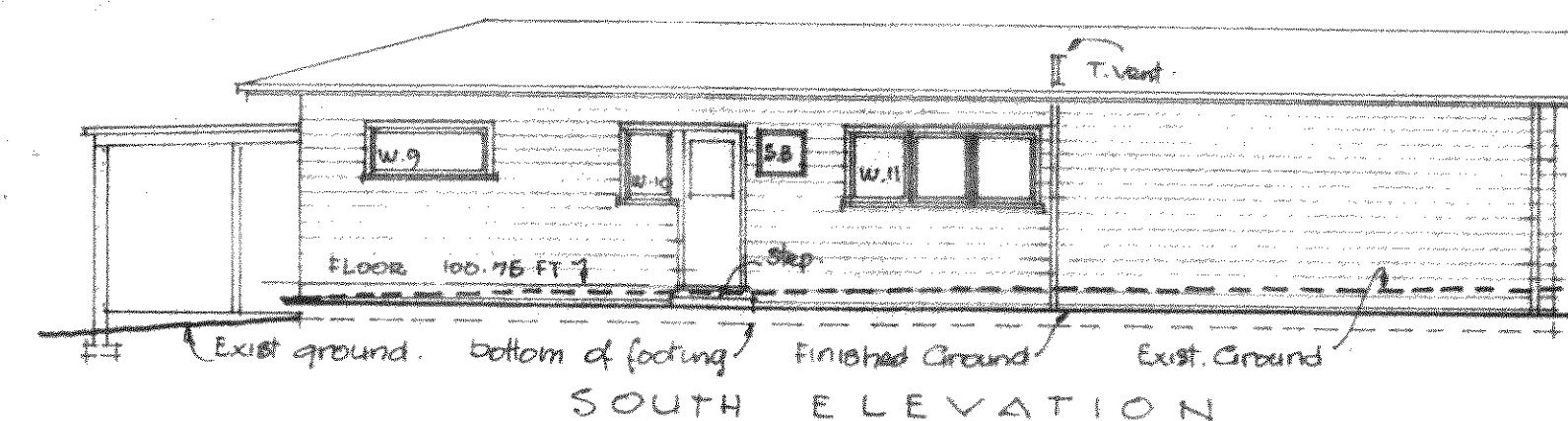
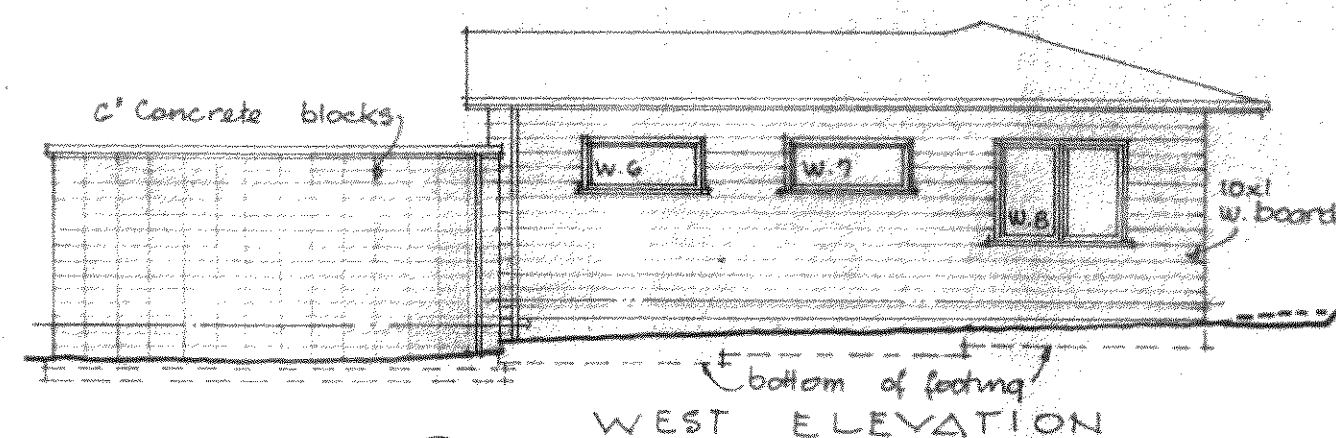
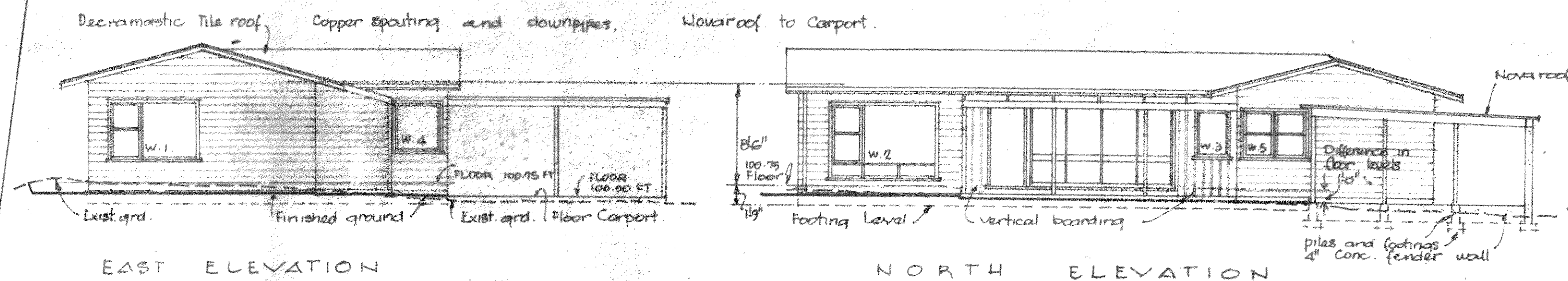
