

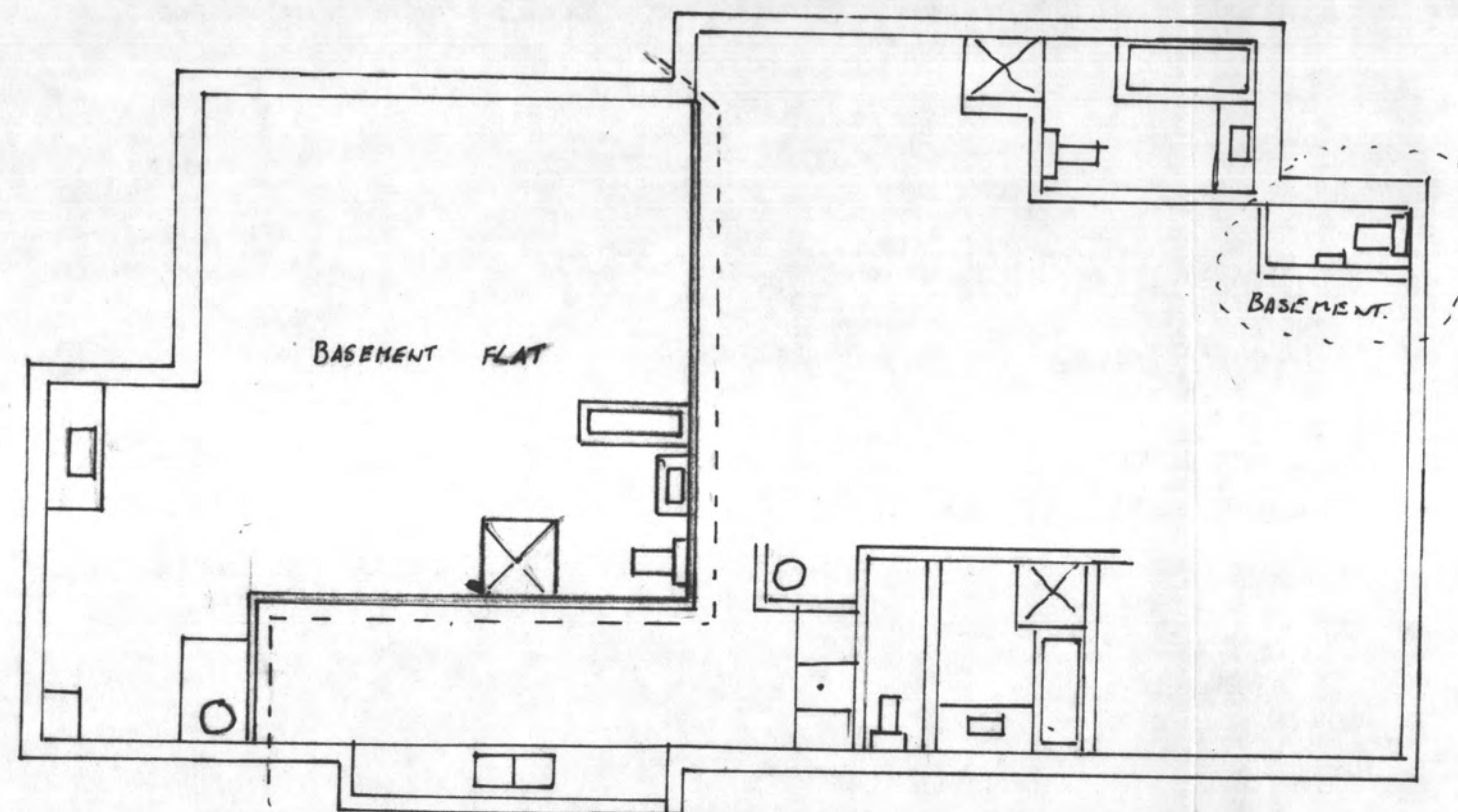
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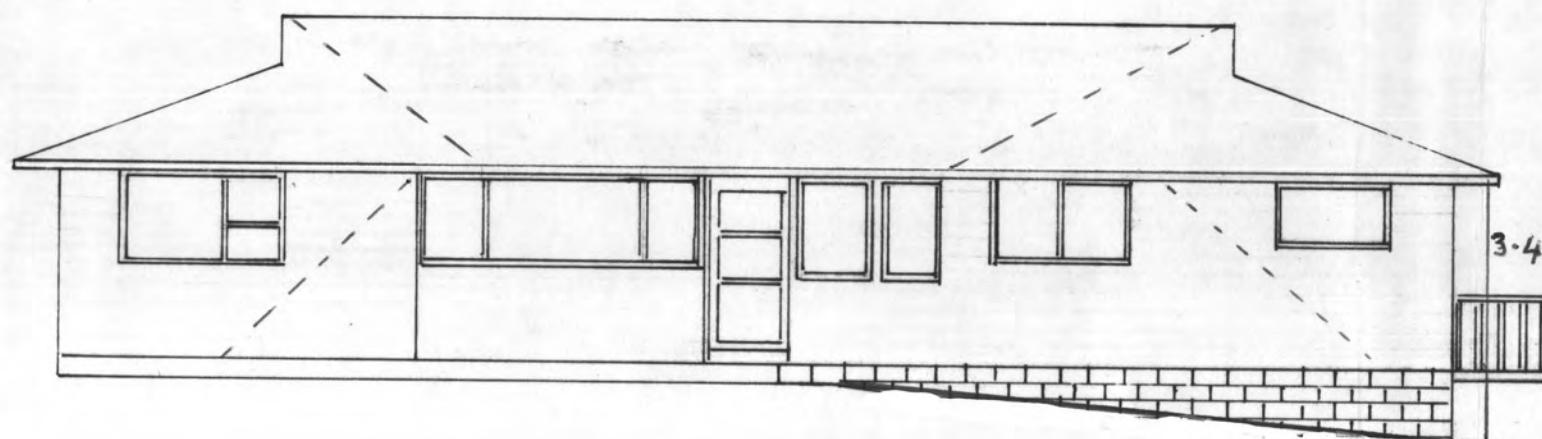
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DRAINAGE PLAN 1-100

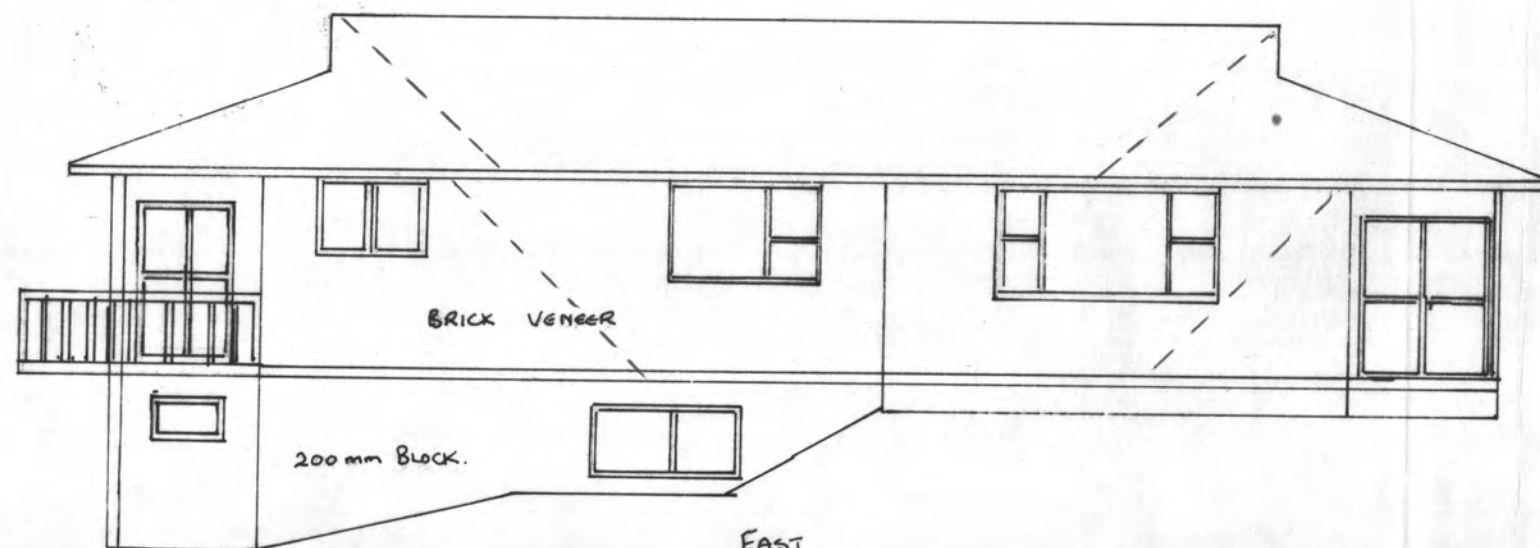
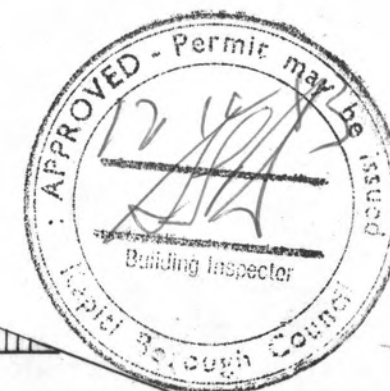
OFFICE COPY
&
DRAINAGE PLAN



