COUNCIL PROPERTY FILE

20 Clyde Street, Dargaville

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Pocklington

REAL ESTATE

95/11/2



2/66
6030

A. S. Rae,
20 Clyde St.

APPLICATION FOR BUILDING PERMIT

POSTAL ADDRESS:

24th Feb 19.66

The Borough Ehgineer,
Dargaville Borough Council
DARGAVILLE.

Sir,

I hereby apply for permission to

erect dwelling

at Lloyds Ave Street/Road Dargaville

for E. Turner
(Owner's name)

of Herbange Road Dargaville according

to locality plan and detailed plans, elevations, cross section, and specifications of building deposited herewith.

Particulars of land:
Valuation Number 95/111
Lot Number 14 D.P. 47258
Block Pt Kaihu 2B3

Area

Particulars of buildings:
Foundations Reinforced Concrete
Walls W.B.D. Roof Cert Iron

Estimated Cost:
Building £ 3190 : - :
Plumbing & Drainage.....$: 300 : - :
Vehicle Crossing .....£ N/A :
Footpath Damage Deposit.$: N/A :
Sewerage Connection.....£ 3 : - : } Included in building
Water Connection.....£ 25 : - :
TOTAL £3490 : - :

For Office Use
VERIFIED

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for the use or occupation for a separate purpose.

Nature of ground on which building is to be placed and of the subjacent strata;

FOR OFFICE USE

Approved for Permit

Receipt No 4985.
Fee £13:10:0.
Permit No 13063457

Yours faithfully,

C.H.A. Morse Ltd.

~~Owner~~ or Builder.

£13-10-0

SEE OVER.

BUILDING PERMIT APPLICATION.

To obtain a building permit it is required to submit together with the application

1. In duplicate, detailed plans, elevation of all outside walls, cross sections, details of foundation and specification, to furnish complete details, qualities and description of all material used (scale, of drawings 8" to $\frac{1}{4}$" to the foot).
   These drawings to show the exact nature and character of the proposed undertaking.

2. In duplicate a location drawing showing the site. (all four boundaries) the buildings already on the site and the new proposed building shown in black.
   The measurements from the proposed building to all buildings on the site and the boundary lines (see example)

4. In addition, to above for commercial buildings.
   Stress diagrams and calculations for steel construction spanning 20 ft or more, and all cantilevered structures.

5. Stress calculation for concrete lintels and beams spanning more than 10 ft. columns ect; drawings in duplicate of reinforcing are required (special attention shall be paid to beam on wall or beam column connections.)

3. Applications for (in so far applicable)
   (a) Drainage and plumbing.
   (b) Sewer Connections.
   (c) Water supply connection.
   (d) Crossing.

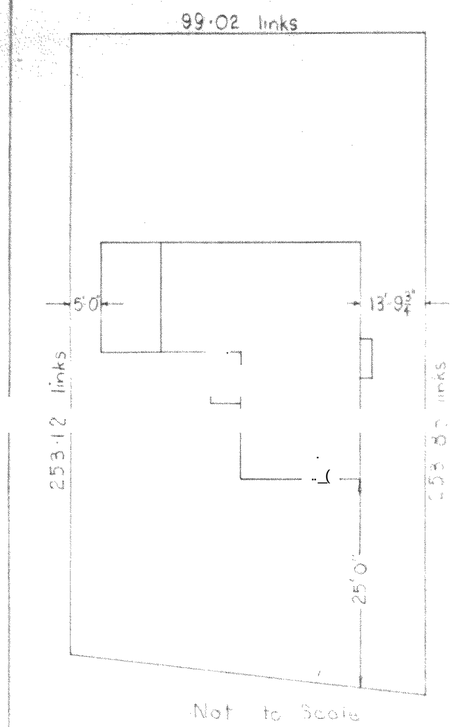
NOTE: New Zealand Standard
Model Building By-lna
Part X Masonry Construction.

Part 1X Light timber construction.

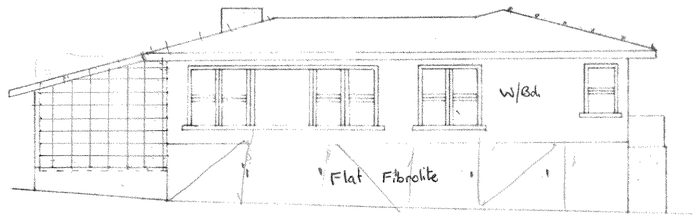
Tables of these parts give so much information that simple construction in timber, concrete and masonry blockwork can be designed by straight forward application of this by-lay.

These standard specifications can be ordered or are available et Town Clerk's office.