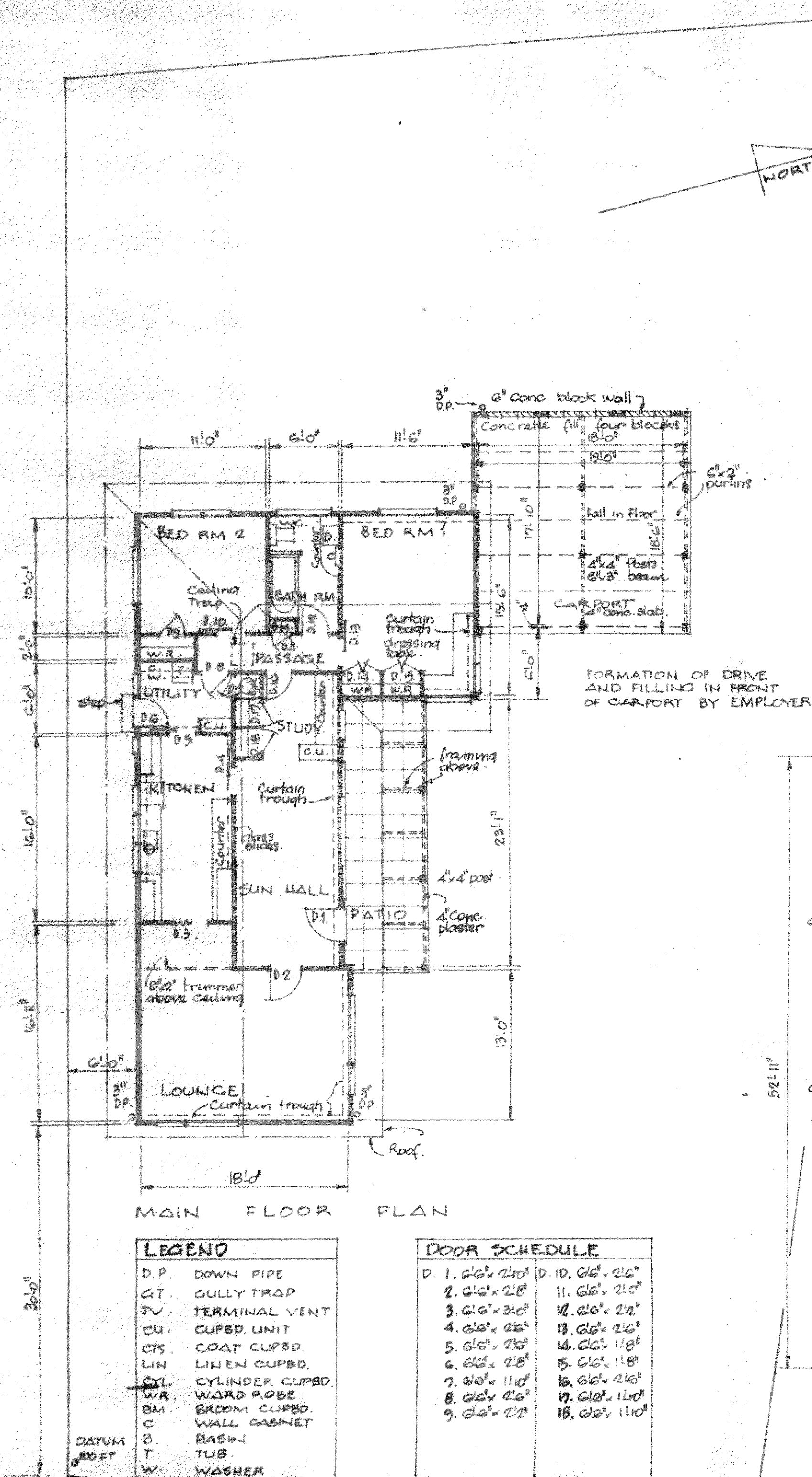
I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: 19

