

F84552

Wanganui City Council

Date: 26/2/74

THE CITY ENGINEER,

DEAR SIR,

I hereby apply for a Building Permit to erect/demolish

Dwelling & Garage

according to locality plan and detailed plans, elevation, cross sections and specifications of building deposited herewith, in duplicate at:

Street: 83 Manuka St

Vol. No.: 1310-477-6

Lot: 5 D.P. 22996

Section:

Block:

Owner--Name: R. M. J. Minton

Address:

Builder--Name: W. J. Minton

Address:

41A SMITHFIELD B

NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex



Repairs, alterations or extensions to an existing building



Conversion



Demolition



DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

Dwelling & Garage

ESTIMATED VALUE:

Building \$ 12,500-00

Plumbing & Drainage \$ 1,250-00

TOTAL \$ 13,750-00

If valued at more than \$20,000 state:

Estimated commencement date: Mth. 19

Estimated completion date: Mth. 19

Building registration No.

Total floor area (sq ft)

970

Building Fee \$ 44-00 Rec. 00783

Plumbing & Drainage Fee \$ 12-00 Rec.

Water Connection \$ 30-00 PWR 23471

Drain Connection \$ 60-00 PWR 13586

Inspection Fee \$ 13587

Crossing Fee \$ 22-00 PWR 35708

Footpath Damage Deposit \$ 10-00 Rec.

TOTAL CITY COUNCIL FEES \$ 178-00

Building Research Levy \$ 7-00 Rec.

Signature: G. R. J. Minton

TOTAL \$ 185-00

INFORMATION REQUIRED BY DEPARTMENT OF STATISTICS

A. TYPE OF BUILDING OR STRUCTURE--

Type Code
(See back of form for instructions)

(a) Newly built, altered, repaired, extended, or demolished

01

(b) Converted--

Type Code
fromType Code
to

B. DWELLING UNITS GAINED OR LOST--

Gained

1

Lost

C. IS BUILDING TO BE RENTED OR LEASED?

(Tick appropriate box)

Yes

No

☒

D. SCOPE OF PERMIT--(Tick box)

Complete building including foundations



Foundations only



Building only, foundations covered by previous permit



1310-477-6

POINTON R.M. & M.J.

MANUKA St

LOT 5 D.P. 22996

WANGANUI CITY COUNCIL
CITY ENGINEER'S DEPARTMENT
APPROVAL FOR ISSUE OF BUILDING PERMIT

Date of Application: 26-2-74

Application for: Erect Dwelling & Garage

Sec:

Locality: 83 Manuka St

Plumber:

BUILDING INSPECTOR

1. Values on Application:
2. Builder's Footway Deposit:
3. Material of Construction:
4. Ground levels and foundations:
5. Requirements for Public Bldgs, Factories etc.
6. Description of use of Building on Application:
7. General Construction - Dwg etc.
8. Chimneys, Heating appliances flues:
9. Means of Egress Code:
10. Temporary Hoardings on footpath:
11. Crossing Fee:

APPROVED BUILDING INSPECTOR:

HEALTH INSPECTOR

12. Plumbing & Drainage requirements and fees:
13. Stormwater drainage requirements:
14. Water connection requirements and fees:
15. Health & Food Acts & Regs. etc.
16. Storage of Dangerous Goods, fuel, oil, etc.
17. General requirements:
18. Value on application, drainage:

APPROVED SANITARY INSPECTOR:

DRAINAGE ENGINEER

19. Sewer connection requirements
& Fee

20. Stormwater connection requirements
& Fee

APPROVED DRAINAGE ENGINEER

DESIGNING ENGINEER

21. Structural calculations:

APPROVED DESIGNING ENGINEER

TOWN PLANNING

22. Zoning, coverage, siting, height:
23. Proposed roads & service lanes:
24. Road widenings & B.L. restrict.
25. Vehicles; loading, parking, crossings:
26. General requirements (easements etc)

APPROVED TOWN PLANNER:

Permit may be issued subject to the following conditions:

GENERAL REMARKS

BUILDING INSPECTOR:

HEALTH INSPECTOR:

DRAINAGE ENGINEER:

DESIGNING ENGINEER:

TOWN PLANNING:

SPECIFICATION

Specification of the work to be done and the materials to be used in the erection and completion of a residence as per the accompanying drawings

for

Mr and Mrs ... R. M. Panton

a t

Lot Number 53 DP 22946 MANUKA Street
Wanganui

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the currency of the contract.

Any item in this specification and not shown on the drawings and vice versa shall be equally binding as though included in both.

The Contractor shall provide a form of contract which is to be completed by all parties before the commencement of any work on the site.

Any additions, omissions or variations to the contract shall be authorised in writing and an agreed price stated.

The Owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

Owners

Contractor W. J. MAIN

Owner's Solicitor

Loan Company **SAE**

City, Borough or County ... Wanganui

Contract documents

1. The accompanying drawings.
2. This specification.
3. N. Z. S. S. No. 1900 Chapter 9.3A
4. 'New Zealand Constructional Details' by R.J. Willson.
5. 'Timber Framed Construction' by R.J. Willson.

Numbers 4 and 5 above are published by Heinemann Educational Books Ltd, P.O. Box 36-064 Northcote, Auckland and are available from all book shops, or the publishers.

PRELIMINARY AND GENERAL (ALL TRADES)

1. Permits.

The Contractors shall arrange to obtain all permits to build etc., and pay all fees as required by the local authorities.

2. Protection of work.

All parts of the work liable to injury and all adjoining property, existing work, footways, trees etc., are to be protected until completion of the contract.

3. P.C. Sums. (Nett sums).

The P.C. Sums quoted in this specification are nett, and the contractor or sub-contractor concerned must add any cartage, fixing charges and profit he requires to all such items.