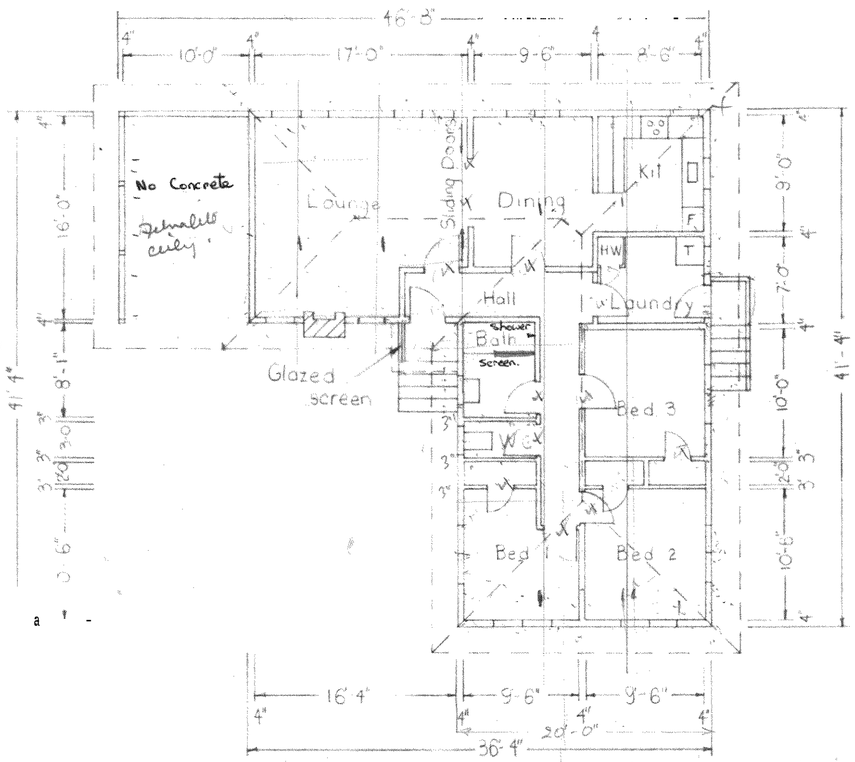
Permit

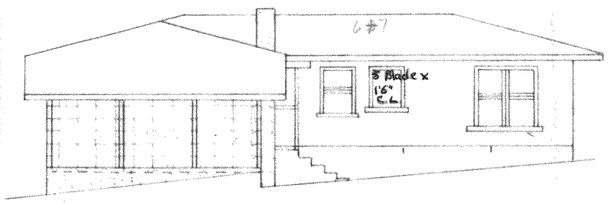


Not to Scale

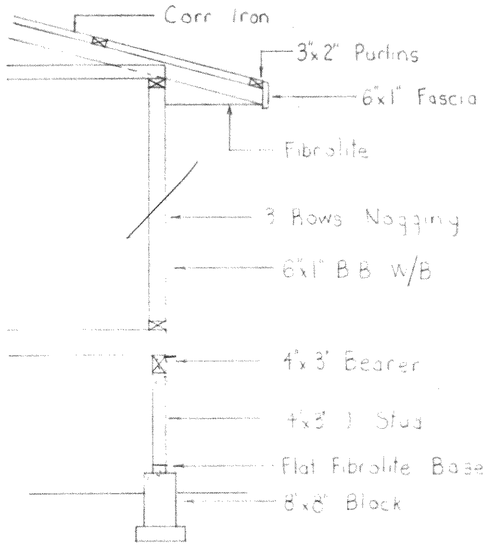


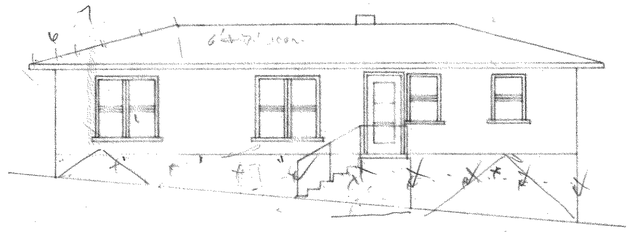
Rear Elevation





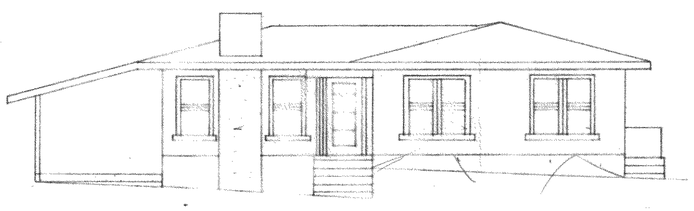
Side Elevation





Side Elevation

Scale $\frac{1}{8}$" to 1'-0"



Front Elevation

PROPOSED RESIDENCE FOR E TURNER, CLYDE STREET, DARGAVILLE

C & A. MORSE LTD
BUILDERS DARGAVILLE

GENERAL :
The Contractors in all trades are requested to make a personal inspection of the site and satisfy themselves about all matters relating to the conditions of work, means of access and the rights and Interests which may be interfered with by the execution of these works, and all matters referred to in the plans and specifications, which may influence the Contractor in making his tender.

The Contractor shall provide all materials, labour, supply and maintain the required tools, plant, scaffolding, etc., obtain all necessary permits from the Local Building Inspector and pay all dues and generally complete the contract in the best trade manner in accordance with the true intent and meaning of the accompanying plans and this specification, taken separately or collectively. Any work indicated on plans but not specifically mentioned in this specification or vice-versa, shall be taken as if no error or omission existed.

If the contract is partly or wholly financed either by the State Advances Corporation, or by any other financial institution, the Contractor shall conform with the requirements and conditions set out by such an institution.

BY-LAWS :
The Contractor shall conform in all respects to the requirements of the Local Authority having jurisdiction over the work.

INSURANCE :
The Contractor must have all his employees covered against accident by a correct Worker's Compensation Policy and to take out a correct Insurance against fire for a sum sufficient to cover the full contract sum, both policies to remain in farce until the building is taken over by the Owner.

LIENS ACT :
The Contract is eubject to the "Wages Protection and Contractors' Liens Act, 1939, and its amendments".

DEFAULT AND BANKRUPTCY :
The usual laws or bankruptcy and default apply to this contract.

ARBITRATION :
In any dispute arising betneen the Owner Employer and Contractor-Builder not soluble by the terms of the contract shall be referred to the arbitration within the meaning of the Arbitration Act, 1908

PROGRESS PAYMENTS :

Progress payments, unless otherwise agreed upon, will be paid monthly up to 75% of the estimated value of the work performed and materials on the ground. Up to 95% of the value of the work will be paid within 31 days after tentative acceptance and completion, the balance of 5% mill be paid at the end of the maintenance period. If the contract however is financed by the State Advances Corporation the Contractor will be satisfied with the manner of payment as-set out by the Corporation.