WEST



NORTH



EAST

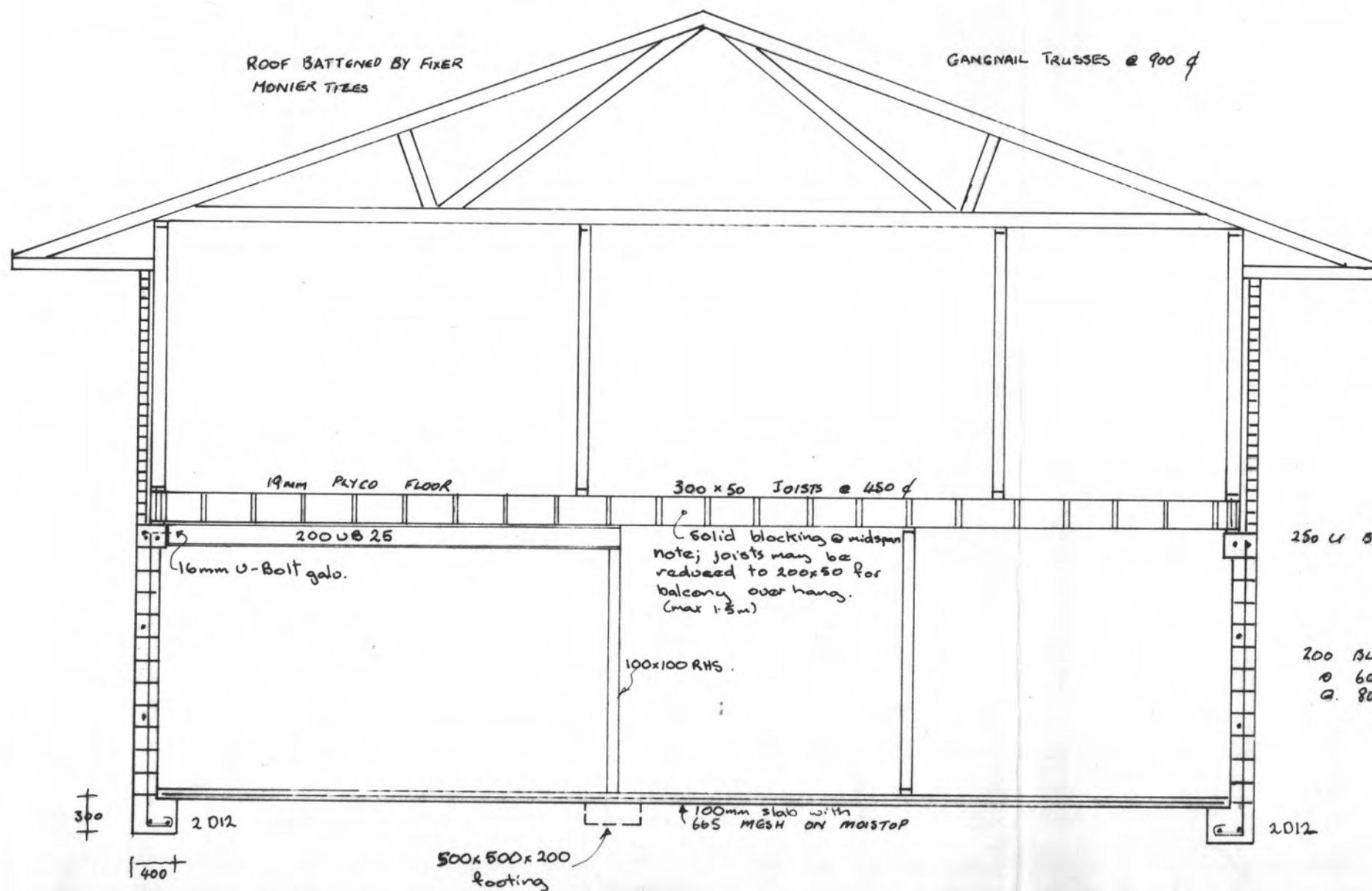


SOUTH.

PROPOSED DWELLING FOR TRAILTON PROPERTIES LTD 41 TUL RD RAUMATI

DRAWN N. J. TRAIL AUG 83

SCALE 1-100



CROSS SECTION



250 U BLOCK - 2/12 ϕ

200 BLK REINF 12 ϕ
 @ 600 VERTICALLY (400 where back filled with sand to 2.0m.)
 @ 800 ϕ LATERALLY

Note. flooring must be down & nailed to prop walls before sand fill is placed.



-Distorted Diagram A-

-Distorted Diagram B-

-Distorted Diagram -
Easement for Electric Power supply
Schedule of Easement

Servient tenement	Grantee	Purpose	Colour
Lot 85 hereon	Honourable E.P.A.	EP Supply	Blue

PURSUANT TO A RESOLUTION OF THE EAST COAST
COUNCIL PASSED ON THE 17th DAY OF
MAY 1977, THE FOLLOWING UNDER
SECTION 24 OF THE COUNTY DISTRICTS ACT 1974 THE
SURVEY PLAN IS HEREBY
THE COMMON SEAL OF THE BODY CORPORATE OF THE
CHAIRMAN, COUNCILLORS AND RATEPAYERS OF THE
COUNTY DISTRICT WAS SET TO ATTEST THE
130

PLAN of SUBN of PTS LOTS 45 & 46 BLK III & PTS 2 & 46 BLK IV D.P. 2767.

Bill

41 Jim Rod

I understand Peter is away possibly to Friday

The attached brochure on Mistral fans give specification that are approx double the required ventilation capacity required for the bathroom.

We propose to use the 7" fan (255 cub metres per hour = 0.070 per second) The flue will be 6" P.V.C pipe ~~with~~ vertical requiring one bend.



If you approve of the above I would appreciate an answer Wednesday if possible also the altered plumbing is ready for inspection.

A. J. Welch.

decay and the heartwood of this redwood is classified as durable which means it lasts for 15 to 20 years when in contact with the ground. It works easily but splintering and chipping may occur. Sharp tools and careful handling are essential for a good finish. Because of its attractive appearance and durability, it is used with great success for weatherboarding and sometimes without a coating. It takes stains well and it is recommended that a coating such as a penetrating stain is applied to redwood weatherboarding to increase its durability.

New Zealand Grown Redwood

New Zealand grown redwood comes from younger, more rapidly grown trees than its North American counterpart and the width of the growth rings is on average 5 mm. A large proportion of the wood of the tree is heartwood but New Zealand grown trees are usually of rather small diameter when they are felled. Often sapwood is included in boards and boards usually contain many knots. Sapwood is not naturally durable and any weatherboards containing sapwood require preservative treatment. Pressure treatment is not normally possible but diffusion treatment may be used. Boards containing sapwood must be painted since preservative applied by diffusion treatment can leach out if the boards are not protected by a paint system.

Locally grown redwood does not always meet the requirements of NZS 3602 because of the many knots that occur in it. Building Inspectors, therefore, might not accept the material for weatherboarding in a natural state or with a stain finish.

Before purchasing redwood:

- enquire whether it is imported or New Zealand grown.

If it is locally grown:

- make sure it is permitted for use by local body regulations.
- be aware that a paint finish rather than a stain may be needed.

NZS 3602 does not distinguish between locally grown and imported redwood in grading requirements. From experience, however, BRANZ Technical Advisers have found that most locally grown redwood weatherboarding usually requires painting in the same way as radiata pine. Although North American grown redwood is more expensive, it has the advantage that choice of coatings is possible when it is used for weatherboarding.

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The Building Research Association of New Zealand offers the following services:

- advice to the industry
- research to solve problems
- appraisal of new products/systems
- testing of materials and assemblies
- a library of up-to-date information.

Members of the Association receive a regular supply of information, as well as preferential access to other services, such as our national advice network.

Forthcoming travel arrangements of our Technical Advisers are as follows:

		Week beginning
Peter	Bay of Plenty	1 October
Reg	Northland	8 October
Emmett	Wanganui —	22 October
	Wairarapa	
Bill	Nelson —	8 October
	Marlborough	

The Secretary of the local Master Builders' Association and Local Authority Building Inspectors will be notified of any late changes.



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PRELIMINARY & GENERAL

1.01 SCOPE OF WORK

This Contract comprises the supply of all plant, materials, and labour for the completion and maintenance of the whole of the work specified here.



1.02 CONTRACT DOCUMENTS

The following documents form this Contract:—

- (a) Building Agreement
- (b) This Specification and Addendum Sheet
- (c) Drawings numbered

1.03 SITE

The Contract is based upon the site conforming with:—

- (a) Levels and/or Contours as shown on the drawings together with specific foundation details drawn or specified.

or

- (b) Level site.

The sub soil is of sufficient strength as to necessitate only the minimum foundations required of the Local Authority or Lending Institution, unless otherwise drawn or specified.

Where the sub soil is not of sufficient strength to meet the requirements of minimum foundation all additional work, labour and material to provide adequate foundations or bearing capacity shall become a variation to the Contract (this includes previously cultivated ground and filled sites).



1.04 DRAWINGS AND SPECIFICATION

This specification is to be read in conjunction with the plans, working drawings and any other detailed drawing which may be issued. All figured dimensions shall be taken in preference to those scaled. All detailed drawings shall supercede those to smaller scale.

If any error or inconsistency should appear in or between the drawings and specifications, the specification shall take precedence and such differences are to be referred to the Contractor for interpretation.

1.05 BY LAWS AND PERMITS

The whole of the works shall be carried out in accordance with and shall conform to the By Laws and Regulations of the Local Authority and the requirements of the Owner's Mortgagee.

The Contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying out of this Contract.

NOTE Crossing Fees — Upgrading Rights of Way

The Contractor shall pay necessary deposits or fees for sealing, vehicle crossings, etc., as required by the Local Authority only to allow permits to be uplifted. All such amounts are the liability of the owner, and such amounts as required charged as an extra.

1.06 INSURANCES

Prior to commencing construction of this Contract, the Contractor shall purchase the following insurance for the period of the Contract (excluding maintenance).

- (a) Public Liability Policy for \$200,000 for any one claim.
- (b) Worker's Compensation Insurance as stipulated by the Act.
- (c) Contractor's "All Risk Insurance" or "Fire Insurance" insuring against loss or damage by fire in joint names of the Contractor and the Owner to the full insurable value.

1.07 MAINTENANCE

Where required by the Agreement between the Owner and the Contractor the Contractor shall undertake to remedy defects in material and workmanship which appear in the dwelling within 31 days after completion.

The Owner will notify the Contractor in writing of any items which require rectifying within 31 days.

1.08 VARIATIONS

No variations shall be considered unless the Contractor prepares a separate estimate for such work.

The Contractor shall not be obliged to undertake any variation until the Owner has given approval by signing and returning the variation order to the Contractor.

MONETARY ALLOWANCES

A prime cost (P.C.) sum shall be varied by the substitution for the prime cost sum of the actual price paid by the Contract — or for the particular work or materials supplied and the contract price shall be increased or decreased (as the case may be) by the amount by which such sum is varied. There shall be added to or deducted as the case may be a sum representing such percentage as is normally charged by the Contractor as its own profit margin in relation to the particular items of Prime Cost concerned but in no case shall such percentage exceed ten per centum of such variation.

The P.C. sums referable to this contract are specified in the attached addendum sheet.

1.10 TEMPORARY SERVICES

The Contractor shall provide and maintain all temporary services necessary for the work and give notices and pay all dues in connection therewith.

1.11 SETTING OUT

The Contractor/or his employees shall be responsible for setting out the works as shown on the drawings and to maintain set out level pegs and control pegs during the currency of the Contract. Site boundary pegs are the Owner's responsibility.

1.12 COMPLETION

The Contractor/or his employees shall remove all rubbish and equipment accumulated during the construction of the house, remove all temporary work and leave all services in good order, rake out all rubbish from under floor, leave floors broom clean and windows whole and clean.

Completion of the Contract is defined in the "Building Agreement" clause 17 Possession.

1.13 MATERIALS SUBSTITUTION

Where the use of Brand names are used in this specification, substitution may be made, provided the substitute materials are of equal or better quality than the item being replaced.

EXCAVATIONS

2.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

2.02 SET OUT

Set out the whole of the excavations to the layout and overall dimensions as required.

2.03 CLEARING SITE

Clear off all vegetation over the area of the proposed building.

2.04 UNSTABLE GROUND

Where loose, soft or otherwise unstable ground is encountered the excavation depth is to be increased until solid bearing is reached. An extra to the contract will be made for such work.

2.05 FOUNDATION EXCAVATIONS

Excavation in accordance with the floor detail as shown on plan.

(a) Timber Floor

(i) Foundation Excavation

Excavate for all foundations to a solid bearing at a minimum depth of 300 mm below adjacent ground level.

All excavations are to be level and shall be stepped for sloping ground with minimum depth of 300 mm below ground level.

(ii) Backfilling

Backfill against all foundations are required with clean excavated material well compacted.

(iii) Pile Excavation

Excavate for all piles shown on plan to a solid bearing at a minimum depth of 300 mm below adjacent ground level.

(b) Excavation Concrete Floor

(i) Excavations

Remove vegetation and top soil over the whole of the building area as shown on the drawings to a minimum depth as required by the Local Body for lending authority.

Excavate for all foundations shown on plan to a solid bearing at a minimum depth of 300 mm below adjacent ground level.