4. Site.

The site of the works will be pointed out to Tenderers who are advised to visit same and check the slope of the ground, quality of the soil etc., as no extras will be paid for foundation work, site drainage and levelling not detailed or specified.

5. By-laws.

The whole of the work in this contract is to be carried out in strict accordance with the local authorities' regulations, and to be of a standard as approved by the loan company.

6. Extent of work.

This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonable implied on the accompanying drawings and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.

7. Insurance.

The Contractor shall at all times, keep the whole of the works fully covered by insurance. Fire. Public liability. Workers' compensation, etc.

8. Temporary Services

The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, toilet, power, water, access to the building site, scaffolding.

9. Maintenance.

The Contractors shall maintain the property for a period of 30 days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.

10. Completion

On completion all trade debris is to be removed from the site and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.

11. Contingencies

Allow the sum of \$ — . for contingencies. The whole, or any amount remaining unspent at the completion of the contract shall be credited to the Owners.

12. Termite Stops

Provision is to be made in all parts required by the Government Regulations for the fixing of termite stops should this building be erected in a gazetted termite area.

WANGANUI CITY COUNCIL

PREPARATION OF SITE FOR POURING CONCRETE FLOOR SLABS

EXCAVATION

Remove all vegetable growth, peat or other material unsuitable for placing of a foundation to a depth of at least 8" or to solid whichever is the greater. Where owing to the nature of the ground excavation has been necessary to a greater depth than 8" it will be backfilled with sand well compacted in not more than 6" layers.

HARDFILL

Where the subsoil is uniform and is of gravel, the concrete floor could be laid directly on it.

In all other cases a minimum of 3" of clean granular material should be used not larger than $\frac{3}{4}$ in. or less than $\frac{3}{8}$ in. and in very wet circumstances this should be 6 in. not larger than $1\frac{1}{2}$ in. or less than $\frac{3}{8}$ in. The top should be blinded with sand to form an even bed for the concrete and to protect the polythene vapour barrier. The sand should be of a coarse nature.

GENERAL

Where doubt exists about a section an inspection will be made to assist in assessing what type of fill should be used.

EXCAVATOR

1. Generally

Remove all turf or other vegetation, including trees, stumps etc., from the area to be built on.

Bulldoze the site to the levels shown on the drawings.
(Check original conditions).

Excavate as required for all wall footings, pile footings, steps etc., as shown on the drawings.

Excavations to be taken down to a solid bearing and to be not less than 12" deep.

Excavations are to be stepped to suit the slope of the ground, and kept level at the bottom, maintained free from water or fallen material and shall be firm before placing reinforcing or concrete.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus spoil on the site as directed by the Owners.

CONCRETOR

1. Materials

Concrete to be pre-mixed with a test of 2,500 lbs per sq. in. after 28 days.

Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, loose rust, paint, grease, dirt etc.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed.

2. Concrete work

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps and porch slabs, chimney foundations etc. as indicated on the drawings and reinforced as shown. Steps to have 6' risers and 12" treads.

Hard filling to be 3" down scoria or 'run of the pit' metal compacted in layers of 6" depth maximum. Blind with 1" of sand and overlay with .005" black polythene damp proof course with taped joints.

All floor slabs to be laid to true and straight surfaces, screeded, wood floated and finished with a steel float or power float to a fine finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires etc., as required, prior to the pouring of the concrete. Holding down bolts to be 1'3" maximum from corners and at 4'6" centres maximum.

All exposed concrete work (except floors) to be roughened or scratched for subsequent plastering.

NA. Piles to be pre-cast, 24" x 8" x 8" set out as shown on the foundation plan and supported on 12" x 12" x 4" thick concrete footings.

CARPENTER

1. Materials Schedule

Material	Size	Grade	Remarks
Sub-floor jack studs	4" x 3"	Rad P. P. T.	
Sub-floor bracing 4"x 2" and 4" x 3"		Rad P. P. T.	
Bearers	4" x 3"	Rad P. P. T.	Wired down
Wall plates	4" x 2"	Rad P. P. T.	Bolted down
Floor Joists	6" x 2"	Rad P. P. T.	At 16" centres
Herringbone strutting	2" x 1½"	Rad P. P. T.	At 8'0" crs.
Solid bridging	Joist depth x 2"	Rad P. B. T.	At 8'0" crs.
Top and bottom plates	4"x2" 3"x 2"	Rad P. B. T.	Long lengths
Studs	4"x2" 3"x 2"	Rad P. B. T.	At 18" crs max.
Trimmer studs		Rad P. B. T.	See table below.
Lintels		Rad P. B. T.	See table below.
Nogging (Dwangs)	4" x 2"		3 rows to walls
	3" x 2"	Rad P. B. T.	4 rows for vert. bds.
Bracing	6"x 1" 4"x 1"	Rad P. B. T.	Checked in flush
Ceiling joists	4" x 2"	Rad P. B. T.	At 20" crs max.
Ceiling bracing	6" x 1"	Rad P. B. T.	
	4" x 2"	Rad P. B. T.	Diagonal
Ceiling nogging	3" x 2"	Rad P. B. T.	At 6'0" crs max.
Rafters	4" x 2"	Rad P. B. T.	At 18" crs(tiles) At 30" crs. (iron)
Ridges and Hip rafters	8" x 1"	Rad P. B. T.	
Valley rafters	6" x 1½"	Rad P. B. T.	
Valley boards	6" x 1"	Rad P. B. T.	
Underpurlins	4" x 3"	Rad P. B. T.	As detailed
Roof struts	4" x 2"	Rad P. B. T.	5'0" crs max.
Collar ties	6" x 1"	Rad P. B. T.	5'0" crs max.
Purlins (Iron roof)	3" x 2"	Rad P. B. T.	30" crs max.
Roof trusses	Gangnail or similar		At 30" centres
Eaves framing	3" x 1½"	Rad P. B. T.	
Fascia boards	ex 8" x 1"	Rad P. P. T.	Huttloc. Grooved
Barge boards	ex 8" x 1"	Rad P. P. T.	Huttloc. Grooved
Weatherboards	ex 6" x 1"	Rad P. P. T.	Huttloc. B.B.
Vertical boards	ex 8" x 1"	Rad P. P. T.	Huttloc.
Exterior facings	ex 3" x 1"	Rad P. P. T.	Huttloc.
Scribers	Standard	Cedar	Primed.
Flooring	12' x 6' high density particle board		
Interior door jambs	ex 1"	D.A. Rimu	½" bevelled stops
Architraves	1 5/8" x ½"	D.A. Rimu	Bevelled two edges
Skirtings	2 5/8" x ½"	D.A. Rimu	Bevelled one edge
Sill boards	ex 1"	D.A. Rimu	Sanded.
Cornices	1½"	D.A. Rimu	Bevelled
Splash boards	ex 1"	Rad P. P. T.	Primed
Shelving	ex 1"	Rad P.	Dressing grade.
Exterior trim	Mouldings as required	Rad P. P. T.	
Interior trim	Mouldings as required	Rad D.A. Rimu	