SUB-CONTRACTORS :?
This specification is subdivided Into trade sections for the convenience of reference only and it shall not be construed that each trade section is an entire and separate contract, hence no claims will be admitted from sub-contractors for work not specifically mentioned in a trade section but which is provided for, empressed or implied elsewhere in this specification. Every, trade jointly and severally shall collaborate, wait on, assist and render all necessary assistance to complimentary trades.

AVAILABILITY OF MATERIALS :
Should any of the materials specified for the contract be unprocurable or be prohibited by the Government Regulations, negotiations shall be made for the provision of substitutes. Before any such substitutes

are included in the contract, the approval of the Owner must be obtained.
The price difference resulting from the inclusion of the substitutes mash be agreed upon before the respective work is commenced. Any substitutes mush also be acceptable to the Local Authority.

CONTINGENCIES
Provision is to be made by the Owner and Contractor to meet any contingencies that may arise due to the fluctuations in the prices of various materials or labour. Should there be either a rise or fall in the prices of labour or materials from the dote the tender le submitted until final payment, an adjustment to tne contract price is to be made accordingly provided that the contract price has been effected by such rise or fall in prices.

W E GOOD :
Repair all contiguous property or footings where damaged by reason of these operntions and make good in all trades after all trades.

CLEAN UP :
Leave the building and surrounds thoroughly clean at completion, cart away all superfluous rubbish, and clean all windows and floors.

P. C. (PRIME COST) :
The Owner reserves the right to select or purchase items under the P.C. (Prime Cost) sum and the accounts will be adjusted accordingly 'oncompletion.

ADDITIONAL WORK :
All additions, deductions, deviations or alterations must be authorised by the Owner in writing and no claim shall be allowed for same which does not conform to this clause.

EXCAVATION

Excavate as required for all site'levelling,foundations,footings, posts, blocks, walls, water pipes, etc.; to the various depths, levels and grades required for the erection of the building and its appurtenances.

All subsoil from the foundations and other excavations is to be evenly spread or deposited on the site where and as directed by the Owner.

Backfill and ram carefully around footings, consolidating as work proceeds and make up to natural levels.

Hardfill if required under steps, etc., shall compose of brown rock scoria or any othar hard substance, carefully consolidated,screened 'off.with fine scoria before concrete is actually laid.

NOTE : n The site is approximately to the levels shown.

DRAINLAYER

DRAINAGE :
Excavate for and lay all necessary drains from gully traps and W.C. to Local Sewer. All pipes to be 4" first quality glazed earthernware with every joint of an approved flexible type.

Fill in trenches carefully after the work has been inspected and generally do a thorough job and leave in perfect working order.
The whole of the drainage and sanitary arrangements to comply with the Local By-Laws and to the satisfaction of the Local Health Inspector.
NOTE : Borough Council to lay drain to laundry. Costs of same to be a charge in his tender.
SEWER CONNECTION :
Provide for connection of the drainage system with the Local Borough Sewer.

CONCRETE

MATERIALS :

Cement must be Portland Cement, and shall conform to the requirements of the N.Z.S.S. 43 for Portland Cement.

METAL AGGREGATE :
Shall be: an approved hard metal chip, free from dust or earthy matter and graded to best 1" mesh.

SAND :
All sand shall be clean, sharp, beach sands of mixed grades.

WATER :
Water used for concrete must be clean and fresh, of drinking quality.

STEEL :
All Steel used inconcrete work munt be of approved mild steel.

THE MIX :
The concrete for all work shall be composed of 1 part cement to 2 parts sand and 4 parts aggregate measured by volume. Mix the concrete thoroughly with just sufficient water to give a workable mass.

BOXING :
If boxing is required it muet be well fitted together and wetted before the concrete is placed.

FOUNDATIONS:

All foundation blocks shall be 8 x 8 precast concrete of approved manufacture set upon 12 X 12 x 4 concrete pads.

PORCHES AND STEPS :
Foundations to porches and steps shall be a (9" x 6" reinforced with 2 - $\frac{3}{8}$" Rods. Carry up above ground level with 4 concrete walls and 4" porch floor. Steps, walls and porch floors to be reinforced with 665H RC mesh

CHIMNEY FOUNDATIONS 2
The concrete slab carrying chimney will be not less than 6" thick reinforced with 665 HRC. Fabric. The size of the foundation slab shall be at least 9" wider than chimney work above. Also reinforce slab with $\frac{1}{2}$ rods C 12" Crs.

VENTILATORS
Build into Fibrolite base wall 9" X 6" Galv ventilators of approved manufacture. Space at intervals of not more than 6' 0 apart and commencing not more than 2'6 from each corner.

PORCH FLOORS, STEPS AND TERRACE :
Will be 4" thick reinforced with 665 HRC. Fabric, steps to be formed of concrete with 6" rises and 12" treads resting on properly rammed hardfill or alternately boxed and reinforced.

DAMP-PROOF COURSE :
cover all concrete faces in contact with timber work with one layer of three-ply Malthoid or other approved damp-proof course with a minimum lap of 3" to joints where required under continuous proof.

CHIMNEY HEARTH :
For chimney hearth, pour 4" concrete nith $\frac{3}{8}$" dia. rods placed 6" centres both ways securely bonded into chimney back and breastwork. This only applies to 'brick chimneys and some precast makes.