All excavations are to be level and shall be stepped for sloping ground with minimum depth of 300 mm below ground level.

(b) Concrete Floor Construction

(House Slab) see addendum for basement, garage slabs.

(i) Foundations

Foundations are required around the perimeter of the floor slab under main load bearing partitions, chimney base and steps where shown on drawings.

(a) **Level Site** -- Foundations are to be of the size and details as required by the Local Authority. Minimum requirements: shall have a depth of 300 mm below and of height to give a floor level of 250 mm above surrounding ground level, foundation 200 mm wide and reinforced with 3/12 mm dia. rods.

(b) **Sloping Sites** -- Foundation walls and footings shall be of size and reinforced as shown on the drawings.

(ii) Vapour Barrier

Any vapour barrier, where shown on plans shall consist of approved sheeting material. Sheeting shall be of minimum thickness .25 mm. All joints shall be lapped by not less than 150 mm and sealed with pressure sensitive tape.

The vapour barrier shall be laid continuous over prepared hardcore filling to the entire building site with not less than 100 mm projecting beyond the outer limit of the foundations. It shall be sealed around all services or other projections with self-adhesive plastic tape.

Any defects in the vapour barrier are to be repaired before any concrete is placed.

(iii) Floors

Floors shall have a minimum thickness of 100 mm and shall be reinforced with 655 H.R.C. welded mesh fabric, lapped 150 mm at joints.

The surface shall be finished evenly and true to level with no abrupt changes. Finishing shall be carried out by floating to a smooth and even finish.

(iv) Holding Down Bolts

Set into foundations or floor 10 mm dia. R.M.S. holding down pins at 1200 mm centres to secure all wall plates.

3.06 PORCH AND TERRACE FLOORS

Concrete slabs to be minimum 100 mm thick supported on consolidated hardcore filling and laid with an even fall to exterior edges.

Supporting walls to be minimum 100 mm thick concrete.

Steps to have treads and risers of size shown on drawings and to have minimum 100 mm throat.

All reinforced as detailed on drawings. All concrete surfaces which are to be plastered are to be cross combed to form key for plaster.

BRICKWORK

4.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

4.02 MATERIALS

(a) Bricks

Bricks shall be of the type chosen by the owner. No chipped or broken bricks shall be permitted for use.

(b) Cement

Cement shall be ordinary Portland Cement.

(c) Plasticizers

Shall be used in accordance with the manufacturers instructions and no other additives are to be used in conjunction with these materials. On no account will further additions be made at the time of retempering mortars.

(d) Water

Shall be drinking quality and shall at the time of use be free from acids, alkalis and organic impurities.

- (e) Sand
Shall be of grade for mortar, washed clean and free from dirt and any organic matter.
- (f) Colouring Agents
Shall be Febtone colouring agent to colour by owner.

4.03 MORTAR

Mortar shall be prepared in accordance to standard trade practice and N.Z.S.S. 1900 Chapt.6.2.
Mortar in which an initial set has taken place shall not be used.

4.04 BRICKLAYING

All joints and perpends shall be straight true to line level and plumb. All joints shall be completely filled with mortar not more than 10 mm thick and struck as the work proceeds.
Bricks shall be laid from the lowest corner and shall be raked back.

4.05 WALL TIES AND BONDING

Brick venter shall be anchored to wall framing with non-corroding ties spaced at not more than 300 mm vertically and 600 mm horizontally.

At every 600 mm in height build in heavy quality galvanized bonding wire carried around wall and tied at angles and junctions.

4.06 VERMIN PROOFING

Along the brick course level with bottom plate fix a vermin barrier of gauge or similar securely fixed to bottom plate and bedded in mortar joint. Remove mortar droppings before any internal linings are fixed in place.

4.07 CLEANING

Clean down all exposed faces of brickwork with a weak acid solution and wash with clear water.

4.08 CHIMNEY

The chimney shall be of the type as shown on drawings and shall be of standard construction.
Reinforce chimney as required by Local Authorities and finish at least 600 mm above ridge level.

4.09 FIRE PLACE SURROUND AND FIREBOX

The P.C. sum allowed is to cover the installation costs and materials for the surround, hearth, firebox and grate.

BLOCKWORK

5.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

5.02 EXTENT OF WORK

Comprises the supply and laying of the whole of the concrete masonry work, including reinforcing and concrete to cavities and bond beams as specified or shown on drawings.

5.03 MATERIALS

(a) (i) Masonry

Blocks shall be manufactured to N.Z.S.S 3102 P for Class A quality concrete blocks, with clean sharp arrises. Precise in form and dimension without fractures, honeycombing, stains or corners and arrises chipped of approved texture and finish.

(ii) Mortar

Mortar shall be composed of sand, cement and "Onoda" N.Z.S.S 1900 Chapt. 6.2.

All materials in mortar mix shall be accurately measured by volume in suitable calibrated devices.

(b) Shovel measurements shall not be Permitted

(i) Premix the Onoda NN with half the quantity of mixing water.

(ii) Add sand and cement and mix for 7-8 minutes adding extra water as required for workability.

(iii) All mortar not used within 1½ hours of initial mixing shall be discarded.

- (iv) Bond Beams -- Concrete shall be poured cells and bond beams -- where indicated on drawings.
- (v) Reinforcing -- All reinforcing steel shall conform to the following:--
 - (a) 6 mm dia. bars N.Z.S.S. 3402 P plain bars
 - (b) 10 mm bars and over N.Z.S.S. 1693 deformed bars.

Reinforcing at the time concrete is placed, shall be free from loose flaking rust, mud, oil, or other coatings. Provide hooks and laps as detailed.

5.04 WORKMANSHIP

All work shall be carried out by approved tradesmen skilled in concrete block construction and in accordance with the best trade practice.

Set out and lay all concrete masonry walls as shown on the drawings. Walls shall be erected true to line and plumb in level stretcher bond courses, properly bonded, bedded and jointed in mortar.

Reinforce walls as shown on drawings, fill reinforced cells in 1200 mm maximum lifts, build in all bolts, etc. required for work by other trades, lay bond beams, reinforce and fill with concrete.

Blocks shall not be wetted prior to laying. Purpose made blocks shall be used for all window corners and openings etc. unless otherwise detailed. Mortar beds shall be laid on face shells only and not on webs.

5.05 POINTING

All mortar joints shall be filled tight and neatly and expertly pointed with ruled 10 mm dia. concave joints.

5.06 CLEANING DOWN AND MAKING GOOD

On completion clean down walls with a stiff brush removing all mortar projectings and irregularities. Make good any damaged corners, arrises or surfaces of blockwork to an even texture.

CARPENTER

6.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority and Mortgage Institution.

The Contractor shall obtain all permits and pay all inspection and prepay other fees necessary for the carrying out of this Contract.

6.02 EXTENT OF WORK

Comprises the supply and fixing of all timber work, linings, sheathings, fittings finishings and hardware as shown and to the best trade practice.

Cut away, for, attend on and make good after all other trades.

Provide and fix all necessary beads, stops, fillets, etc. as may be required. Leave all working parts in good working order.

6.03 MATERIALS

All materials shall be new unless otherwise specified and the best of their respective kinds.

All timbers shall be as specified and graded according to N.Z.S.S 169 and shall be in straight and in as long lengths as procurable.

All treated timbers shall be in accordance with the Timber Preservation Authorities Regulations.

Framing timbers to which linings are to be fixed should be gauged to eliminate variation in size.

Exposed exterior and interior finishing timbers unless detailed otherwise are to be machine dressed to a constant thickness and width.

6.04 WORKMANSHIP

Workmanship of the best shall be employed in thoroughly securing and framing together spiking or bolting down as may be required.

All nails in exposed work are to be punched below the surface.

6.05 PAINT PRIMING

All exposed exterior woodwork including laps, rebates, mitred joints, etc. where paint finished shall be primed and where stain finished shall have one coat of stain as required.

6.06 DAMP PROOF COURSE

Lay and approved 3 ply bitumen fabric D.P.C. or other approved material under all timber which is in direct contact with concrete or masonry construction.

6.07 TIMBER GRADES

The Contractor shall allow for all timbers as specified below.

Machine dressed timbers shall be thoroughly kiln dried or air seasoned to a moisture content of 12 - 18%.

Sub Floor Framing	B.A. Ht Rimu or Tan Pine
General Framing Timbers	Boric Treated No. 1 framing grade Pinus Radiata or B.A. Rimu.
Exposed beams, rafters, joist, trusses	Clean Douglas Fir or Oregon
Exterior Finishing Timbers	Heart or tanalised treated Rimu, Matai or white Pine or as detailed on plans.
Interior Finishing Timbers	Heart, OB Rimu or finger jointed pinus.

6.08 FRAMING GENERALLY

The whole of the framing work shall be spiked together and properly braced.

All plates and sleepers shall be halved together at all joints and half dovetailed at all intersections, and partitions or alternatively the use of metal plate connectors is permitted.

All dwangs, plates, etc. are to be notched for ventilation where required when asbestos sheathing is used as an exterior lining.

6.09 SUB-FLOOR FRAMING

Sleeper plates shall be generally 100 mm x 75 mm for pile spacings of 1200 mm and with joist spans of 1800 mm.

Sleepers shall be set on edge to a uniform level and securely tied down to piles with No. 4 mm galvanised wire ties well stapled. Plates on foundation shall be fixed by 10 mm dia. pins at 1200 mm centres, bent and fixed onto plates.

On sloping sites where required or as shown on drawings 100 mm x 75 mm jack studding and bracing is to be used.

Gauge 125 mm x 50 mm floor joists over sleepers at not more than 450 mm centres to a uniform level with laps not less than 300 mm in length well spiked together.

Joists to be well spiked to sleepers at each crossing.

Provide two joists blocked under all bearing partitions running parallel to the floor joists.

For pile spacings greater than 1200 mm and joist spans greater than 1800 mm the size of sleepers and joists shall be as shown on drawings.

6.10 FLOORING

Particle Board Floor

Dwang between floor joists to take edges of sheets.

Sheath the timber floor areas where shown on drawings with 20 mm thick high density, Particle Board flooring.

Fix flooring with galvanized floor brads.

On completion of dwelling punch all nails below the surface and one cut machine sand.

Tongue and Groove Flooring

Sheath the timber floor areas where shown on the drawings with Tongue and Grooved flooring well cramped and double nailed at each joist crossing.

Flooring to be of size shown on drawings with nails punched below the surface and one cut machine sanded.

6.11 WALL FRAMING

Generally

Unless otherwise shown, studs to external walls shall be spaced at 400 mm maximum centres. Stud to internal walls shall be spaced at 600 mm maximum centres. Dwargs shall be spaced at 800 mm centres maximum and shall be set out to suit wall linings.

All framing shall be braced with ex 150 mm x 25 mm or steel angle bracing set in flush at 45 degrees or as near as possible with not less than one brace to each bay. Where this is not possible cut 75 mm x 50 mm dogleg braces as required.

All plates shall be gauged to a uniform thickness.

All external angles and intersections shall be blocked and spiked together.

Fit 3 rows of dwangs to walls as required and dwang for all joinery units, plumbing units etc.

Lintels to Openings

Lintels to window or door openings shall be as follows:—

Openings up to	1800 mm	2 — 100 mm x 50 mm
1800 mm up to	2250 mm	2 — 125 mm x 50 mm
2250 mm up to	2700 mm	2 — 150 mm x 50 mm
Over 2700 mm of size shown on drawings.		