Trimmer studs

Single or top storey

Openings up to 4'6" wide	4" x 2"	
Openings 4'6" to 9'0" wide	4" x 3"	Solid or built up
Openings 9'0" to 13'0" wide	4" x 4"	Solid or built up

Bottom of two stories

Openings up to 3'6" wide	4" x 2"	
Openings 3'6" to 7'0" wide	4" x 3"	Solid or built up
Openings 7'0" to 10'6" wide	4" x 4"	Solid or built up

Lintels	Opening Width	Lintel Size
	Up to 4'6"	4" x 3"
	4'6" to 6'0"	4" x 4"
	6'0" to 8'0"	6" x 4"
	8'0" to 10'0"	8" x 4"
	10'0" to 12'0"	10" x 4"
	12'0" to 14'0"	12" x 4"

2. Construction

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

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

Sub-floor jack studs are to be wired to foundation piles with No. 8 ga. galv. wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined.

Sub floor bracing to be diagonal, in both directions, as required and as directed by the local authority inspector.

Floor joists to be on edge, set out to suit the flooring sheets, nailed with one 4" and one 3" nail at every crossing and trimmed as required for stairwell openings, slabs etc. Double the floor joists at each end of the building and under the bearing partition. Floor joists spanning more than 8'0" are to be stiffened with herringbone strutting or solid bridging in rows at 8'0" centres maximum.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be halve jointed or butt jointed and fastened with 4n. nail plates.

Studs are to be set out to accommodate 8'0" high wall lining sheets, and are to be held to the plates with two 4" flat headed nails at each end. Bowed studs are to be straightened with saw cuts, wedges and 4" x 1" or 3" x 1" strapping.

Lintels are to be checked $\frac{1}{2}$ " minimum into solid trimmer studs. Where built up trimmer studs are used one 4" x 2" stud is to be run up past the trimmer to the top plate and the 4" x 1" or 4" x 2" remaining is to run up to the underside of the lintel.

Nogging (Dwangs) shall be wall thickness x 2" spaced in rows at 32" centres maximum, set out to accommodate the wall lining sheets and drilled or notched for ventilation. To be nailed with two $2\frac{1}{2}$ " nails at each end.

Ceiling nogging (dwangs) to be set out to accommodate the ceiling lining sheets and cornices. Around the perimeter of each room and in rows at 6'0" centres maximum.

Bracing to be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees and dog-legged as required.

Walls up to 15'0" long - 1 brace.

Walls 15' to 35' long - 2 braces in opposite direction.

Walls 35' to 60' long - 3 braces.

Walls 60' to 85' long - 4 braces. (2 each way).

The wall frames are to be assembled, squared, braced, and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be on edge and spiked to the wall plates with one 4" and one 3" nail at each end. Where practicable, the ceiling joists are to come alongside rafters and to be spiked thereto.

Ceiling joists spanning more than 8'0" are to be stiffened with ceiling runners well spiked at every crossing.

6" x 2" runners will span up to 12'0"

8" x 2" runners will span up to 16'0"

Ceiling bracing is required at all gable ends. 6'0" each way from each corner, diagonally fixed.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with one 4" and one 3" nail to the plates.

Supply and fix the necessary ridge boards, hip rafters, valley rafters, valley boards, underpurlins and roof struts and collar ties as required to complete the roof framing and as detailed on the drawings.

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed 'Gangnail' roof trusses fixed plumb, **OR PRYDE** ex **CARTERS** fastened to the plates with framing anchors, stiffened with runners and braced at each end of the building. The trusses are to be positioned directly over studs or supporting nogging is to be fixed between the studs directly under the top plate.

Purlins (iron roof) to be spaced to accommodate the roof covering and ridging and fastened to the rafters with one 4" nail and one 3" skew nail at every crossing.

Eaves runner to be nailed to the outside of the wall frames.

Eaves bearers to be nailed securely to each rafter overhang.

3. Exterior finish

All exterior joinery, exterior timber linings or trim and all end grain joints are to be given a coat of primer or stain prior to fixing.

Behind all asbestos-cement wall linings and as detailed on the drawings, fit a breather type building paper, lapped 4".

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred where joined and fastened with galvanised nails.

Wall areas are to be covered with exterior lining as shown on the drawings.

Weatherboards are to have scribed internal corner joints and mitred external corners without soakers. Fix with 2½" galv. nails.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths with 2¼" galv. nails.

Soffits, verges and proch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds.

Build in the various exterior Joinery frames as supplied under "Joiner". Fit sill trays, head capping and flashing, trim at sides with scribes and under the sill with a quadrant mould, all as required.