PRECASE CHIMNEY :
Supply and fix a Busck Precast Parallel chimney to the standard specifications of the manufacturer. Build up in flue blocks varying in height including precast hearth slabs 4" thick supported on the required number of foundation sections built up from concrete base level to floor level. (See above for the construction of the hearth and base if not eupplfed with the precase chimney.) Build in

16" Colonial grate as required and build in cast iron tip grate and door to exterior, pointed up and airtight. Build in fire Brick Back and HOBS.

FIRE SURROUND :
Allow the P.C. Sum of £35 for the construction of a selected stone fire surround complete with selected tile hearth.

C A R P E N T E R & J O I N E R

TIMBER :
The whole of the timber throughout shall be true and straight, properly seasoned and free from shakes, ; large or dead knots and waney edges.

FRAMING :
All timber work shall be framed, trussed, braced and assembled in a workmanlike manner and in accordance with the best trade practice. All plates shall be halved and spiked at angles. Framing timber unless otherwise specified or shown shall be at not more than 18" centres. The floors, roof and walls shall be framed up in a workmanlike manner and in accordance with the best trade practice. All timbers shall be in as long lenghts as possible.

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

FINISHING TIMBER :
The whole of the interior finishing timber unless otherwise specified shall be of clean O.B. Rimu dry machine dressed and glass papered to a smooth even surface, free of machine marks. Exterior finishing timbers, unless otherwise specified, shall be dressed Treated O.B. Rimu or Matai.

FRAMING :
Unless otherwise mentioned all framing timbers shall be spaced 18" centres. The whole of the framework is to be well and properly braced and securely spiked together. All plates and bearers shall be halved together at all joints and angles and dovetailed halved at all partition intersections.

FLOOR FRAMING :
Solidly frame for flooring with 4 x 3 bearers set on edge spaced at not ore than 4'6 for span of bearers and 7'0" between bearers for span of joists. Floor joists shall be gauged over sleepers to a uniform level, and with all laps not less than 6" securely spiked together.

WALL FRAMING :
All wall framing shall be braced with flush braces cut in at 45 Deg. or as near as possible and with not less than one brace to each bay. Where this is not practicable cut in dogleg bracing as required. All external angles shall be framed up with 2 studs, and all angles and intersections shall be blocked and spiked together with 2" packing blocks at not more than18". Provide 3 rows of nogging to all walls to suit wall sheets.

FOUNDATION FRAMING :
Shall have jack studs in rows not more than 7'0 between rows of bearers and 4'6 alongside bearers braced with 4x 2. Foundation blocks under each jack stud shall be 8 x 8 precast concrete of approved manufacture set upon 12 x 12 x 4 concrete pads. Cover top of each block with three-ply Malthoid.

SCHEDULE OF MATERIALS

MATERIALS	SIZE	GRADE	SPACINGS
Foundation blocks	8 x 8	Concrete on 12"x12" pads	
Jack studs	4 x 3	Tanalised pine	4'6 centres
Bearers	4 x 3	"	8'0 "
Foundation bracing	4 x 2	"	
Floor joists	6 x 2	"	18" "
Plates (Bottom)	4 x 2	" gauged	
Plates (top)	4 x 2	" "	
Studs external & main bearing	4 x 2	"	18" "
Studs internal	3 x 2	" "	18" "
Studs to openings over 3'1	4 x 3	" "	
Ceiling joists	4 x 2	"	20" "
Runners, where ceiling joists span	up to 12'0, one runner,		
	4 x 2 up to 8'0 span of runner,		
	5 x 2 up to 12'0 span of runner,		
	6 x 2 thereafter		
Diagonal braces cut in flush	6 x 1	Tanalised Pine	
Noggings to ceiling joists	3 x 2 or		To suit ceiling sheets.
	2 x 2		
Noggings to walls	4 x 2	"	3 rows
	3 x 2		
Rafters	4 x 2	"	36" centres
Ridges & Hips	9 x 1	"	
Valley Boards	6 x 1	"	
Purlins	3 x 2	"	2'6centres
Rafter stringers	4 x 3	"	
Roof struts	4 x 2	"	
Hangers where required	4 x 1	"	
Eave framing	3 x 1½or		~~3'0 centres~~
	3 x 2		3'0 centres
Spout Board	6 x 1	Treated O.B.Rimu or Matai	
Frieze Board Ex 1"		"	
Flooring	4 x 1	Treated Tarairie or Matai	
Architraves	2½x ½	O.B. Rimu	Bullnosed
Skirting	3½x ½	"	Bullnosed
Interior door jambs	6 x 1 or		
	4 x 1	"	
Sillboards Ex 1"		"	
Window jambs	6 x 2 or		
	6 x 1½	D.A.Ht. Rimu, Totara or Matai	
Aprons	1½x 1½	O.B. Rimu	Scotia
Window sills	6 x 2½	D.A. Ht. Rimu, Totara or Matai	
Door jambs (External)	6 x 2 or		
	6 x 1½	D.A. Bt. Rimu, Totara or Matai	
Door Sills (External)	8 x 2½	D.A.Ht.Rimu, Totara or Matai	
W/Bds "	6 x 1	Tan O.D. Matai B.B.	

BEAMS TO OPENINGS

4 x 2 up to 3'1 span
4 x 3 up to 4'6 span
5 x 4 up to 6'6 span
6 x 4 up to 8'10 span
8 x 4 up to 11'0 span
10x 4 over 11'0 span

Beams from 5 x 4 and upward may be formed with 2" members well spiked together.

Check beams of spans over 3'0 and not exceeding 8'10, ½" into studs. Support beams exceeding 8'10 at each end on full length 4 x 2 studs, spiked to general wall framing.

CAR PORT :

Form 4" concrete wall to rear and exterior side of car port. Wall to finish 6" above ground level. Fill to give floor level with front contour of ground (no concrete floor in car port) Frame up with 4x3 T.P. posts as shown and fit trellis in between as shown.