Check Lintels 12.5 mm into studs on each side for spans up to 1800 mm spans over 1800 mm to have 100 mm x 50 mm jack studs at each end.

Plates

For single storey construction wall plates shall be 50 mm in depth. For two storey or more in height wall plates shall not be less than 75 mm in depth unless on continuous even bearing or for the top storey in which case 50 mm depth may be used. In all cases plates shall be the same width as studs.

Studs and Dwangs

All dwangs shall be of the same width as the studs. Generally for single storey or lower storey in two storey housing construction studs shall be 100 mm x 50 mm.

Studs to bearing walls carrying over 3 kPa or over 2700 mm in height shall be as set out in N.Z.S.S 1900 Chapt. 6.1 or as drawn.

6.12 FLOOR FRAMING ABOVE BASEMENT LEVEL

The size of floor joist shall be as set out on the drawings and spaced at 450 mm centres.

Joists shall be spiked onto bearing walls or supporting beams where spanning greater than 2400 mm shall be stiffened with herringbone strutting 50 mm x 50 mm or bridging 50 mm thick by width of joist at right angles to joists.

6.13 CEILING FRAMING

Ceiling joists shall be 100 mm x 50 mm on edge spaced at not more than 500 mm centres.

Where spanning more than 2400 mm shall be secured by ceiling runners of not less than 100 mm x 50 mm at right angles to joists.

Ceiling runners shall be well nailed to joists at each crossing.

6.14 ROOF FRAMING

Generally

Frame up for roofs to pitch extent and with member sizes as shown on the drawings.

Rafter shall be neatly fitted (Birdsmouthed to plates) and well spiked to plates, ridge boards, valleys

and hips. *SECURE RAFTERS TO ROOF WITH PATENT METAL ROOFING CONNECTOR*

To pitched roofs where span of rafters exceeds 2100 mm they shall be supported by under purlins and strutting at 1800 mm centres. Fix collar ties to pairs of rafters at 1800 mm centres. Fit valley Boards to base of all valley gutters. Ridge and hip boards to have all joints spliced on each side well spiked together.

6.15 FASCIA, BARGE AND SOFFIT

Frame up for soffits to width and details as shown in drawings with 75 mm x 40 mm at centres to suit soffit lining.

Finish fascia and barge with board grooved to take soffit linings. Line soffit with 4.5 mm linings fitted into groove at fascia or barge with timber bead or alternatively scribe wall board or frieze board, to wall linings, and with jointer moulds fitted between sheets.

6.16 INSULATION AND BUILDING PAPERS

Building Paper

Walls sheathed with weatherboards and asbestos cement sheets. Cover with heavy quality building paper fixed to the outside of the studs.

(Where shown on drawings or included in addendum sheet fit either.)

(a) Sisalation 420

Insulate the exterior walls of the house with sisalation 420 or equal, double sided foil fixed to the inside of the studs.

(b) Fibreglass Batts

Insulate all ceilings with A.H.I. R9 65 mm thick Fibreglass Batts.

6.17 EXTERIOR SHEATHING

(Where shown on the drawings or included in addendum exterior sheathing shall be fixed as set out below.)

(a) Weatherboards

Shall be of a type shown on drawings. Boards shall be fixed to show uniform width with not less than 30 mm lap. Joints are to be mitred and staggered in rows, internal angles are to be scribed and external angles are to be mitred. Set all joints, mitres and angles together with primer or stain where stain finish is required.

(b) Fibroplank and Weatherside

To be fixed to manufacturers recommendations. Galvanised soakers fitted. Weatherside laps to be primed.

(c) Hardiflex Highline etc.

To be fixed to manufacturers recommendations complete with all corner or joint mouldings as required.

(d) Stucco

For Stucco finish provide backing of Cretex or similar cement board securely fixed over building paper. All joints in Cretex shall be over a timber stud or dwang.

Over face of Cretex board fix approved wire netting tightly stretched and secured with furring nails. Joints in netting shall be lapped on mesh and shall not occur at angles. Netting shall be doubled for 150 mm each side of all angles and extra pieces 450 mm x 300 mm shall be fixed diagonally on all corners of openings.

6.18 INTERIOR LININGS

(Where shown in addendum the interior shall be lined with linings as set out below.)

(a) Gibraltar Board

To wall areas unless otherwise shown line with 9.5 mm Gibraltar Board fixed with 30 mm galvanised flat head nails. Nailing generally will be in accordance with manufacturers recommendations. Fix stop fillets to all external corners or alternatively lap selvage edge of board to form a true and straight edge for stopping.

At completion of all fixing and nailing, plaster all internal and external angles, joints and nail heads with stopping plaster. Trowel all areas to a flat even finish and leave the whole of the work ready for painter.

(b) Pre-finish Wall Board

Pre-finish wall board to be fixed to framing with contact adhesive and finish at all joints or angles with P.V.C. jointer moulds.

(c) Hardboard

To be fixed to framing with hardboard nails at centres and edges of sheets. Generally all joints to be vee'd and butted.

(d) Pinex Sheet

To be fixed with panel pins on edges of sheets and at centres elsewhere. Panel pins will be nailed at an angle and punched slightly below surface.

(e) Pinex Panels and Tiles

Pinex Panels or Tiles to be fixed by either staples, clips or adhesive to manufacturers specifications.

- 6.19 CEILING BATTENS**
Fix where specified ceiling joists ex 50 mm x 25 mm dressed battens spaced at 300 mm centres to take Pinex Sheets, panels or tiles as specified.
- 6.20 SKIRTINGS**
Fix 75 mm x 12 mm skirtings to all rooms. Scribed to floor and internal angles and mitres at all external intersections.
- 6.21 CORNICE**
Fit scotia mould to all ceilings. Scribe internal corners and mitre external corners.
- 6.22 ACCESS DOORS**
Ceiling space: Provide and fit access door 600 mm square in ceiling where shown on plan.
Sub-floor space: Provide and fit access door in foundations to sub-floor space where shown on plan.
- 6.23 FINISH TO BATH**
Secure bath on cradle. Frame up front and ends where required with timber and line as for walls.
Finish walls at back and ends where required with ex 25 mm splash board splayed on top and bedded down onto bath in either thick white lead paste or seelastic type compound.
- 6.24 WARDROBES**
Frame for wardrobes as shown and line as specified for room. Provide each wardrobe with full length hanging rail and shelf ex 300 mm x 25 mm fixed to supports on walls.
- 6.25 HOT WATER CYLINDER CUPBOARD**
Frame for hot water cylinder cupboard and line as specified for rooms. Fit in space above cylinder 25 mm slatted shelving spaced 12 mm apart at 375 mm centres. Fit hot water cylinder on stand if required.
- 6.26 JOINERY**
Take delivery and fit all joinery as shown on drawing or specified. Fit all windows and doors into openings true, square, well wedged and packed from framing. Fit all joinery fittings as specified.
- 6.27 KITCHEN**
Install units as supplied by joiner. Fit tops and neatly finish junction of cabinets to walls with quarter round beading.
- 6.28 HARDWARE**
The P.C. sum allowed provides for the supply and installation of all hardware, including — Window stays and catches, exterior and interior door handles, knobs and furniture, locks, latches, catches and bolts, cupboard catches, handles and knobs, drawer and door pulls, miscellaneous coat hooks, toilet paper holders, towel rails, soap holders. All items shall be installed at the completion of the painting contract in a tradesman-like manner and left in a perfect operating condition.

JOINERY

- 7.1 PRELIMINARY**
The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.
- 7.2 EXTENT OF WORK**
The work comprises the construction and supply of the whole of the exterior window and door joinery, the interior kitchen, bathroom, laundry joinery fittings and all interior doors and frames as shown on the drawings.
- 7.3 WINDOWS AND DOORS**
All exterior windows and doors shall be of size and type with opening sashes or door as shown on the drawings.

(a) **Aluminium Windows and Doors**

Shall be of selected manufacture with members of anodised aluminium of approved colour. To be complete with either matching aluminium or ex 25 mm timber liners all hardware and galvanised to suit internal linings, fully glazed.

All opening sashes to be of the type, size and at the position as shown on the drawings.

(b) **Timber Windows and Doors**

All frames to be out of Heart or treated timber with ex 50 mm sills, ex 50 mm jambs or heads and ex 75 mm mullions or transoms.

Sashes to be out of redwood, Cedar or other approved timber, to be of sizes and opening as shown on drawings.

Sills shall be double sunk, weathered and throated. Jambs and head to be rebated and weather-grooved. Finish on exterior with either;—

(i) ex 100 mm x 25 mm Heart or treated timber facings.

(ii) Jambs grooved to take 0.50 mm galvanised flashing fixed to stud face.

Alternatively JMF Profile Timber windows may be used. Materials to conform to JMF NZ Ltd. specifications.

Jamb and head of frame to interior to be extended and grooved to take linings.

Provide sill board similarly grooved to take linings.

Doors to be of size and type as shown on drawings and to be hung on 1½ pairs of galvanised 100 mm loose pin butt hinges.

7.4 INTERIOR DOORS

Doors shall be of the size and type shown on the drawings.

Flush doors shall be hollow core flush doors veneered as shown on drawings. Clash locking edge only. Hinged doors to hang on 1½ pairs of 75 mm x 60 mm loose pin bronze butt hinges.

Sliding doors to be complete with track and pelmet as shown.

7.5 INTERIOR DOOR FRAMES

Frames shall be ex 150 mm x 50 mm solid rebated grooved on back to take linings.

7.6 FITTINGS GENERALLY

Construct fittings as shown on the plans and in this specification.

All formica tops shall be veneered to 19 mm chipboard with 19 mm chipboard sub-frame glued and pressed on, all exposed edges shall be veneered.

7.7 KITCHEN FITTINGS

Construct all units as shown on drawings.

Supply sink bench as detailed on plan. To be either:—

(a) Formica of approved colour complete with 450 mm x 300 mm stainless steel bowl fixed in, to have splayed up front edge and on upstand to all walls.

(b) Stainless steel with 400 mm x 350 mm and 150 mm high upstand to all walls. Sink cupboard to be constructed as shown.

Toespace to be 90 mm high. Construct all other cupboards, drawers and shelving as shown on drawings.

7.8 LAUNDRY FITTINGS

(a) **Tub Cupboard**

Supply cupboard unit to accommodate stainless steel tub specified under "Plumbing" and fit timber tap rail.

(b) **Cupboard Units**

Supply all other cupboard units as shown on drawings.

7.9 BATHROOM FITTINGS

(a) **Vanity Unit**

The P.C. sum allowed provides for the supply and fixing of Vanity Units in bathroom. Vanity to be complete with selected top, bowl and cupboard unit under.

- (b) Shaving Cabinet
Supply cabinet 400 mm x 550 mm constructed from ex 25 mm dressed timber. Provide 3 shelves and door complete with mirror.

ROOF COVERINGS

8.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

8.02 EXTENT OF WORK

This trade consists of the supply and fixing by approved fixers, of roofing and accessories.

8.03 CORRUGATED GALVANISED IRON ROOF

To roof areas where shown on drawings.