Exterior doors to be fitted on one and a half pairs of 4" galvanised loose pin (brass) butts.

Provide and fix a ledge and brace type foundation, access door and frame, positioned as directed.

4. Interior finish

Flooring to be laid in large single sheets of high density particle board with joints in alignment both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Check with the Owners regarding the laying of flooring before the wall framing is erected.

Nail the flooring with $2\frac{1}{4}$ " galv. brad head nails at 5" centres on the joints and at 8" centres on intermediate floor joists.

On completion of the contract the floor nails are to be punched and the floor machine sanded with two papers to a fine finish.

Care must be taken that the flooring is not stained by rust marks, tea or coffee etc.

Interior wall linings generally to be $\frac{3}{8}$ " gibraltar board sheets fixed with vertical joints and nailed with flat headed galvanised clouts, double nailed to studs and nogging. Sheets to service rooms may be glue fixed with horizontal joints.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected Lamiwall sheet with plastic jointer and corner mouldings.

Ceiling linings to be fibrous plaster sheets, well glued or wadded to ceiling framing and with all joints, nail holes and other imperfections stopped flush and left ready for the painter.

Nog for and build in the various joinery fitments as supplied under "Joiner" and trim to walls, floor and ceiling with quadrant and bevelled mouldings as required.

Nog for and build in the various fittings as supplied under "Plumber" and trim around with splash boards primed and set in mastic and other finishing trim and mouldings as required.

Interior doors are to be fitted with $1\frac{1}{2}$ pairs of $3\frac{1}{2}$ " A.C. or F.B. loose pin butts.

Architraves to be fitted in single lengths, with glued mitred joints.

Skirtings to be scribed to the floor and internal corners and mitred at external angles.

Cornices to be scribed on internal corners and mitred at external angles.

Sill boards to be housed to jambs and mullions and bevel scribed to sashes. To finish flush with the inside of the jambs and to be finished with a returned architrave.

Coat cupboard and wardrobes to be fitted with one shelf ex 12" wide fixed 5'6" above the floor and with a $\frac{3}{4}$ " galv. pipe hanger rail under.

Linen, hot water and other cupboards to be shelved with slatted shelves ex 4" x 1" as directed.

Allow the P.C. sum of \$..... for all hardware, and allow to order, take delivery of and fix same.

Form a ceiling access door in a convenient and inconspicuous place. (Wardrobe).

Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess lined with fire resisting material and trimmed around as required.

Supply and fix the sundry internal finishing mouldings and trim as required. $\frac{1}{2}$ " quadrants to internal corners of service rooms etc.

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.

All internal finishing timbers shall be sanded to remove machine marks and on completion, shall be free from all hammer marks, splits or other defects.

All nails in exposed work (interior and exterior) are to be punched.

SOLID PLASTERER

1. Materials

Cement to be ordinary Portland cement.

Sand to be clean river sand free from saline, vegetable or earthy matter.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

2. Chimney

Supply and erect one precast concrete chimney as indicated on the drawings.

All units to be well bedded in mortar.

The corners are to be plumbed both ways and reinforced with No. 4 rods, well grouted in.

3. Plastering

All exposed concrete steps and slabs, concrete base walls, precast concrete chimney, reinforced concrete columns and beams etc. as indicated on the accompanying drawings shall be solid plastered to a fine finish.

All sharp exposed edges are to be rounded.

Steps and slabs to fall slightly away from the building and not to hold water. Slabs to be coved up against the residence, under door sills etc.

Columns, beams and chimney to be textured as directed.

ROOFER

1. Generally

Refer to the drawings for the type of roofing to be used.

NA 2. Concrete tiles

Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles.

2" x 1" battens for rafters at 18" centres.

2" x 2" selected quality battens for rafters or roof trusses at 30" centres.

Tiles are to be set out with a full tile at the top.

Tiles to be laid with standard laps and nailed or wired down in accordance with standard practise.

Hips and ridges to be covered with hip tiles bedded in mortar.

Parge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

On completion leave 5 ordinary and 2 ridge tiles under the building for future maintenance purposes.

Supply the Owners with a guarantee for the tiles and a separate two year guarantee for the laying of the tiles.

NA 3. Coated galvanised tiles

Battens to be splay cut, two ex 3" x 2" timber and set out to suit the gauge of the tiles, and nailed firmly to the rafters. Co-operate with the Carpenter in the determining of the rafter length to finish with a full tile at the top.

Ridges, hips and barges to be covered with purpose made accessories, coated as for tiles.

Fix the tiles and accessories in accordance with standard practise and touch up all exposed nail heads with bitumastic coating coloured as for tiles.

Supply the Owners with the standard guarantee for the laying of the tiles.

4. Galvanised iron

The roof area is to be covered with 2" x 19 ga. galvanised wire mesh stretched taut and securely stapled to the purlins. Overlay with breather type building paper.

Roofing to be 26 gauge, galvanised corrugated iron sheeting, with primed laps, in single lengths, with $1\frac{1}{2}$ corrugations side lap and nailed with lead headed or spring head nails in accordance with standard practice.

Ridges and hips to be covered with lead edged ridging, primed on the underside, in long lengths with the lead edge dressed down into the corrugations of the iron.

Barges to be covered with purpose made barge flashings.

Supply and fix all flashings, lead caps etc., to make the roof thoroughly watertight and birdproof.

Priming to be calcium plumbate.

NA. 5. Flat Roofs

Supply and fix over galv. netting and breather type building paper and as per the manufacturer's directions, the flat roofing as shown on the drawings, complete with matching spoutings, downpipes, barge flashings and flashings as required.

PLUMBER AND DRAINLAYER

1. Generally

The whole of the plumbing and drainlaying shall be done in strict accordance with the local authorities' by-laws and drains shall be laid by registered workmen only.