ASSUMED DATUM 100.00 FT.
GROUND AT SURVEY PEG S.E. CORNER
HOUSE FLOOR LEVEL 100.75 FT.

ALL SIZES ARE GIVEN OVER OR
BETWEEN ROUGH TIMBER FRAMING
OR FACE OF CONCRETE

THESE DRAWINGS TO BE USED
IN CONJUNCTION WITH LARGE
SCALE DETAILS J. 6, 16, 64.



GENERAL MATERIALS

Framing	4"x2"
Ceiling joists	4"x2"
Ceiling runners	4"x2"
Rafter	4"x2"
Ridge	4"x2"
Under purlins	4"x2"
Purlin struts	4"x2"
Collar tie	4"x2"
Ratio posts	4"x2"
Ratio beam	8"x8"
Ratio rafters	6"x2"
Carport posts	4"x2"
Carport beams	6"x8"
Roof blocking	6"x2"
W. boards	10"x1"
Vert. boards	10"x1"
Battens	3"x1"
Barge	4"x1"
Eaves fascia	8"x1"

ELECTRICAL LEGEND

⊙	SWITCHED BRACKET
⊙	BRACKET LIGHT
⊙	PENDANT LIGHT
⊙	SWITCH
⊙	POWER OUTLET
⊙	SWITCH BOARD
⊙	FLUORESCENT LT.

RESIDENCE LEYBOURNE AVENUE WAIKANAE
FOR MR & MRS IAN BULL

DUDLEY ROY and TULLOCH
REGISTERED ARCHITECTS
180 MOLESWORTH ST.
WELLINGTON, N.Z.