Fibrolite ceiling in car port.

CEILING FRAMING :
Ceiling joists shall be spaced at 20" centres well spiked to wall plates and to foot of rafters. Joists spanning more than 7'6 shall be secured to 6 x 2 stiffeners, well spiked to 4 x 1 hangers on the alternate side of stiffeners. Between ceiling joists cut in 3 x 2 or 2 x 2 noggings as required for cornices, etc., and at all edges of ceiling sheets. In no case shall noggings be more than 6'0 apart.

ROOF FRAMING :
Frame for roof with 4 x 2 rafters at 36" maximum centres, in single lengths and set at 16 degree pitch, birdsmouthed over and securely fixed to all plates. Extend rafters to give eaves projection of 24" from wall framing. Frame for flat soffit to eaves with 3 x 1½ or 3 x 2 bearers and 6 x 1 spout. board. Strut the roof well up directly from partitions to 4 x 3 stringers at mid points of rafters. Accurately mitre all fascia boards, bed moulds and line soffit of eaves with 3/16" flat fibrolite. Lining to soffit finished at edges with mould. Fix 3 x 2 purlins to rafters at 30" centres. Cut in valley boards as required to form valley between roof. Trim out for chimney stack with a minimum clearance of 1½" to the stack and trim out as required for any other vents, etc. passing through roof.

EXTERIOR OR SHEATHING :
From ground to bearer line line whole of base except for concrete work with 3/16 flat fibrolite battened out with metal battens. Run ground plate of 4 x 2 between blocks and Jack stud to underside of bearer with 4x2 at 24" crs. cut in ventilators as previously specified Form access door in base at rear and fit door complete with pad bolt. From base to eaves fit 6 x 1 B.B. w/bds laps not to exceed 4½" to the weather. All exterior angles to be mitred and covered with galv.iron angle soakers. All joints to be Butted and covered with flat soakers all window and door facings to have 2½" x ⅝" scribing pieces neatly fitted to W/Bds. All laps and joints are to be primed before fixing.

FRIEZE BOARD :
Fix Ex. 1" Frieze board right around building to line over top of all openings and to finish underneath soffit at the top edge and lap over sidings on the bottom edge.

FLOORING :
Before laying flooring, remove all shavings, short ends and trade debris from under the floor joists. All flooring shall be in 4 x 1 T. & G. laid in lengths as long as possible, close butted, tightly cramped up and double nailed at each joint with 2½" floor brads, well punched home. All floors to be laid continuously under all partitions, and their surface must present a perfectly level face, kept clean during the construction of the job and must be protected from weather or disfigurement of any kind.
NOTE : On completion of all floors finish with an electric sanding machine.

WINDOWS :
Generally to be Casement and shall be constructed to standard detail, in an approved factory. Check all jambs and mullions into sills.

Window frames may be constructed either out of 6 x 2 or 6 x 1½ Timber. Sills shall be D.A. Ht. Rimu, Totara or Matai, Jambs mullions and heads shall be of D.A. Ht. Rimu, Totara or Matai. Allow for 4 x 4 mullions to corner windows. Set sills resting on timber framing, on accurately fitted blocks 2" thick spaced at not more than 18" centres. Where corner windows occur, return the nose of the sill around the angle.

WINDOW SHASHES :
Construct all sashes of D.A. Ht. Totara, Kauri or Redwood. Sashes are to be of sizes given in the following window schedule. All ~~are to be o~~ joints shall be penetrating tenon with metal or wood dowels close fitting, close cramped, and shall show a flush finish on both sides. When Cooper, Poula or Naco louvres are specified they shall be fitted as specified by the manufacturers. All sashes to hve ⅜ x ⅜ weather groove around.

SCHEDULE OF SASHES

ROOM	SIZE & TYPE
LOUNGE	One Quin Frame Sashes 4'6" x 2'3" split 2 light centre landscape 4'6" x 5'0" D.P. All lights hung whitco. 2 – single frames sashes 4'6" x 2'3" split 2 lights top only hung whi[illegible] batten fixed
DINING	One double frame sashes 4'6" x 2'3" split 2 light all lights being whitco.
KITCHEN	2 single frames sashes 3'6" x 2'3" split 2 light all lights hung whitco.
LAUNDRY	11single frame sashes 3'6" x 2'3" split 2 light all lights hung whitco.
BEDROOM 3	1 double frame sashes 4'6" x 2'3" split 2 light all lights hung whitco
BEDROOM 2	2 double frames sashes 4'6" x 2'3" split top lights hung whitco batten fixed.
BEDROOM 1	2 double frames sashes 4'6" c 2'3" split top lights hung whitco batten fixed.
TOILET	1 – 5 blade x 18" cooper luva obscure one single frame sash 3'6" x 2'3" split 2 light all lights whitco being sash obscure.
GLAZED SCREEN	Fixed glazing frame out of 4 x 2 glazing obscure.

GLAZED SCREEN TO SHOWER;

Construct glazed screen to shower 2'6" wide x 4'6" high. Bottom of screen to commence from lip of bath and top secured to ceiling with C.p. rod. All framing to be 2"x2" rebated and obscure glazing puttied in.

DOORS AND THEIR FRAMES :
External door frames and sills shall be of D.A. Ht. Rimu, Totara or Matai. Jambs and heads out of 6 x 2 or 6 x 1½, sills out of 8 x 2½, sunk weathered and throated with 1⅜ x ⅜ G.W. iron weather bars showing ⅜" upstand. Finish around frames with 1" facings. Internal door frames shall be out of 6 x 1 or 4 x 1 dressed Rimu full width planted stops.