The plumbing contractor shall obtain all necessary permits for the work and pay all fees in connection thereto.

2. Exterior work

Supply and fix all necessary flashings, lead caps, sill trays etc., in conjunction with the Builder to make a thoroughly watertight job.

Supply and fix galvanised spouting to all eaves, laid with even falls to 3" diameter galvanised downpipes. Downpipes to be sealed into stormwater drains at foot.

Valleys to be standard, galvanised, laid over building paper.

3. Water service

Lay on cold water from the main, feed through a pressure reducing valve to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostatically controlled electric element.

Lay on hot and cold water services to the various fittings as shown on the drawings and to 2 hose standards positioned as directed. Hot water service to run in copper.

Main and cold water may run in plastic if approved by Owners, Loan Company and Local Authority Inspector.

4. Fittings

Provide and set up the fittings as shown on the drawings and provide regulation traps and wastes to same. Traps and wastes may be plastic if approved.

Bath, first quality, white.

Vanity unit - selected formica top, white basin, drawers and doors under.

Sink top - selected formica with stainless steel bowl.

Shower tray - stainless steel. **NA**.

W.C. - White, china, wash-down pedestal with plastic double-flap seat and low-down plastic flushing cistern.

Tub - Stainless steel, with cupboard under.

Basin - White, first quality, with cupboard under.

Washing machine - to be supplied by the Owner.

Taps - C.P. as selected by the Owners, exterior hose taps - brass, Shower rose - c.p. swivel type. **NA**.

Shower mixer unit as selected by the Owners. **NA**.

NA Waste disposal unit to be type fitted with a copper trap and waste.

5. Drains

Stormwater to be taken in second quality socketted earthenware pipes to stormwater main connection, or standard soak holes. **or P.V.C. LAID IN FINE FILL.**

Sewer drains to be first quality glazed socketted earthenware pipes, 4" laid with even falls and easy bends to a main connection as directed.

Provide and fix all necessary gulley traps, terminal and back vents, cleaning eyes, inspection junctions and bends etc., as may be necessary to comply with the local authorities' regulations.

NA Provide and set the field tile drains set in scoria, if shown on the site or basement plan.

JOINER

1. Timber Grades

Exterior Joinery	Heart Rimu or Rad. P. P. T. Huttloc
Door sills	Heart Matai
Sashes	Redwood, or Rad. P. P. T. Huttloc
Interior Joinery	D.A. Rimu

All to be dry seasoned timber run to standard profiles.

2. Windows

Aluminium windows where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc.

To be installed as per the manufacturer's directions.

Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J.M.F. 'Sundyne' profile, of standard construction and high class workmanship. Opening awning type sashes to be fitted with 'Interlock' stays of approved sizes.

The windows are to be glazed with standard quality glass, with selected obscured glass to bathroom and W.C. windows and as directed.

3. Doors

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flush type, with D.A. Rimu facing sheets and clashing strip to the closing edge.

Sizes:

Main doors	6'6" x 2'6"
Bathroom, W.C.	6'6" x 2'4"
Wardrobe and	6'6" x 2'2" <u>OR</u> 6'6" x 2'0" <u>OR</u>
Cupboards	6'0" x 2'0" with upper cupboards

Interior door jambs are to be ex 1" with $\frac{1}{2}$ " bevelled planted stops.

Glazing to doors or door frames to be selected obscured glass.

4. Fittings

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units as directed.

Sink top as specified under "Plumber".

Other bench tops to be of selected "formica" or "laminex" with matching edges.

Cupboard doors to have solid core hardboard faced doors.

Drawers to have sides dovetailed to fronts and hardboard bottom

Supply a standard bathroom cabinet with a mirror rebated and beaded to the door.

5. Stairs

MA

Closed type - To be constructed with strings ex 10" x 2", treads ex $1\frac{1}{2}$ " thick and risers ex 1" thick. The treads and risers are to be housed $\frac{1}{2}$ ", glue wedged and glue blocked to the strings. Nosing to be $1\frac{1}{4}$ " maximum.

Open type - To be constructed with undercarriages ex 6" x 3" tread cleats and treads ex 2" thick timber - no risers.

Supply handrails ex 3" x 2" bevelled and rounded to one side of each flight of stairs.

ELECTRICIAN

1. Generally

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange for all inspection required.

2. Supply

Arrange for a mains supply to the building. Check the conditions before tendering.

3. Boards

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient to the Owners.

4. Lights

Provide and fix the lights, switches and power outlets as listed hereunder, all to be positioned by the Owners after the floor has been laid.

Passage and stairwell lights to have two way switches.

.....10..... Interior lights

.....2..... Exterior lights

.....8..... Power outlets with switch gear

5. Fittings

Allow the P.C. Sum of ..~~200.00~~... for the purchase of an electric range, and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element, supplied under "Plumber".

Allow the P.C. Sum of for the supply of an electric wall heater and allow to order, take delivery of and install same.

Allow the P.C. Sum of \$7..... for the purchase of special light fittings and allow to order, take delivery of and fit same.

NA. Allow to supply and install an exhaust hood or fan as detailed on the drawings.

NA. Allow to wire up for the waste disposal unit supplied under "Plumber".

NA. Allow to provide and install a selected razor outlet positioned as directed by the Owners.

Earth all metal waste pipes and metal fittings as required by the regulations.

Aerial, earth and T.V. aerial sockets as directed by the Owners.

PAINTER AND PAPERHANGER

1. Generally

Allow to submit the plan to a colour service for a colour scheme and to the Owners for approval.

All paint and varnish is to be delivered to the job in new tins, unopened, and currently usable.

2. Exterior

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a high gloss finish.

Stained work - One coat of stain prior to fixing, the nail holes etc. are to be stopped with coloured stopping followed by one further coat of the stain.