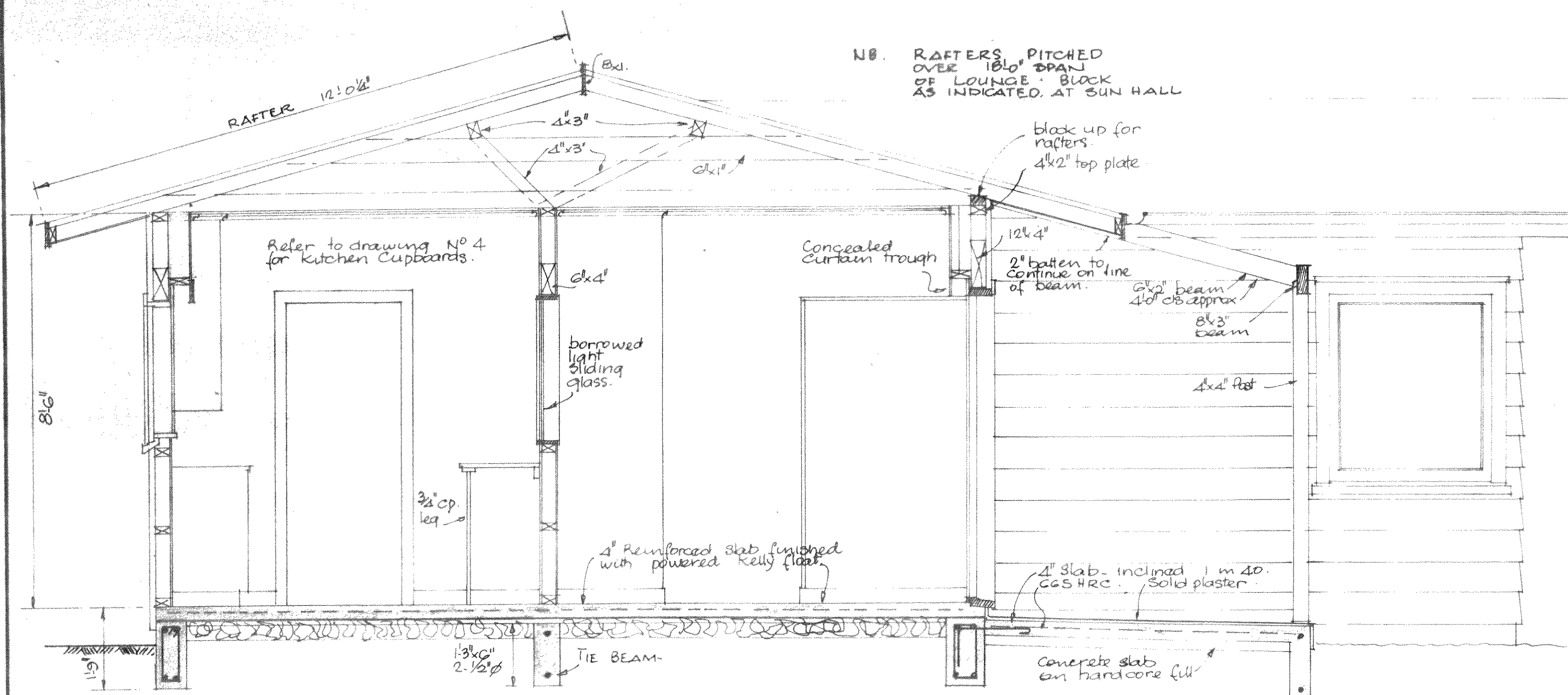
CONTRACTORS TO
SUBMIT SEPARATE
TENDERS FOR WHOLE