SCHEDULE OF DOORS

DOOR	SIZE & TYPE
Exterior front	6'6" x 2'10" 4 pannel obsure
Exterior back & laundry	6'6" x 2'8" 4 pannel obsure
Interior doors	6'6" x 2'8" or 2'6" or 2'4" flush wood panel
Sliding doors	6'6" x 2'8" flush wood panel
Wardrobe	6' x 2' " " "

Doors where possible shall be of approved manufacture. Hang all exterior doors on 1½ pairs 3½" butts with brass pins. Provide and fix selected nightlatch cahandle to front door. Provide and fix selected mortice lockset to back doors.

Hang all interior doors on 1½ pairs 4" butts with loose pins and fix selected mortice locksets. Hang all wardrobe and similar cupboard doors on 1 pair of 3" butts. Fix selected latch sets. Any doors not mentioned will be fitted with selected hardward. Access door will be hung on 6" galv. T. Hinges, fix bolt catch.

INTERIOR LININGS :
(a) Line all interior walls with Gibraltar board 3/8" thick, and fixed to the instructions of the manufacturers with 1½" galv. flat-headed nails. All fillings are to be done with the best Plaster of Paris and filled to even surface with all spots and rises removed.

(b) Line ceilings with ½" thick first grade Pinex softboard. Fix with 1½" panel pins driven in pairs, skewed to form dove-tail, at not more than 12 " centres on the face of the sheets. Joints between sheets shall be vee jointed or alternately jointed covered with 1½" D. Mould.

CORNICES :
Provide and fix 2" wooden scotia around all interior ceilings. Fix 1" quarter round bead against ceilings of all wardrobes, cupboards, etc.

ACCESS DOOR IN CEILING :

Form trap-door to roof in ceiling of passage 20" square of 1" material to match ceiling and provide ½" planted stops and finish around margin with 1" half round architrave, mitred at angles.

CUPBOARDS GENERALLY :
Shall be built in positions shown on floor plan and to the builders design out of 1" dressed timber. Around all cupboards extending to the floor, form toe space 3½" high and r ecessed 3" with 3 x 3 mitred angle blocks in all internal angles. Build in false floors at this level. Fix latch rails of necessary to all pairs of doors cut of 2 x 1 cut in over shelving. Finish all internal angles against walls with ½" quarter round beading. Construct all drawers with ½" thick finished backs and sides 3/16" plywood or hardboard bottoms and 7/8" finished fronts, all properly framed, housed and dovetailed together. Fix solid full depth shelving at approx. 10" centres generally.

SINK BENCH, DRESSER AND BENCH TOPS :
Support these bench tops on 3 x 2 dressed framing. Construct cupboards, bins and drawers as required. Cutlery drawers shall be subdivided into compartments as directed with 3/8" thick division all bench tops to have formica fitted to match sink.

Provide and fix a 5'6" Formica sink bench with one S.S. standard sink. Above sink provide two tap holes. Top of dresser bench will be finished in selected Formica. Hang doors under on 1 pair of 2" butts with selected fasteners. Allow for false floor to all kitchen cupboards. All kitchen cupboard doors to be flush panel out of coreboard not less then ½" thick.

HOT WATER CUPBOARD :
Size of cupboard to accomodate cylinder must be not less than 2'0 square. Allow for three rows of removable slotted shelves out of 2½ x ½ battens spaced 1" apart.

BATHROOM CABINET :
~~Size of cupboard to accommodate~~ Recessed in wall where directed Frame door out of 2 x 1 and fix 12 x 10 plate glass mirror and 3/16" plywood b back with wood beads. Finish around cabinet with ½" quarter round beads.

FINISH TO BATH :
Cradle bath on floor, frame up front (and end if open) and prepare same for Gibraltar board lining, finish all round bath as for walls. Form toe space full length. Build in glazed screen as previously specified.

FINISH TO TUB :
Build in cabinet under with toe space around. Fix one shelf and coreboard doors to front, hang each on 1 pair of 2½" butt hinges and fix selected catch to each door. Provide for plumber a selected enamal tub.

SWITCHBOARD CUPBOARD:
Form recess between studs for the switchboard in the thickness of the wall jambs to project 1" and to be finished with ¾" quarter round moulding. Line with fire-resistance material and hang flush door. Position is to be indicated by the Local Power Authority.

TOWEL RAILS :
Provide and fix one chrome-plated towel rail in bathroom where indicated by the Owner.

SOAP DISH :
Provide and fix one double soap dish recessed into wall over bath.

TOILET PAPER HOLDER :
Provide and fix in W.C. metal fitting.

FINISH :
Architraves shall be 2½ x ½ of standard pattern. Sillboards shall be of width to suit of 1" (⅞" finish) and finished in a tradesmanlike manner. Fit skirting around all rooms, etc., with 3½ x ½ of standard pattern. Mitre architraves throughout, including junctions with skirting.

HARDWARE :
Allow the P.C. Sum of 50. 0. 0. for the purchase of all locksets and other door furniture, catches, handles, hooks, towel rolles, sliding gear etc. This sum shall not include hinges.
Allow for fixing to complete the work and leave in good order.
All hardware must be selected by the Owner.

R O O F E R

Cover the whole of the roof with 26 galv. corrugated iron, with 1½ corrugations as side lap and 8" end lap, secured at every purlin, with lead headed nails. Such nails shall be inserted not further than every third corrugation and at end laps. Laps must be painted with paint on both sides before fixing. All iron will be cut neatly to hips and valleys and have 2" drips at gutters and spouting. Hips and ridges shall be covered by 26 g. galv. iron lead edged ridging 18" wide, and have 3½lbs lead edging 1½" wide. The end laps of ridging to be 8" and secured with lead headed nails, not further than every third corrugation. Before fixing paint all laps, and lead to be dressed into corrugations of iron. At junctions of ridges and hips 26 g. galv. capping pieces shall be fixed.