Metalwork, including spoutings, downpipes, wrought iron work etc. - Approved primer for galvanised iron, one undercoat and one finish coat.

Asbestos - cement sheets. - Two coats of plastic paint. Solid plaster and concrete blockwork to be left unpainted.

Iron roof - To be left unpainted.

3. Interior

Interiors of all service rooms to be primed or sealed, stopped undercoated and finished with high gloss enamel.

All other ceilings to be given two coats of flat ceiling paint.

All other wall areas to be lined with wallpaper, hung in single lengths, plumb, and with butt joints.

P.C. value \$...~~200~~..... per roll.

Flush doors only to be sealed, and given two coats of satin finish varnish. To be rubbed down between coats.

All other interior finishing woodwork to be primed, stopped, undercoated and finished with a semi-gloss paint.

4. Completion

On completion the residence is to be left clean and tidy, window and other glasswork is to be cleaned. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

Trade Costings (1973) Ltd.
P.O. Box 33376, Auckland 9

RECEIVED

10/10/73

Dear Sir,

I am writing to you regarding the order for 1000 units of the product.

The order was received on 10/10/73 and we are currently processing it.

We are sorry that we cannot deliver the goods earlier than the date specified.

We will deliver the goods as soon as possible.

Yours faithfully,

John Smith

Director of Sales

Trade Costings (1973) Ltd.

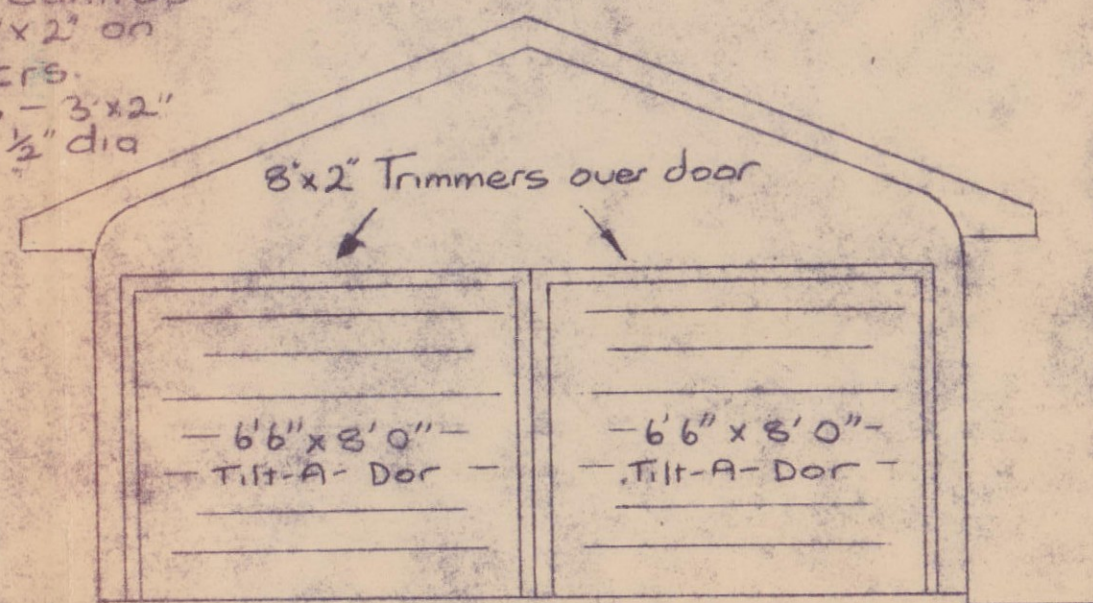
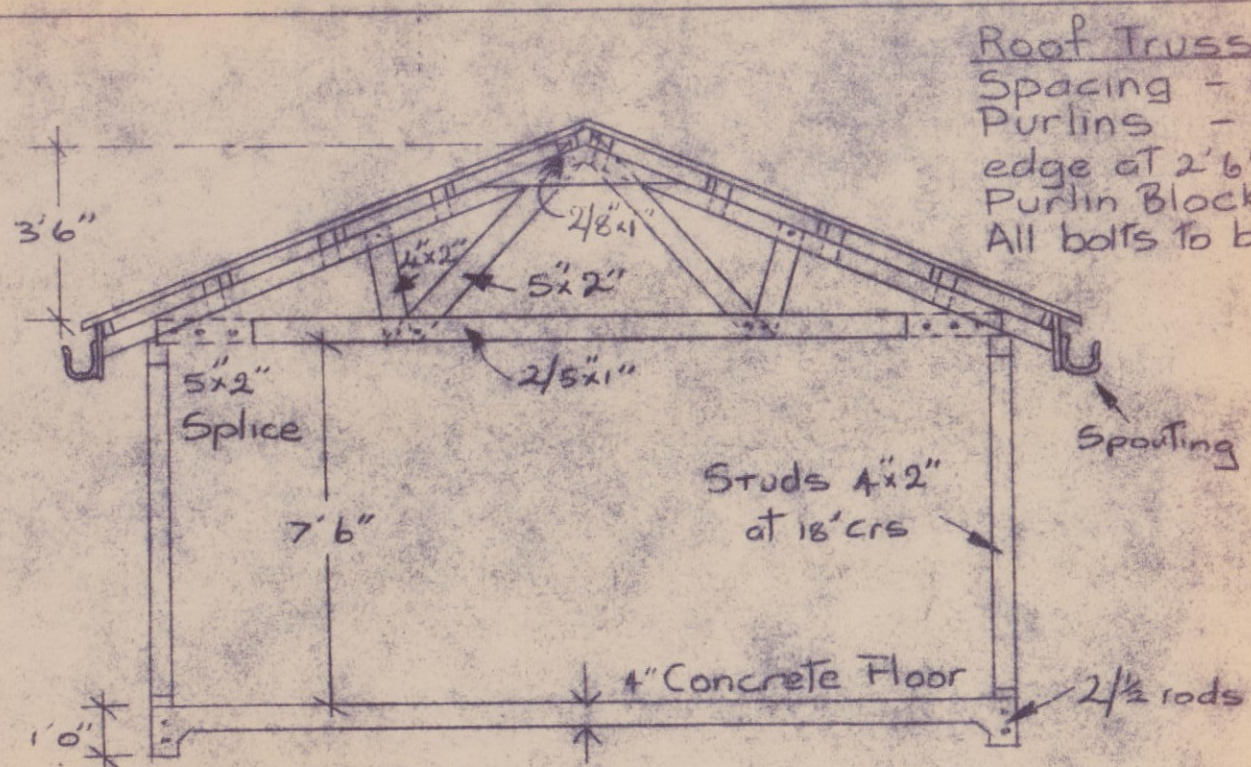
10/10/73