OF CARPORT

SCALE

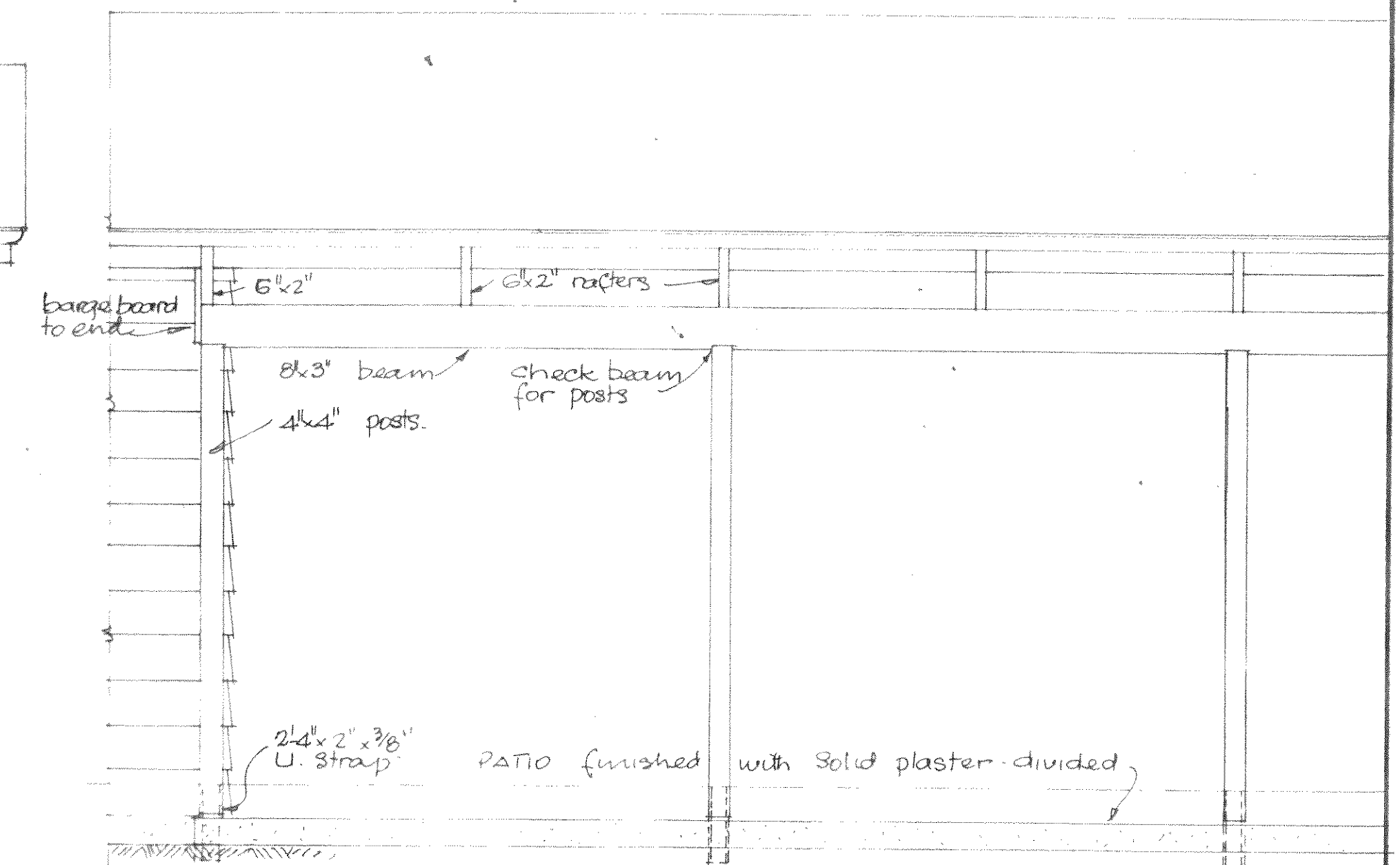
1/8" = 1'-0"