- (a) Materials
The corrugated Galvanised Iron shall be 0.45 mm gauge with min. 1½ corrugation side laps and one length from ridge or hip to gutter.
- (b) Purlins
Fix over rafter at max. 750 mm centres for 0.45 mm gauge corrugated galvanised iron roofing 75 mm x 50 mm purlins on flat.
- (c) Underlay
Over Purlins stretch galvanised 50 mm mesh wire netting securely fixed with galvanised staples. Over netting fix heavy quality building paper.
- (d) Fixing
Fix corrugated galvanised iron roofing with min. 1½ corrugation side laps. Fix alternative corrugations at fascia and every fourth corrugation elsewhere with lead head nails. Iron to project at fascia to give 40 mm drip at spouting.
- NOTE: Before fixing corrugated iron all laps and corrugated iron covered with ridging to be primed with Dulux Primer for galvanised iron.
- (e) Ridges and Hips
Fix over all ridges and hips 450 mm wide by 0.45 mm gauge galvanised iron lead edged ridging. Fix through corrugated iron into purlins with lead head nails at every alternative corrugation in roofing.
- (f) Barge
Finish at barge with 0.45 mm gauge square edge moulding lapping the roofing at least 2 corrugations.

8.04 GALVANISED IRON TRAY ROOFING

To roof areas where shown on drawings.

- (a) Materials
The galvanised iron tray roofing shall be either 300 mm or 400 mm 0.60 mm gauge galvanised steel continuous from ridge to gutter with all downturns and stop ends.
- (b) Underlay
Over Purlins stretch galvanised 50 mm mesh wire netting securely fixed with galvanised staples. Over netting fix heavy quality building paper.
- (c) Fixing
Form stop ends to all sheets where shown on drawings to obtain a full 50 mm turn up of tray with all ends flattened against the turn up. No dipping of the pans in front of the turn ups will be acceptable.
- The roofing shall be fixed with galvanised steel strip clip continuously fastened to every purlin, with an additional galvanised steel single side fix clip used at every fixing around the perimeter of the roof area. Form downturns to gutter edges of roof to approximately 20° to the horizontal. Fit all ridge or hip cappings as required.

8.05 CONCRETE ROOF TILES

To roof areas where shown on drawings.

- (a) Materials
The tiles shall be Monier 'Centurion' (colour as selected by owner).

- (b) **Underlay**
Over the whole of roof area fix underlay of 6.8 kg saturated roofing felt. Lap over all hips, ridges and over fascia board far enough to give drip into gutter. Where the rise of the fascia above rafter top could cause ponding, an anti ponding board or a device giving similar results should be provided.

Fix battens to a maximum gauge of 350 mm. Size of batten shall be not less than that shown on the drawings, with rafter spacing up to 450 mm centres 50 mm x 25 mm, between 450 mm and 600 mm centres 50 mm x 37 mm, between 600 mm and 900 mm centres 50 mm x 50 mm battens.
- (c) **Tiling**
Lay tiles to a minimum head of 75 mm. Secure every eaves course tile, every top course tile, all perimeter tiles with 57 mm x 25 mm galv., clouts on 50 mm x 25 mm battens and 76 mm x 25 mm galv. clouts on 50 mm x 37 mm and 50 mm x 50 mm battens. Secure every alternative tile within the body of the roof.

The first course of Monier Tiling shall be fixed so as to provide an adequate projection over the fascia into the gutter.
- (d) **Valleys**
Cut Monier tiling neatly and cleanly to the rake of the valley leaving a gap of 75 mm to 100 mm between the cut edges.
- (e) **Hips**
Fix starter hip tiles at the foot of all hips. Cut Monier tiling closely to the rake of the hip. Cover all hips with Monier ridge tiles to colour as specified, bedded and struck pointed in cement mortar coloured to blend in with tiles. Hip and ridge tiles must be bedded solid only at the ends or at the junction of hip and ridge. Starter hip ridge and every alternative ridge to be mechanically secured.

Cover all ridges with Monier ridge tiles of selected colour bedded and pointed to match the tiles. The end ridge and every alternate edge must be mechanically secured. All ridge tile mortar must have weep holes fitted when mortar is still wet.
- (f) **Mortar**
All bedding mortar shall be specially mixed mortar and for this purpose shall consist of 4 parts clean sharp sand and 1 part cement and C.P. 30 or similar at the rate of 1.52 litres to 1 bag of cement. The mortar to be coloured to match tiling.

8.06 METAL ROOF TILE

To roof areas where shown on drawings.

- (a) **Materials**
The tiles shall be Harveytile or similar (colour selected by owner).
- (b) **Underlay**
Over the whole of the roof area fix underlay of an approved roofing felt. Lap over all hips, ridges and over fascia board to give drip into gutter.
- (c) **Battens**
Cut battens to manufacturers recommendations from 75 mm x 50 mm giving 2 battens. Battens to be fixed at maximum 368 mm centres with first batten 330 mm from face of fascia.
- (d) **Tiling**
Lay tiles as recommended by manufacturer fixing to each tiling batten as work proceeds.
- (e) **Ridges, Barges, Hips**
Finish all ridges, hips and barges where shown on drawings, with coated cappings.
- (f) **Valleys**
Construct and finish valleys where shown on drawings as recommended by roofing manufacturer.
- (g) **Flashings**
Flash and over flash all projections through roofing. All flashings to be coated.

PLUMBING

9.01 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

The Contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying out of this Contract.

9.02 EXTENT OF WORK

This trade comprises the supply and fixing of flashings, spoutings, downpipes, sanitary fittings, and wastes, hot and cold water reticulation and drainage.

9.03 MATERIALS AND WORKMANSHIP

All work shall be carried out in accordance with the Drawings, Specification, Local Authority and Public Health regulations. All materials shall be the best of their respective kinds. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where air locks are likely to occur. Use easy bends and unless unavoidable, elbow fittings are not to be used. Copper tubing is to be secured in position by copper straps. All piping, including water, waste and vents shall be concealed or as shown.

9.04 NOTICES

The Plumber shall give all necessary notices to the Local Authority for the inspection of work and testing of same.

9.05 FLASHINGS

Flash in 0.45 mm iron as necessary to render building watertight. All flashings shall accurately fit the work and shall be machine bent and cut in as long lengths as possible with all joints well lapped and soldered, beaded edges and fixed with 19.0 mm flat head galv. nails at 75 mm centres.

Where shown on drawings fit full length 0.45 mm galvanised iron flashings to all heads and tray flashings to all sills of windows.

Flash and over flash all vents, chimneys and other projections through roofing and leave in a water-tight condition.

9.06 SPOUTING

To all fascias at positions shown, fix spoutings of type shown on drawings with falls and outlets.

- (a) Quarter Round Spouting
Shall be galvanised iron 125 mm x 45 mm quarter round Spouting complete with spouting bracket fixed at 900 mm centres, downpipe drops and stop ends.
- (b) Dimond Fascia Gutter
Shall be 6.5 mm gauge galvanised steel of size shown on drawings complete with all fixing brackets at 900 mm centres downpipe drops and stop ends.
- (c) PVC Spouting
Fix PVC spouting in accordance with manufacturer's recommendations.

9.07 DOWNPIPES

At positions shown fix 6.5 mm galvanised iron downpipes of size shown on drawings. Downpipes to be fixed to walls with galvanised iron straps, sealed into droppers from spoutings and into stormwater drain.

9.08 WASTES AND TRAPS

All sanitary fittings shall be fitted with P.V.C. traps of the following sizes:—

30 mm to basins, 40 mm to shower, Bath, Tub and Sink.

Run from traps to gully traps in P.V.C. wastes of sizes as above in shortest runs possible.

Turn wastes pipe down at end to discharge into gully traps.

9.09 TERMINAL VENT

Erect terminal vent of 75 mm Nova soil P.V.C. pipe extending 450 mm above roof level finishing with wire balloon.

9.10 PIPES

All pipes for hot reticulation shall be copper, well strapped to framework to prevent water hammer. All hot water pipes to be lagged with felt well wired on.

All pipes for cold reticulation shall be PVC well strapped to joists. All joints solvent welded.

9.11 COLD WATER RETICULATION

Make connection to toby at boundary and run a 20 mm or 15 mm dia. main to supply tank or pressure reducing valve. Allow to supply and install 13 mm of PVC piping. Additional meterage will be charged as an extra.

From Main take 15 mm dia. branches to all fittings and to 2 exterior hose taps.

(a) Supply Tank

At position shown on drawings in ceiling space install a 136 litre Nura plastic supply tank fitted with ballcock, valve and silencer tube. Tank shall be installed on 6.5 mm gauge galv. iron overflow tray with 40 mm dia. overflow pipe carried out and through eaves. Connect to cold water main controlled with 15 mm wheel valve.

(b) Pressure Reducing Valve

Install pressure reducing valve adjacent to hot water cylinder. Fit 15 mm stop valve on high pressure side of pressure reducing valve and run 20 mm dia. low pressure feed controlled by a 20 mm stop valve to cylinder. From low pressure side run a 15 mm dia. branch to shower as required.

9.12 HOT WATER SYSTEM

Install and position a 560 mm x 180 litre cased and lagged hot water cylinder complete with maximum possible element and thermostat.

Connect to 20 mm supply pipe and provide with sludge pipe to discharge over nearest gully trap.

Take 20 mm dia. expansion pipe up through roof and from expansion pipe take 15 mm dia. branches to the various fittings shown on the drawings.

9.13 W.C. PAN

Supply and fit where shown on drawings a "McSkimming" (Standard or similar W.C. Pan to be caulked into soil pipe with approved sleeve properly caulked into place.

Supply and fit double flap standard quality plastic seat.

9.14 CISTERN

Supply and fit to W.C. pan a 13.6 litre Dux or similar Cistern complete with ballcock silencer tube, float, overflow extension handle and tripper. Cold Water connection to be of 15 mm tube controlled with ballofix valves.

Connect to pan with 40 mm P.V.C. flush pipe and overflow to be of 20 mm P.V.C. tube.

9.15 BATH

Supply and fit where shown on drawings a 1675 mm white enamelled pressed steel bath complete with HMC 20 mm x 80 mm x 49 mm taps for both hot and cold water supply. Connect to waste.

9.16 BASIN

Supply and fit where shown on drawings a "McSkimmings" Milton or similar basin. Connect waste and supply and fit pair HMC 14 mm x 62 mm pillar taps.

9.17 SHOWER CABINET

Supply and fit where shown on drawings a stainless steel shower tray of size shown and mounted on wooden undercarriage with pinex backing. Connect to waste and fit HMC 80 mm x 152 mm shower rose controlled with "Topliss" mixer unit or similar.

9.18 SHOWER OVER BATH

Supply and fit where shown on drawings a HMC 80 mm x 152 mm shower rose controlled by "Topliss" or similar, mixer unit. Shower rose to discharge over bath.

9.19 HOSE TAPS

Complete two outlets as indicated with HMC 15 mm x 37 mm hose taps.

9.20 TUB

Supply and fit where shown on drawings a L2 deep standard stainless steel tub. Connect waste and fit with pair HMC 15 mm x 48 mm.

9.21 SINK

Sink supplied by Carpenter. Supply and connect plug and C.P. chain. Connect up to waste and supply and fit with pair HMC 15 mm x 80 mm x 49 mm taps.

DRAINAGE

10.1 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

The Contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying of the Contract.