10/10/73

10/10/73

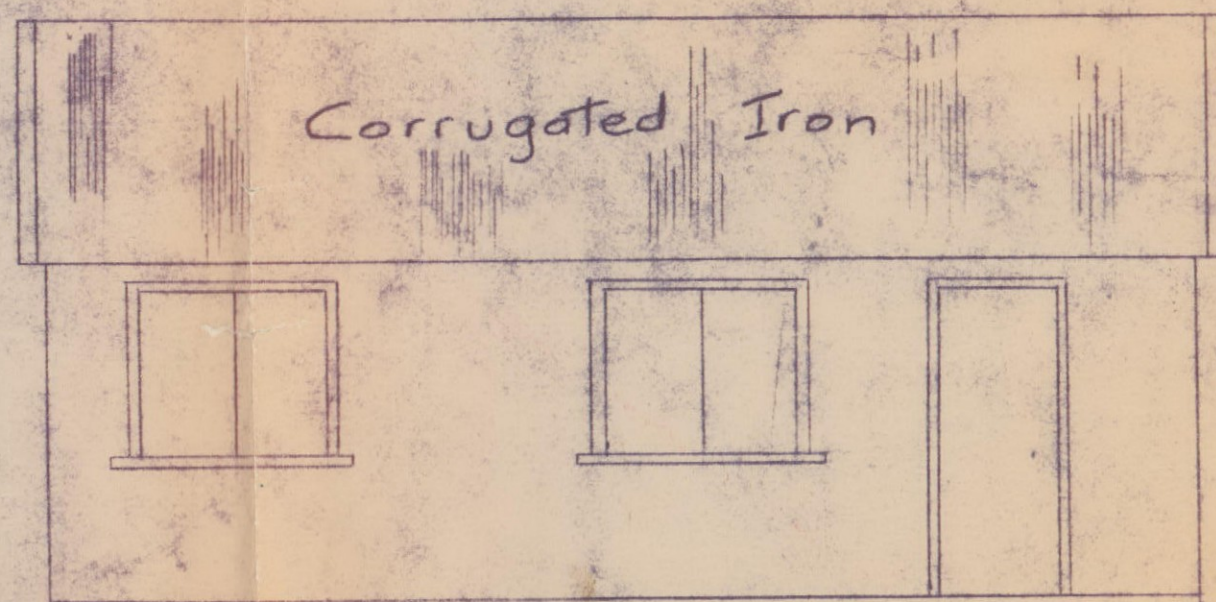
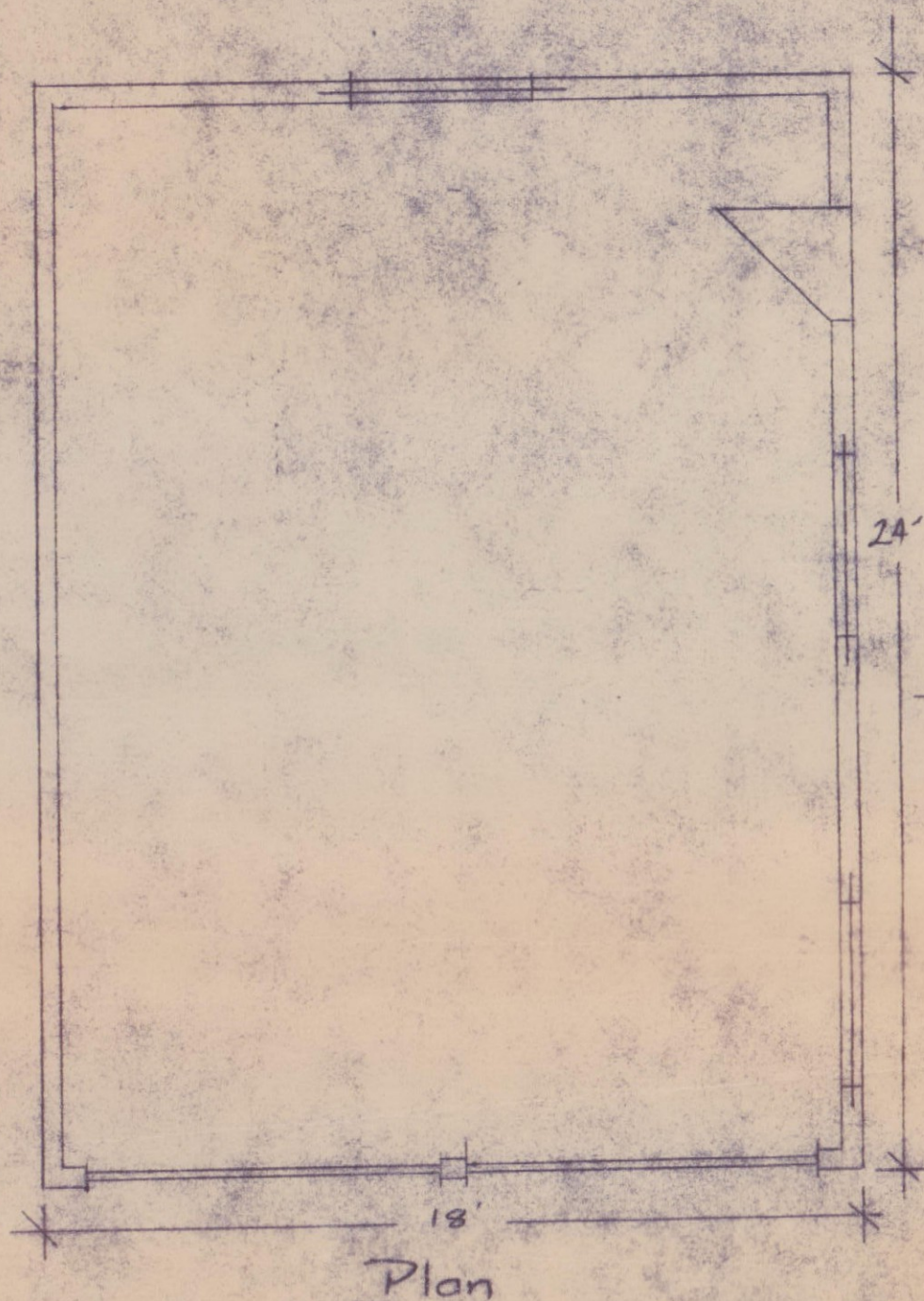
10/10/73