DATE: NOV. 1964

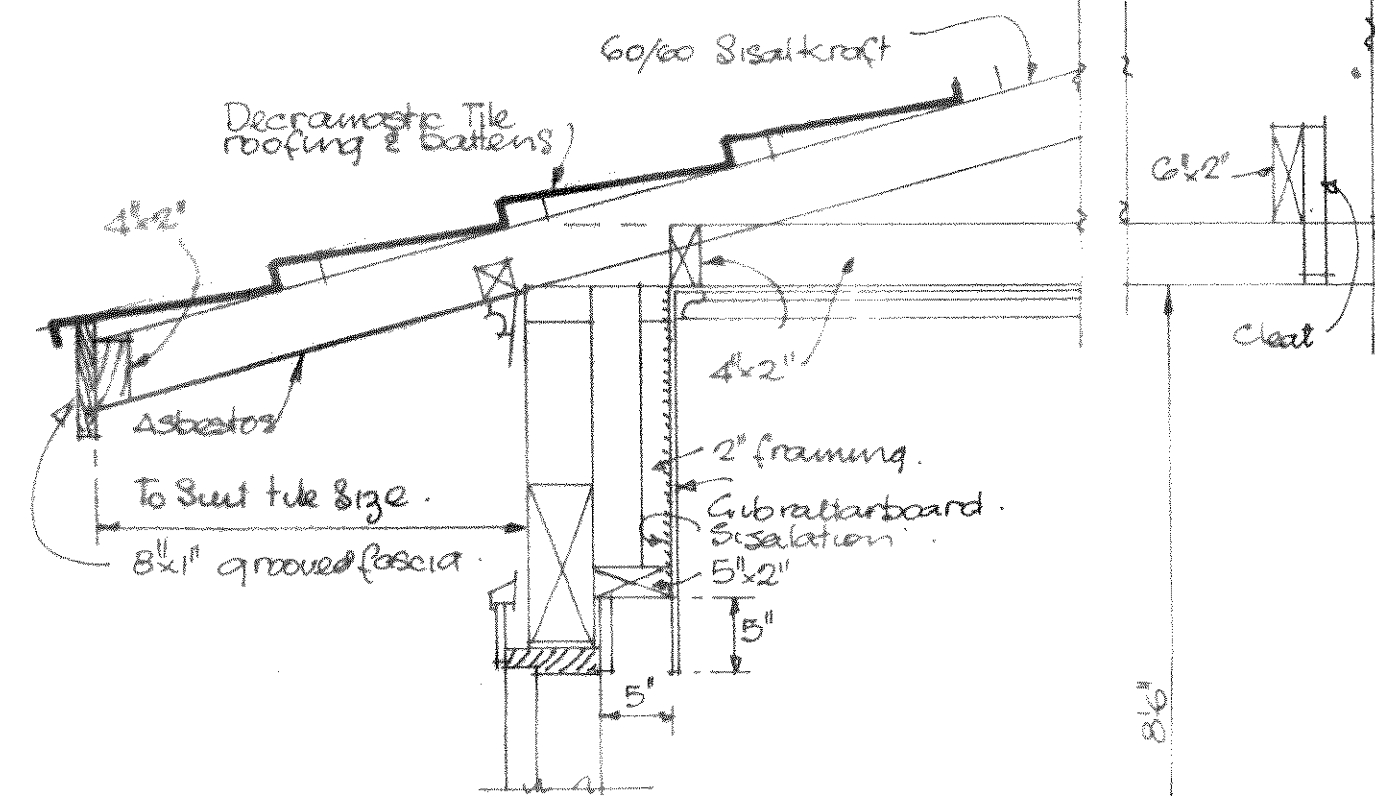
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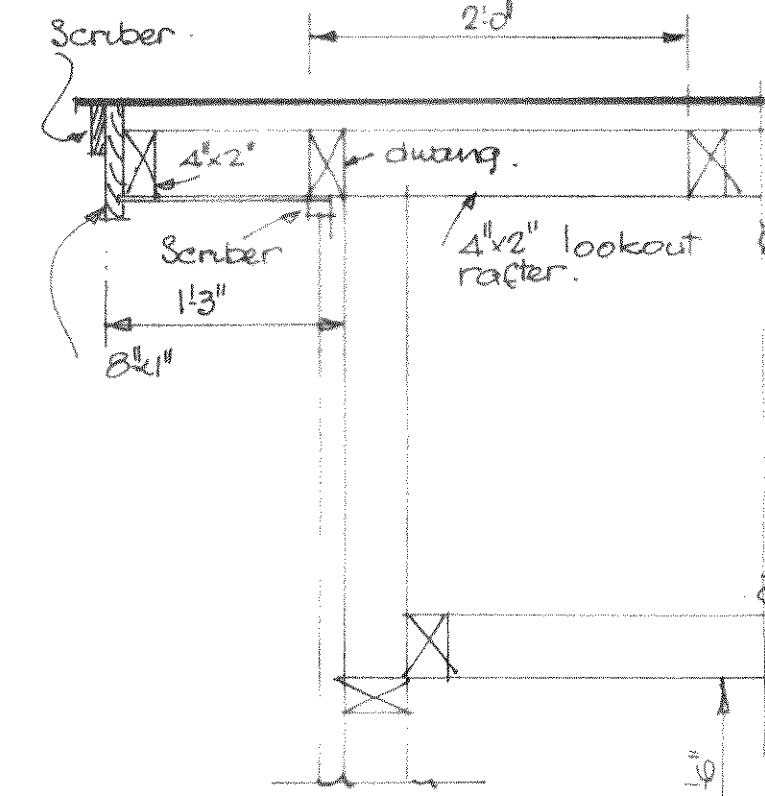
1/2" SCALE TYPICAL SECTION AT KITCHEN & SUN HALL