P L U M B E R

MATERIALS :
All materials used by the Plumber must be the best of their respective kinds, and must fully conform to all or any governing regulations or by-laws. Any part or parts omitted from this specification which are useful or necessary to complete this work in a proper manner shall be taken as though specially mentioned.

FLASHING :
Flash all openings through roof with 4lb. sheet lead to make a watertight job. Flash all windows and other openings where necessary to make watertight. Provide G.I. trays to all windows sills where necessary.

Fit 24 g. Flat iron roof to flat roof over front door.

SPOUTING :
Provide and fix 24 g. galv. iron spouting supported on heavy galv iron brackets fixed at 3'0 centres. Spouting to have graded fall to down pipes.

VALLEYS :
Shall be in 24 g. galv. with all joints rivetted and soldered.

DOWN PIPES :
Provide and fix 3" galv. iron downpipes in suitable positions.

WASTEPIPES :
Carry waste pipes from all fittings with traps, cleaning eyes, etc., as required. Conceal traps and wastes wherever possible and support directly and continuously fromframework on 1" Ut. Rimu or Totara.

VENT PIPE :
Carry all vent pipes to drain and fittingsas required by the Local Authority in cnot or screwed galv. wrought ironconcealed where posaiblo within the framework.

COLD WATER SUPPLY :
Lay on cold water supply from main at the boundary in ¾" dia. copper piping. Provide and fix water meter if required. Provide and fix stopcock in suitable accessible position.
Alternately polythene piping may be used.
All piping outside the building must be sunk at least 12" in the ground. Lead ¾" copper branch tobath and ½" din. copper branches to sink, basin, W.C. flush cistern, tubs and two exterior standpipes with hose connection located at front and back of house.

HOT WATER SUPPLY SYSTEM :
All piping in connection with hot water system shall be in copper Lead from cold water supply line to hot water cylinder in ¾" piping. Provide and fix "Ajax" valveto service. Provide and fix an approved 30 gallon electric water heater, complete with 750 watt element and thermostatic control. Carry up exhaust from top of cylinder and take ¾" branch to bath and ½" branch to sink, basin and to one compartment of tub.

All pipe fittings must be of approved brand with flanges for securing to framing.

W. C. PAN :
To be flushed with a lop-level, 24 g. copper lined, wood cased, cistern of 3 galloncapacity, fitted nith allnecessary fittings, such as ball cock, silencer tube, float, overflow, etc. to be connected to the pan with a 1½" chrome-plated on brass flush pipe and necessary attachments.

TAPS :
All taps and extensions, except standpipes, to be chrome-plated streamlined bib and pillar cocks marked "hot" and "Cold" respectively. Standpipes taps to be brass with hose connections.

SANITARY FITTINGS:
Bath - first quality white, 5'6 long.
Sink - see under "Carpenter" for details.
W.C. Pan - Complete with plastic toilet seat fitted with glv. hinge, adjustable to fit pan, in plain and flap.
Basin - 22 X 16 first quality white wall basin.
Enemel washtubs - See under "Carpenter" for details.
Provide and fix all the above fittings complete with wastes, plugs and chains, washers, unions, vents, etc., as required. Conceal all piping: run in as short and easy flowing runs as possible with connections of approved type, and well and securely supported to prevent water hammer.

HANDRAILING:
Fix ¾ galv. water pipe handrailto back landing & steps.

E L E C T R I C I A N

MATERIALS :
Materials used by the Electrician must be of approved manufacture (Such as British) and must conform to the regulations of the Power Board and Local Authority.

WORKMANSHIP :
The whole of the Electrician's work must be carried out in compliance with the regulations of the said Power Board and the Underwriter's Association, by duly licensed tradesmen. Insofar as is possible all runs must be concealed from view.

MAINS :
All mains shall be longer than normally required and shall have the surplus neatly coiled at the rear of switchboard. Subject to the Supply Authority's approval, the point of entry will be at the eaves.

WIRING :
All cables shall be of 250 volt grade complying with B. S.S. 7 "Rubber Insulated and P.V.C. Cable and Flexible Cords for Electric Power and Lighting".

All plastic materials for switches, flush plates, light sockets, etc., shall be ivory or brown colour or as may be shosen by the Owner.
RANGE Allow PC Sum of £10 —
LAMPS AND PLUGS :
Leave all lighting outlets complete with approved pearly or inside frosted lamps with opal shades, and all other outlets complete with 3 pin plugs. Any selected light fittings will be taken as an extra.

LIGHTS :
Allow to fix a total of 13 light points. All positions to be selected by Owner.
Note : Front door light under flat roof and back door light bracket watertight fitting.

POWER :
Allow to fix a total of 8 power plugs and make connections to range and hot water cylinder.

HOT WATER SERVICE :
Run service to hot water cylinder and connect to element as provided under "Plumber".

SWITCHBOARD :
Provide and fix approved insulating composition switchboard where directed recessed and hinged to open out. All circuit fuses, switches and service to be neatly engraved on or finished with transfers.

AERIAL AND EARTH PLATE :
Allow for 2 pin aerial plug with bakelite flush plate neatly engraved "Aerial" and "Earth" in lounge.
Run and couple earth wire to nearest cold water pipe with approved earthing clip.

P L A S T E R E R

MATERIALS :
Cement and water specified for "Concrete". Sand shall be approved silver sand, hard, sharp and free from salt, loam or other deleterious matters.

panes for sashes the following guide may be used :-

If the area of glass does not exceed 3.5 square feet use 18oz., over 3.5 sq. feet to 7 sq.feet use 24 oz, while over 7 sq feet 26 oz. to be used. for large sashes, such as landscape windows ¼" plate glass must be used. Single pane doors shall have ⅛" sheet plate glass or selected fancy glass. Four pane or three pane d ors shall be glazed with selected fancy glass.