10.2 EXTENT OF WORK

(a) Sewage Drains

Excavate for, provide, lay and backfill sewage drains from connection at boundary to fittings in accordance with reticulation as shown on service plan.

(b) Stormwater Drains

Where required by Local Authority excavate for, provide, lay and backfill stormwater drains outfall to downpipes in accordance with reticulation as shown on service plans.

10.3 BY-LAWS AND PERMITS

Obtain permits and pay all fees for the above work. All drainage work shall be carried out in accordance with the drainage regulations under the Health Act and the Local By-laws. The work shall be in strict conformity with the specific clauses in this Specification and all work passed by the Inspector.

All drains shall be tested and the excavations can only be filled after the work has been passed.

10.4 MATERIALS

Pipes shall be of sizes shown on drawings, double glazed earthenware pipes. They shall be true to shape and free from cracks and other defects. All joints and connections shall be made with an approved neoprene sleeve tied with EN58 J stainless steel wire ties.

10.5 LAYING DRAINS

The drains shall be commenced at the point of outfall, and worked back to the highest point with at least 300 mm cover. The whole of the drains shall be laid in a true and even grade of 1 : 40.

10.6 BACKFILLING

When filling in trenches, care must be taken to ram carefully the first portion around the drains, the whole trench is then to be well filled, rammed and consolidated with water.

The surface of the ground must be made to its existing condition.

10.7 GULLY TRAPS

Where shown on the Drawings, install gully traps with grating and set in concrete.

ELECTRICIAN

11.1 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-laws and Regulations of the Local Authority.

The Contractor shall obtain all permits and pay all inspection and other fees necessary for the carrying out of this contract.

11.2 EXTENT OF WORK

Give all notices to the Electrical Supply Authority and obtain all necessary permits and pay all fees. Provide and install switchboard. Wire to all power and light outlets as shown on service plan. Supply and install fittings as specified.

Allow for earthing the installation in an unobtrusive manner to the satisfaction of the Supply Authority.

11.3 WORKMANSHIP

The work shall be carried out in accordance with regulations governing electrical work and in accordance with the best trade practice and to the satisfaction of the Supply Authority Inspector.

11.4 MAINS

Type of mains supply to be as shown on drawings. Make connection to supply authorities mains at position shown on drawings.

(a) Overhead Supply

- From Supply Authorities connection run overhead mains as required and of capacity to suit loading to terminate at junction box at point of entry to building.

(b) **Underground Supply**

From Supply Authorities connection run underground mains of capacity to suit loadings to terminate at mains fuse in junction box at point of entry to building.

Underground cables shall be buried min. 600 mm below ground, bedded in sand and covered with 50 mm precast concrete slabs.

From junction box at point of entry run mains cable to meter board.

11.5 SWITCHBOARD

Where shown on drawings, supply and fit metal switchboard box complete with hinged door and hinged composition panel.

Fit terminal box, mains, switch, fuses and circuits breakers as required. Wire for circuits as specified.

11.6 WIRING

All wiring shall be T.P.S. plastic cable of approved make with wires of sizes necessary for the maximum possible loading. Cables shall be securely fixed to the framework with approved clips.

Holes drilled in framing members shall be no larger than necessary and shall be in as straight runs as possible to allow for the withdrawal of the cables if required.

The installation shall be electrically continuous throughout and efficiently earthed and all cables must be concealed in the walls and ceilings. All wiring run in concrete blockwork or concrete or passing through concrete beams shall be encased in P.V.C. conduit of size to suit cable.

11.7 SOCKET OUTLETS

Wire circuits from 20 amp M.C.B's at switchboard to outlets split over circuits looped by the most convenient and economical runs.

Finish off outlets with white switched socket units of 10 amp capacity fixed flush in wall in metal outlet boxes.

11.8 LIGHT OUTLETS

Wire circuits in twin and earth cable from 5 amp fuses to loop light outlets by the most economical and convenient runs. Provide and fit white flush switch units in metal boxes and wire to light outlets.

Fit sets of 2/way switching to outlets as detailed. Finish bracket outlets with adjustable angle batten holder. Finish ceiling outlets with ceiling rose, flex and lamp holder. Supply lamps to outlets as directed on job.

11.9 RANGES

The P.C. sum allowed is for the supply fitting of electric range to each unit. Wire mains from switchboards with flush isolating switch at range position and connect to units with fixed wiring encased in flexible conduit.

11.10 WATER HEATING

Wire water heating circuits from switchboard to hot water cylinders. Provide control switches, mounted on metal junction boxes and connect to elements and thermostats with fixed wiring encased in flexible conduit.

PLASTERER

12.1 SCOPE OF WORK

Foundation — All exposed exterior concrete is to be plastered.

Walls — All exterior surfaces of Asbestos or similar type sheathing. Refer addendum.

12.2 CEMENT

Cement shall be approved brand N.Z. Portland cement.

12.3 SAND

Sand shall be shape, clean riverbed sand with gritty hard grains of various sizes free from deleterious matter.

12.4 SURFACE PREPARATION

Properly prepare all surfaces to be rendered or plastered. All concrete surfaces well picked, wetted and given a good slurry coat of 1 part cement to 2 parts sand prior to plastering. Apply 15 mm plaster in smooth and fair finish. Finish with textured dash coat.

12.5 PORCHES AND STEPS

Porch and steps shall be finished 20 mm thick with wooden float. Steps to fall to shed water and to have neat coving 50 mm junction with all surfaces.

12.6 VENTS

Supply and fix precast concrete vents to openings, supplied under "Concretor".

12.7 WALLS

All backing to exterior stucco work shall be fixed by the carpenter and shall consist of Asbestos type boarding securely fixed over an underlay of building paper and seated firmly on a rebate in the concrete perimeter wall. All joints in Asbestos board shall be over a solid timber dwang both horizontally and vertically. Netting with a 19 mm mesh shall be tightly stretched over the face of the Asbestos board and securely fixed by means of special clips and nails at joints at not more than 150 mm centres. Joints in reinforcing shall be lapped at least one mesh and shall not occur at angles. The reinforcing shall be doubled for 25 mm at each face of all angles and extra pieces at least 460 mm by 305 mm. Shall be fixed diagonally on all corners of openings.

12.8 THICKNESS

Stucco shall be applied in not less than two coats to a final thickness not exceeding 25 mm and shall cover all reinforcing not less than 15 mm.

PAINTER & PAPERHANGING

13.1 PRELIMINARY

The whole of the works shall be carried out in accordance with and shall conform to the By-Laws and Regulations of the Local Authority.

13.2 INSPECTION

The Painting Contractor shall examine all surfaces and if not in proper condition for painting he shall notify the builder who will rectify to Painter's satisfaction.

13.3 SUPERVISION

The Building Contractor and any representative of the Paint Manufacturers designated by the Building Contractor shall have access to the job and to materials being used during the progress of the work.

13.4 UNSUITABLE CONDITIONS

No paint shall be applied to wet or uncured cement or plaster or to surfaces that are not clean, smooth dry or free from all oil or grease.

No painting shall be carried out in frost, fog, rain or dusty conditions.

Preceding coats are to be thoroughly dry before applying next coat.

13.5 PUTTYING

Surface cracks, nail holes, etc., in woodwork shall be levelled up to the surface of the work with linseed oil putty after the priming coat has been applied.

13.6 SANDPAPERING

Each coat of paint when dry, is to be properly smoothed with sandpaper and dusted clean before application of succeeding coat.

13.7 PROTECTION

The Contractor or Painter shall provide and lay adequate dust sheets to protect the floors and other surfaces.

Varnish and enamel shall not be applied in presence of dust.

13.8 WORKMANSHIP

All work is to be executed in accordance with approved trade practice. Materials shall be evenly applied and primers well brushed into pores of the wood and into all crevices and quirks. No coat of paint shall be applied unless preceding coats are dry.

13.9 EXTERNAL WORK

Paint all external exposed woodwork usually painted with three coats in accordance with the following. Priming coat applied by Carpenter before erection.

NOTE: The use of materials other than specified Dulux will be permitted, provided substitute is a recognised trade name of similar quality.

(a) Stopping and Rubbing Down

After priming has set, stop all nail holes as detailed in General clauses, and rub down as required to obtain a satisfactory surface for undercoating.

(b) Undercoat

Apply Dulux Undercoat as soon as possible after priming. Paint all glazing putties with, and tint undercoat to approximate colour of finished coat, but it shall be readily distinguished from same. Paint to impinge slightly on to glass surfaces.

(c) Finishing Coat

Apply one coat of Dulux Exterior Hi-Gloss in the colour selected, taking care to ensure that all undercoated areas receive a coat of paint. If 'Bright Red' is selected, then two coats must be applied. (Dulux Super Enamel). Selection of dark colours for wood is not recommended.

(d) Asbestos Cement Eave, Gable End and Porch Linings

Shall be painted with two coats of Dulux Spring Flat Paint, in accordance with the manufacturer's instructions for first class work.

N.B. Apart from painting these asbestos linings painting of all other asbestos work does not form part of this Contract.

(c) **Metalwork**

All exterior metal work should be thoroughly cleaned and free from dirt, grease or other surface imperfections. After thorough surface preparation has been completed apply coats as specified in 13.9 [(a) and (b)] above.

Iron and Steel — Dulux Seakrome Primer.

Galvanised corrugated iron roofing — As specified under roofer.

N.B. Apart from lap priming as specified under Roofer, however, painting of any roofing material does not form part of the Contract.

13.10 INTERNAL WORK

Note:

Painting interior of any kitchen, bathroom, laundry or other cupboards are not included in the Contract. In all painted rooms, the contract allows for not more than three colours. Additional charge will be made for colours in excess of this number.

NOTE: The use of materials other than specified Dulux will be permitted, provided substitute is a recognised trade name of similar quality.

(a) **Painted Wood Surfaces**

After surface preparation has been completed, apply one coat of appropriate Dulux Intermediate Primer Undercoat, second coat of Dulux Intermediate Primer Undercoat and final coat of Dulux Super Enamel or Dulux Super Satin, tinted as directed.

(b) **Varnished Wood Surfaces**

After thorough surface preparation has been completed, all interior woodwork, excepting that which is scheduled to be painted shall be stopped with tinted putty. Apply Duco Sanding Sealer or Dulux Satin clear as the first coat. Follow with two coats of Dulux Clear Gloss Varnish or Dulux Stain Clear Varnish.

(c) **Gibraltar Board Walls to Kitchen, Bathroom, W.C. and Laundry**

After necessary stopping and sanding has been completed, coat with size and cover with a lining paper, at \$1.00 per roll, and apply one coat of Dulux Super Seal, one coat of Dulux Intermediate Primer Undercoat and one coat of Dulux Super Enamel.

(d) **Gibraltar Board Walls to Wardrobes and Coat Cupboard**

After necessary stopping and sanding has been completed, apply two coats of Balm Trade Formula P.V.A. Flat Plastic paint, tinted as specified.

(e) **Ceilings to all service rooms (Kitchen, Bathroom and Laundry) and to Lounge, Dining, Bedrooms, and Hallways**

After necessary stopping and sanding has been completed apply two coats of Balm Trade Formula Alkyd Flat or Dulux Spring Plastic Paint. The use of Dulux Lo-Gloss is recommended on damp surfaces or areas subject to moisture problems.

13.11 PAPERHANGING

To walls of Lounge, Dining, Bedrooms and Hallways. Wallpapers shall be selected to the owners approval. See P.C. Item per roll.