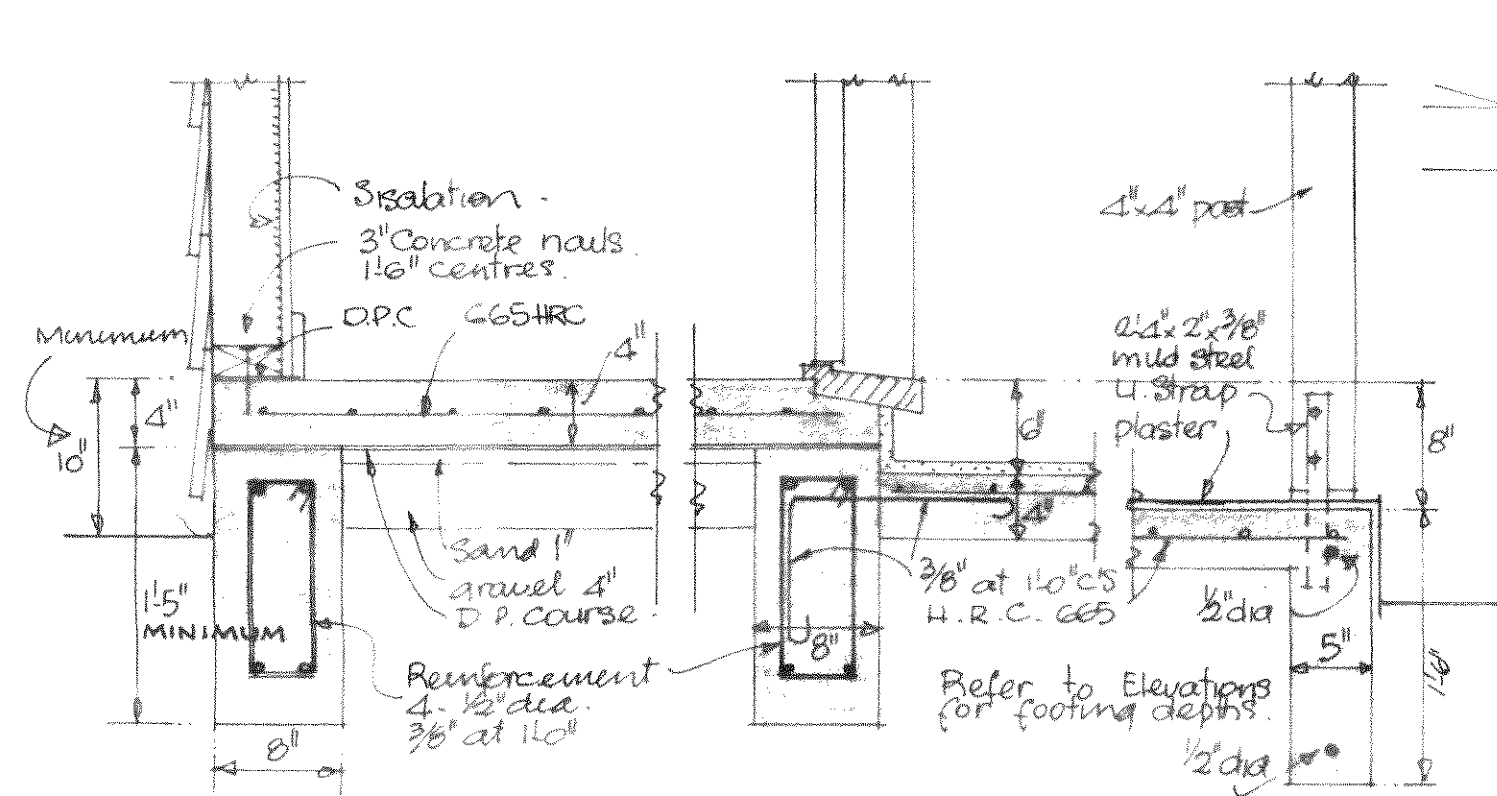
ELEVATION OF PATIO



TYPICAL EAVES DETAIL 1" = 1'0"