Glaze all louvres with ⅛" drawn plate glass as selected.

In bathroom cabinet door, provide a ¼" plate glass mirror of best silvering quality.

If other mirrors are specified they must be of the same high quality.

P A P E R H A N G E R

All walls except where otherwise specified shall be papered with selected wallpapers. -Fresh flour or cold water paste shall be used.

The paperhanger must ensure that all walls are free from blemish of any sort that will show on the finished work. Allow the sum of 10/6 average per roll for the purchase of selected wallpapers. All papers shall be butt jointed and hung true and plumband neatly cut to all architraves, skirtings, fittings, etc.

Note : Mix with paste sodium pentachlorphenate added in the proportion of 4 oz toeach gallon of mixed paste.

BOROUGH OF DARGAVILLE

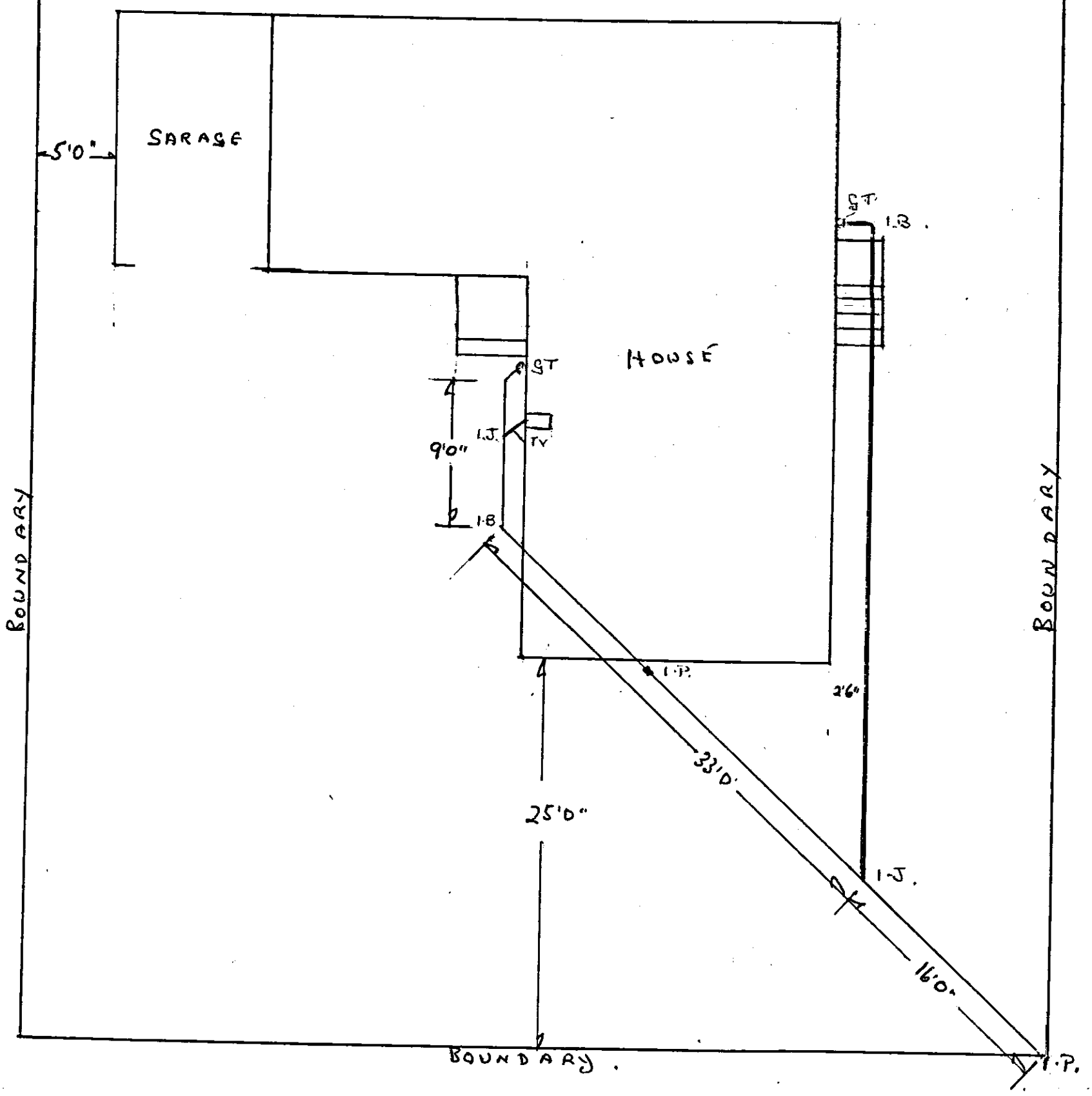
DRAINAGE BLOCK PLAN

RECORD No._____

REFERENCE:

I. C. Inspection Chamber
I. B. Inspection Bend
I. Y. Inspection Junction
I. P. Inspection Pipe

G. T. Gully Trap
T. V. Terminal Vent
Drain to be shown in **RED**
SCALE—8 ft. to one inch,



0095011102-D

OWNER R.A. Allen
STREET. Clyde Street Extn
SECTION No. 95/1112 Lot 14 DP 47250 pt Kaihu
2 33 BK.

R. TURNER
DRAINLAYER
DATE 20-5-66.

021 121 8419 | lisa@pocklington.co.nz | pocklington.co.nz

Pocklington

REAL ESTATE

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