13.12 COMPLETION

On completion the Contractor shall remove all empty cans or other debris arising out of his work: clean off all glass free from paint spots and smears, in addition to the other areas so affected.



Mistral Ceiling Exhaust Fan

Switch On Mistral freshness all over your home.

Did you know that there is often more pollution inside a home than outside. And, that you probably spend more time inside than outside. That's why Mistral Ceiling Exhaust Fans are an essential part of home building or renovation.



Mistral's ceiling exhaust fan is the way to help keep the toilet fresh as a daisy and stop the bathroom from getting all steamed up. Whenever you need to switch on the freshness look up to Mistral — today's move for fresh and healthy air conditions in your home.

Mistral TE7
 CEILING EXHAUST FAN
 KEEPS BATHROOMS, TOILETS,
 LAUNDRIES FRESH AS A DAISY

Poor ventilation causes big problems in small rooms. Steam and odour accumulates and dampness prevails.

Mistral's TE7 ceiling exhaust fan overcomes these problems, rapidly removing steam and unwanted odours from your home.





Poor ventilation makes grease laden steam, stuffy air and kitchen odours a major problem in today's kitchen.



Mistral's KE10 ceiling exhaust fan takes the problem of greasy steam, smoke and cooking smells clean away.

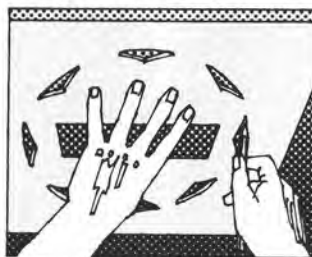
Mistral KE10 **CEILING EXHAUST FAN**

Ideal for kitchens, bathrooms, toilets, laundries and general applications.



Easy Installation:

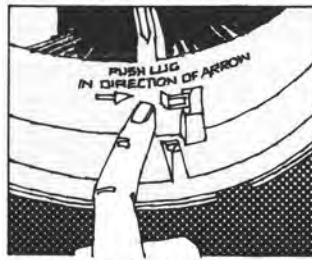
Simple 4 step "Twist and Lock"



1. Place template on ceiling to mark for exhaust fan cutting area.



2. Cut scribed hole with appropriate saw.



3. Fit exhaust fan into hole and flick steel clamps into position.



4. Tighten screws to draw fan firmly against ceiling. Then fit fly proofer and grille.

Features:

Long life 4 Pole Motor. Runs quieter and more efficiently than 2 pole motor. Longer life can be expected.

Motor Mounting. Motor held in place by resilient rubber mounts to help eliminate noise and vibration.

Fly Screen. Prevents flies and insects from entering from roof cavity and also assists in preventing grease from entering roof cavity.

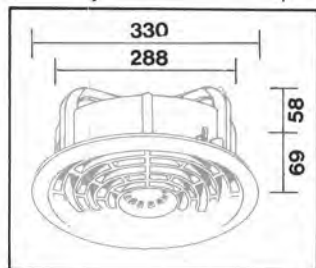
Motor Thermotemp. Automatically cuts power to motor if the situation of overheating occurs.

MISTRAL PRODUCTS ARE MANUFACTURED UNDER LICENCE IN NEW ZEALAND BY P.D.L. INDUSTRIES LTD, CHRISTCHURCH.

SPECIFICATIONS:

TE7 175mm (7")
Ceiling-Mounted Exhaust Fan. Air movement capacity 255 cub. metres/hr (9,000 cub. feet per hour). Motor rating 240V 50HZ AC only. Colour: White. (Manufactured in accordance to N.Z. Safety Standards NZS1300).

KE10 250mm (10")
Ceiling-Mounted Exhaust Fan. Air movement capacity 540 cub. metres/hr (19,000 cub. feet per hour). Motor rating 240V 50HZ AC only. Colour: White. (Manufactured in accordance to N.Z. Safety Standards NZS1300).



MARKETED BY:

P.D.L. Sales Ltd.

HEAD OFFICE:

P.O. BOX 685,
CHRISTCHURCH.
TELEX: NZ4730.



INTERNATIONAL
CONSUMER PRODUCTS



BOROUGH OF KAPITI

Ngarara Building, Rimu Road,
Private Bag, Paraparaumu
Telephone 85-139

Our Ref.: Q211

Your Ref.:

Correspondence to be
addressed to:
THE TOWN CLERK

Inquiries to: Mr Pearson

23 November 1983

Trailton Properties Limited
P.O. Box 2009
RAUMATI BEACH

Dear Sir

RE: DWELLING - 41 TUI ROAD

Your application for dispensation from the provisions of the Kapiti Borough District Scheme relating to encroaching the height envelope has been considered by the Staff Planning Committee, who have approved the application subject to the following conditions:-

1. The written consent of the neighbour at Tui Road is to be obtained.
2. The building is to be sited in accord with the plans submitted.
3. A building permit is obtained.

Yours faithfully

W.R. Pearson
BOROUGH PLANNING OFFICER

EMB

Mr Jackson

29 August 1984

Trailton Properties Limited
P.O. Box 2009
RAUMATI BEACH

Dear Sir

RE: 41 TUI ROAD

You are hereby requested to stop all work on the ground floor of the above property until additional plans have been submitted and approved by the Town Planning Officer, Plumbing & Drainage and Building Inspectors for the proposed flat.

Please arrange for additional plans and specifications for the extension to be submitted to the Council office as soon as possible.

Yours faithfully

R.G. Jackson
BUILDING INSPECTOR

EMB



BOROUGH OF KAPITI

Ngarara Building, Rimu Road,
Private Bag, Paraparaumu
Telephone 85-139

Our Ref.: I180

Your Ref.:

Correspondence to be
addressed to:
**THE BOROUGH
ENGINEER**

Inquiries to: Mr Summers

26 October 1984

The Manager
Trailton Properties Ltd
P O Box 2009
RAUMATI

Dear Sir

PLUMBING PERMIT - 41 TUI ROAD, RAUMATI

I refer to your plans and specifications for a flat in the existing basement at the above premises.

The plumbing work that has been carried out is unauthorised and therefore in order to comply with the Drainage & Plumbing Regulations 1978 the following works are required to be carried out:-

1. The existing combined waste is to be sealed off and new waste pipes provided for the bathroom fittings. Such wastes are to be laid in accordance with Table B of the Second Schedule of the Drainage & Plumbing Regulations 1978.
2. Mechanical ventilation may be used in the bathroom so long as the airflow measured at the point of extraction is not less than 0.025m^3 per second. The extraction flue will be required to be vertical so as to negate changes in wind direction.

A certificate from a suitably qualified person is required stating the equipment to be installed will comply with the regulation requirements.

Yours faithfully

P R G Summers
BOROUGH HEALTH INSPECTOR

Complied
7/11/85
[Signature]

VB

NEIL A CLIMO BE (Hons) ME
Registered Engineer

11 David Street
Waikanae
Telephone (0583) 4649

18th October, 1983.

The Building Inspector,
Kapiti Borough Council,
Private Bag,
Paraparaumu.

Dear Sir,

Proposed dwelling for Trailton Properties Ltd.

41 Tui Road, Raumati

I have viewed the plans for the above building. As this is the same design as Mr. Trail's house at 10 Fincham Road, Raumati, (recently submitted for permit) I can confirm that my design for the garage beam and blockwork will apply to the above address as well. Note the maximum height of sand backfill on the block walls is to be 2.0m.

Yours faithfully,



N.A. CLIMO

NEIL A CLIMO BE (Hons) ME
Registered Engineer

11 David Street
Waikanae
Telephone (0583) 4649

5th September 1983.

The Building Inspector,
Kapiti Borough Council,
Private Bag,
PARAPARAUMU.

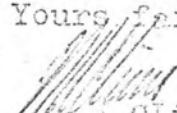
N.J.Trails House IO Pincham rd. Raumati.

Dear Sir,

I can certify that I have designed the Garage Beam and
checked the blockwork to carry the loads specified in NZS 4203.

Please find attached the calculations and drawings.

Yours faithfully,


N.A. Climo.

Calculations for N.J. Trail's House

10 Fincham rd. Raumati

Garage Beam.

Carries floor & partitions. - not roof (trusses) ...
 Dead load partitions. $\approx .1 \text{ kpa} + .17 \text{ kpa} \cdot 65 \text{ kN/m} \approx .06 \text{ kpa in this case}$
 floor. $.125 + .2 \text{ slabs} + .1 \text{ joists} + .1 \text{ lining} = .425$
 On $\frac{.425}{1.025} \text{ kpa}$
 1.1

h. load

1.15 kpa.

$$DL + LH = 2.525 \text{ kpa}$$

Span - 4.1m. picks up 4.73m. of floor
 or $W = 12 \text{ kN/m}$ $W = 50 \text{ kN}$

Try 1A x 4 350 x 100.

$$I = \frac{bd^3}{12} = 357 \times 10^6 \text{ mm}^4.$$

$$E = 8.0 \text{ Gpa.}$$

$$\Delta = \frac{5}{384} \cdot \frac{WL^3}{EI} = \frac{5}{384} \times \frac{50 \times (4.1)^3}{8.0 \times 357 \times 10^6 \times 10^6} = 15.7 \text{ mm. } 7.3$$

$$\text{long term} = 22 \text{ mm in 4.1m}$$

$$.0054 \text{ deflection}$$

must be checked.

Try 200 UB 25.

$$\Delta = \frac{5}{384} \cdot \frac{50 \times (4.1)^3}{200 \times 23.6 \times 10^6} = 9.5 \text{ mm } .0023 \text{ l OK}$$

$$M = \frac{WL}{8} = \frac{50 \times 4.1}{8} = 25.6 \text{ kNm.}$$

O.K. 200UB 25.

16mm u-bolt into blocks.
 2.100 x 100 RHS post.

Block walls.

$$KA = .264.$$

$$.3 \text{ } 30^\circ$$

$$.24 \text{ } 35^\circ$$

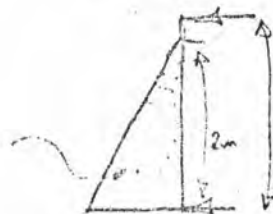
$$PA = \frac{1}{2} K_A H^2$$

$$= \frac{1}{2} \times .17 \times 17 \times 2^2 = 9.0 \text{ kN.}$$

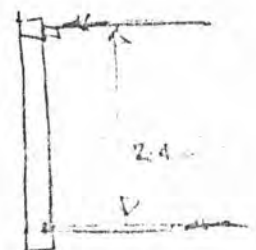
$$= \frac{9.0 \times 2.0}{3} \left(1 - .83 + \frac{2 \times .83^2}{3} \sqrt{\frac{.83}{3}} \right)$$

$$= 2.76 \text{ kN.m.}$$

Worst case - back wall. with 2m of sand.



$$m = \frac{q}{L} = \frac{2}{2.4} = .83$$



D12 @ 400 where sand filling to be done

KAPITI BOROUGH COUNCIL

APPLICATION FOR WATER SUPPLY AND CONNECTION PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU



I, N. J. TRAIL (full name)
PLEASE PRINT
P.O. Box 2009 RAUMATI (Postal address)

hereby apply for an "ORDINARY" service to be laid from the Kapiti Borough Water Supply to the premises owned by me at:

(PROPERTY Address in full if different from above) 41 Tui RD. RAUMATI

Lot 98 DP 29787

Fees Payable (on application)

Inspection \$
Connection \$ 1000 paid on building application
Total \$ 10000

Note: All dwelling units to pay full inspection fees.