10/10/73



Front Elevation

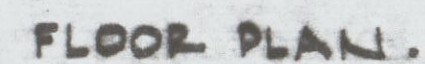
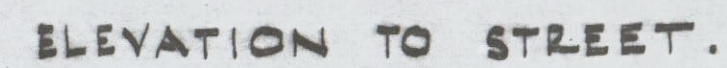
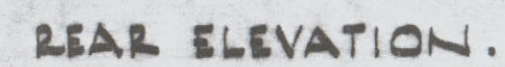
GARAGE LOCATION ON SECTION,
 DRAWN ON MAIN PLAN



Side Elevation



PROPOSED GARAGE FOR
 MR. R. M. POINTON
 57 MANUKA ST. WANGANUI
 SCALE 1/8



SCALE. $\frac{1}{2}"=1'0"$

POINTON TELLECE. WANGA WANGA. WANGA WANGA.

AS BUILT WATER CONNECTION DIAGRAM

Permit No.

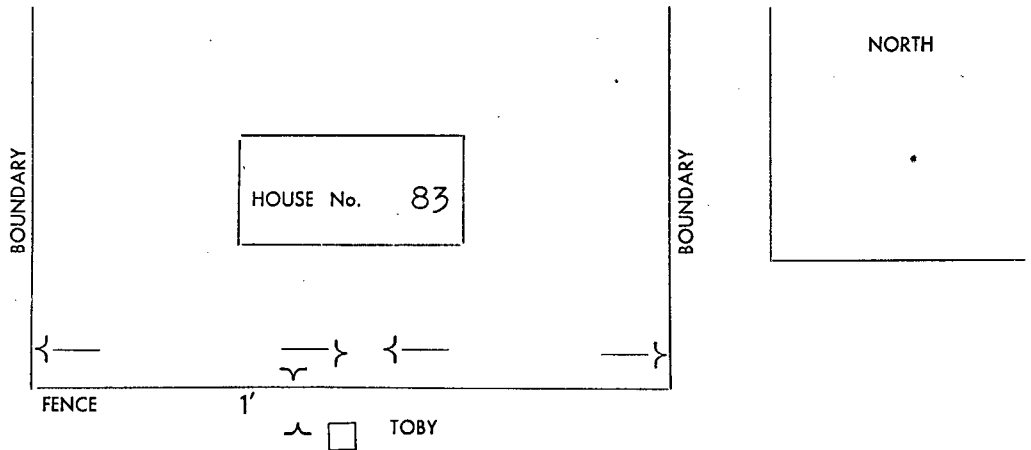
Permit Date.

Lot No. 5

D.P. No. 22996

Name Owner R.M. & M.J. POINTON

Name Builder W.J. MAIN



K. & C. ☐ TOBY

20ft — } — } 91ft — }

MANUKA

Street

To Thatcher St.

To Palson St.

VALUATION ROLL No.

LEGAL DESCRIPTION

1850/

1310/477/6/XY1

LOT 5 D.P. 22996

57 MANUKA STREET

DRAINAGE & PLUMBING PERMITS

BUILDING PERMITS

Existing Use

Dwelling

Permit No.

Date

Permit No.

Date

Nature of Work

Designation

1247 ✓ 28.2.74

F84552 ✓ 10.4.74 DWELLING & GARAGE

Zoning

Residential A

G101088 ✓ 16.12.75 DOMESTIC GARAGE

J064975 ✓ 7.3.80 CARPORT & WOODSHED

Undersize Section

Building Line Restriction

Proposed Street

Proposed Service Lane

Proposed Access Way

Dangerous
Goods Licence

Fill Points

Housing File No.

Underground Tank

Type

Capacity
gals

Water Connection

Reg. No.

Amt. Paid.

2 23471 \$30.00

Water Meter

Water Bore

Drainage Connection

Reg. No.

Amt. Pd.

13586 \$60.00

Pool

Filtered

Back Flow
PreventerStormwater
Connection

Reg. No.

Amt. Pd.

Unfiltered

Heating

Gas

Oil-fired

Coal-
Wood

Electric

Other

Kerb Crossing

Reg. No.

Amt. Pd.

35078 \$22.00

Conditional Use

File:

Specified Departure

File:

Dispensations

Reference

Date