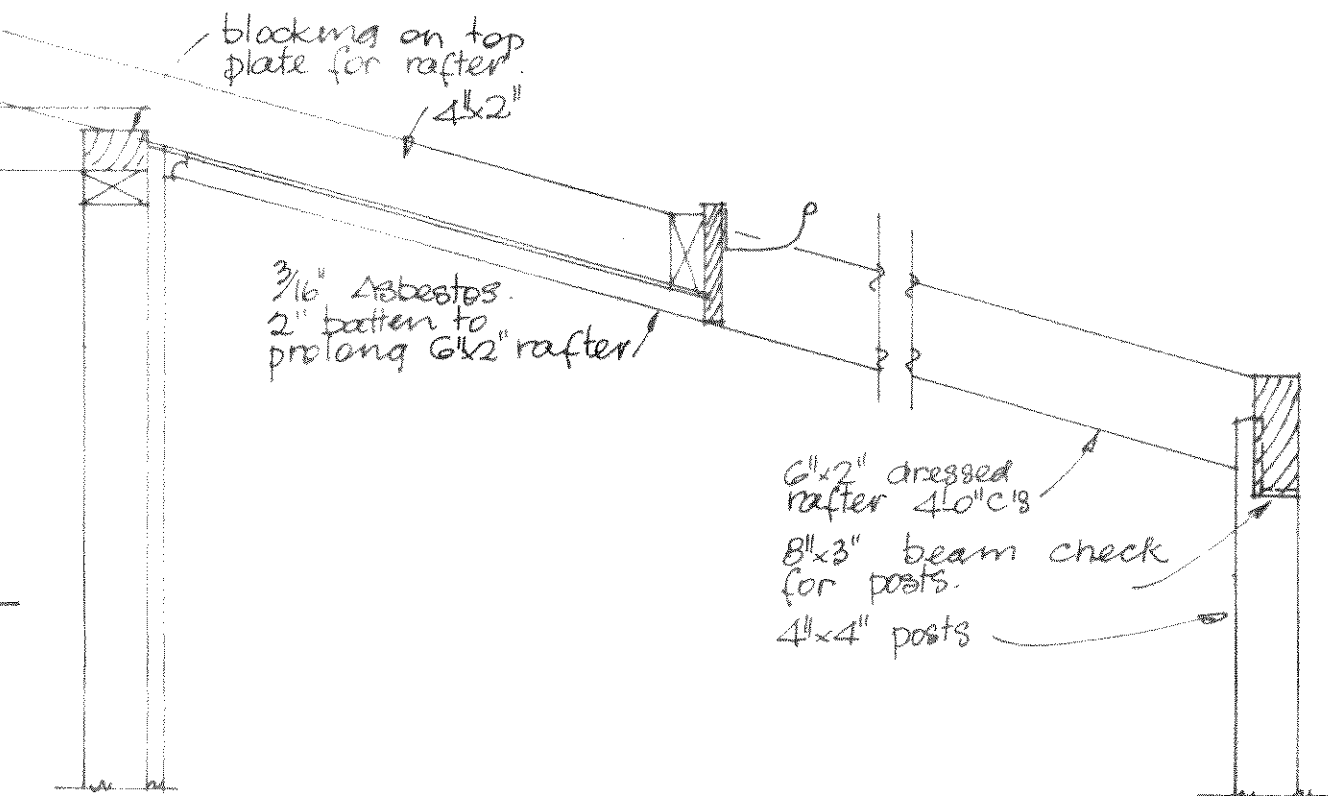


TYPICAL GABLE VERGE

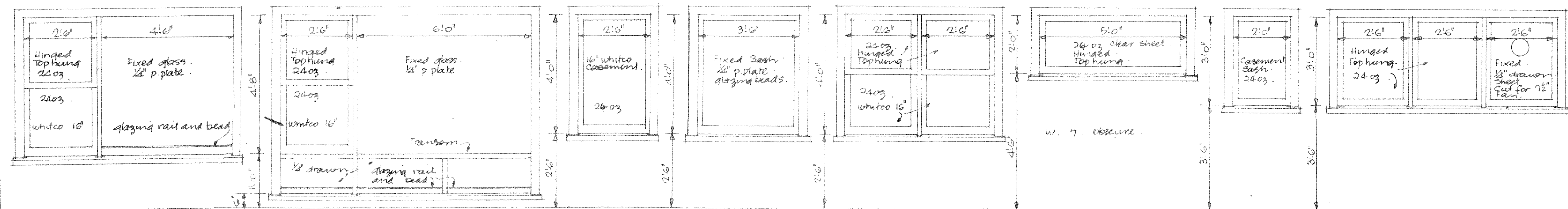


TYPICAL FOUNDATION FRONT DOOR

PATIO FOUNDATION



OPEN FRAMING ABOVE PATIO.



W.1
1/2" SCALE WINDOW SCHEDULE

RESIDENCE LEYBOURNE AVENUE WAIKANAE
FOR MR & MRS IAN BULL

DUDLEY ROY and TULLOCH
REGISTERED ARCHITECTS
180 MOLESWORTH ST.
WELLINGTON, N.Z.

CONTRACTORS TO
SUBMIT SEPARATE
TENDERS FOR WHOLE
OF CAR PORT

SCALE
1/2" = 1" = 1'0"

DATE: NOV. 1964.
2. 805.