The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

Owners Signature

Date

THIS PART TO BE COMPLETED BY PLUMBER

I, D. M. GIBSON (full name)
of 4 RATANUI RD (address)

being a Licensed Craftsman Plumber apply for permission to connect the above premises to the Kapiti Borough Water Supply. I agree to comply in every respect with the Kapiti Borough Water Supply By-laws. N.B. Connection NOT permitted until permit obtained.

(Signature)

(Craftsman Licence No.)

(Date)

- Existing Water Supply
- Pressure: high/low
- H/W Cylinder Type
- Approximate Age of Water Piping
- If premises have swimming pool what capacity
- State precisely how it is proposed to make the new connection:

To be retained/dismantled

"Header Tank"/Pressure Reducing Valve

Exhaust Pipe/Pressure Relief Valve

Copper/PVC/Alkathene

Filter plant Yes/No

OFFICE USE ONLY

Permit No.	Job Inspected	Building Register Entry
Date Issued	Connection Recorded	

RICE CRAIG HERBERT & CO.

BARRISTERS & SOLICITORS

MAURICE N. RICE, LL.B.
GARY A. CRAIG, B.A., LL.B. (Hons.)
I. GUY HERBERT, LL.B. (Hons.) DIP. TP.
THOMAS G. N. PARKER, LL.B.

Associate:
MARK N. TOULCH, LL.M. (Hons.)
FRANCIS H. STOTT, B.A., LL.M.

10 QUEEN STREET,
PAPAKURA, N.Z.

TELEPHONE: 298-8219

P.O. Box 440, PAPAKURA.

Telegraphic Address: RICES

19th April 1985

Our Refce: MR CRAIG
JHM B:19/4 36
Your Refce:

Wellington City Council
Private Bag
WELLINGTON

Dear Sir

RE: PURCHASE - A.W. & I. GELLATLY from TRAILTON PROPERTIES
LTD - PROPERTY AT 41 TUI ROAD, RAUMATI BEACH - LOT 98
DP 29787

We advise that we are acting in respect of the purchase of
the above property. We would be grateful if you would
complete and return to us the following particulars. A
second copy of this letter is enclosed for your own records.

We also enclose our cheque in payment of your fee.

Yours faithfully
RICE CRAIG HERBERT & CO

1. District Scheme

~~Draft/Proposed/Operative/Under~~
~~Review~~

2. Zoning

The property is zoned as: *Residential A*

- (a) Levied on
unimproved/capital rental
value
- (b) There is/~~is not~~ a separate
rating assessment for this
land
- (c) Assessment No. *15281-539.00*
- (d) Rates amount to \$ *697.95* *Per Ann.*
Are paid to *31-5-85* *1985/86*
Arrears \$ *N/A*

3. Water Supply

~~Metered~~/Not Metered
Charges paid to
Arrears

4. Requisitions

Building
Town Planning O/H
Sanitary O/H.

5. Sundry

The following charges on the
land are due to this Council

6. Government Valuation

Unimproved \$ 11,500 Improved \$ -
Capital \$ 11,500 Date 1/7/82

The following information is supplied in good faith and
subject where applicable to inspection of the property. At
the present time there are no known requisitions outstanding
except for those listed below, and Council reserves the
right to requisitions whenever found necessary.

Yours faithfully
Council

ORDER No. N^o 613

KAPITI BOROUGH COUNCIL
P.O. BOX 121 PARAPARAUMU

Tel: 5139

1 July 1985

Mr

KBC

Name and
address of
Contractor
authorised to
carry out the
work.

Construction of Vehicular Crossing Over Kerb and Channel

Dear Sir,

I have received an application from:

*7/10 was
done by us or
a memo from
works engineer*

(Applicant) TRAILTON PROPERTIES

(Address) BOX 2009 RAUMATI

for the construction of a standard/heavy duty/single/double crossing over
the kerb and channel for:

(Owner) V. J. TRAIL

(Job Address) 41 TUI RD

Lot 98 D.P. 29781

Please advise this office when the crossing has been installed so that
it may be inspected and passed for payment.

Inv. No. 0080 Receipt No. 4852 Date 18.1.84

**IMPORTANT: THIS ORDER MUST BE ATTACHED TO YOUR
INVOICE BEFORE PAYMENT WILL BE MADE.**

NOTE

Yours faithfully,

Completed

for Borough Engineer.
Paraparaumu Print



KAPITI BOROUGH COUNCIL

Application for Permit

Valuation No.

1	5	28	p	539	00
Date Rec'd			Day Book		Initial
7.9.84			Page 25		M.L.W.

To: The Borough Engineer

PRIVATE BAG, PARAPARAUMU

I/WE TRAILTON PROPERTIES LTD Phone 87092

(Postal Address) Box 2009 RAUMATI BEACH
hereby make application for permission to have the work described herein,
and set out in the plans and specifications attached hereto, carried out in the
premises situated at —

No. 41 Street or Road TUL RD

Lot No. 98 D.P. 29787 District RAUMATI

The owner of the premises is MR V J TRAIL

(Postal Address) Box 2009 RAUMATI BEACH

Signature of Applicant V Trail Date 6.9.84



Building - Plumbing - Drainage

Description of proposed work: SET OUT FLAT IN EXISTING BASEMENT

with a floor area of 46 sq. metres

Estimated cost of BUILDING incl. materials \$ 14000

Estimated labour content of PLUMBING only \$ 4800

Estimated labour content of DRAINAGE only \$ 0

TOTAL estimated value of proposed work \$ 18800



Builder's name and address TRAILTON PROPERTIES LTD Box 2009 RAUMATI BEACH

Type of water supply _____ Capacity of storage tanks _____ cubic metres

Plumber's name and address D W HENDERSON 291 PARK RD PALMERSTON NORTH

Drainlayer's name and address _____

FOR OFFICE USE ONLY

Account No. 1086 Date 6/5/85 Receipt No. 3339 Date 17.5.85

Fees:					
Building Permit	\$			130	
Plumbing Permit	\$			70	
Drainage Permit	\$				
Sewer Connection	\$				
Water Connection	\$				
Kerb Crossing	\$				
Damage Deposit	\$				
Bldg Research Levy	\$			15	
TOTAL	\$			215	

Permit No. 120613 Date Issued 20.5.85
Permit No. 1801 Date Issued 11
Permit No. _____ Date Issued _____

Order No. _____

Refund _____

Checked _____

Date _____

Register Entry

Permit Endorsement: _____



KAPITI BOROUGH COUNCIL

Application for Permit

To: The Borough Engineer

PRIVATE BAG, PARAPARAUMU

1/WE TRAILTON PROPERTIES LTD Phone 87092

(Postal Address) Box 2009 RAUMAN BEACH

hereby make application for permission to have the work described herein, and set out in the plans and specifications attached hereto, carried out in the premises situated at —

No. 41 Street or Road TUI RD

Lot No. 98 D.P. 29787 District RAUMAN

The owner of the premises is V J TRAIL

(Postal Address) Box 2009 RAUMAN BEACH

Signature of Applicant N J Trail Date 29-10-83

Valuation No.

1 5 2 8 6 5 3 9 0 0

Date Rec'd

Day Book

Initial

20-10-83

Page 9

SL

OFFICE USE ONLY



OFFICE USE ONLY



Building - Plumbing - Drainage

Description of proposed work: ERRECT DWELLING

with a floor area of 256 sq. metres

Estimated cost of BUILDING incl. materials \$ 78 850

Estimated labour content of PLUMBING only \$ 1 000

Estimated labour content of DRAINAGE only \$ 500

TOTAL estimated value of proposed work \$ 80 350

Builder's name and address TRAILTON PROPERTIES LTD Box 2009 RAUMAN BEACH

Type of water supply Capacity of storage tanks cubic metres

Plumber's name and address P M GIBSON RATANUI RD PARAPARAUMU

Drainlayer's name and address

FOR OFFICE USE ONLY

Account No. 80 0035 Date 15-12-83 Receipt No. 4852 Date 18-1-84

Fees:

Building Permit \$ 320

Plumbing Permit \$ 80

Drainage Permit \$ 5

Sewer Connection \$ 120

Water Connection \$ 100

Kerb Crossing SINGLE \$ 170

Damage Deposit \$ 200

Bldg Research Levy \$ 80

TOTAL \$ 11105

Permit No. 068830 Date Issued 19-1-84

Permit No. 1278 Date Issued 19-1-84

Permit No. Date Issued

Order No. 613

Refund 11-12-84

Checked

Date

Register Entry

Permit Endorsement:

KAPITI BOROUGH COUNCIL
APPLICATION FOR SEWER CONNECTION AND PERMIT

The Borough Engineer
Private Bag
PARAPARAUMU



I, N. J. TRAIL (Full name)
PLEASE PRINT
P.O. Box 2009 RAUMATI BEACH (Postal Address)

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

(PROPERTY Address in full if different from above) 41 Tui RD. RAUMATI
Lot 98 DP 29787

Fees Payable (on application)

Note: All dwelling units to pay full inspection fees.

Inspection \$
Connection \$ 120 paid on
Total \$ 120 building application
The connection fee to be divided equally between dwelling units situated on the same lot sharing a common lateral.

.....
Owners Signature

.....
Date

THIS PART TO BE COMPLETED BY DRAINLAYER

I, D. M. GIBSON (full name)
4 RATAUHI RD (address)

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

N.B. Connection NOT permitted until permit obtained.

.....
(Signature)

.....
(License No.)

.....
(Date)

OFFICE USE ONLY

Permit No. <u>1278</u>	Job Inspected <u>1-5-84</u>	Building Register Entry
Date Issued <u>19-1-84</u>	Connection Recorded <u>MAY 84</u>	

Inspector: M. R. SUTTON

File No. _____

Receipt No. 3339Date Permit Issued 20/5/85

OWNER

Name Mr N. J. Trail
Mailing Address PO Box 2009
Raumati Beach.

BUILDER

Name Twaiton Properties Ltd
Mailing Address same

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 41
Street Name Tui Road
Town/District Raumati Beach
Riding PARAPARAUMU.

LEGAL DESCRIPTION

Valuation Roll No. 15281 539.00
Lot 38 D.P. 29787
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Flat in existing basement

FLOOR AREA

Whole
Sq. Metres46

DWELLING UNITS

Number
Erected

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
- include dwelling added, exclude domestic garages
- ☐ FOUNDATIONS ONLY
- ☒ ALTERED, REPAIRED, EXTENDED
- include conversions and resited buildings
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

ESTIMATED
VALUES
\$Building
Plumbing
Drainage
TOTAL14,000 -
300 -
14,300 -

FEES APPLICABLE

Building Permit \$ 130 -
Street Damage Deposit . \$ 15 -
Building Research Levy .. \$ 70 -
Plumbing \$ _____
Drainage \$ _____
Sewer Connection \$ _____Water Connection \$ _____
Vehicle Crossing Levy ... \$ _____
M.S. Plumbing \$ _____
TOTAL: \$ 215 -Receipt No. 3339
Date of Payment 17/5/85
Authorised Officer [Signature]

Special Conditions: _____

Date Inspected

REMARKS (e.g. stage reached with work)