



APPLICATION FOR BUILDING PERMIT

Receipt No. _____ Permit No. 65801

To the Hawke's Bay County Building Inspector,
P.O. Box 172, Napier.

Date: 2/9/68

I hereby apply for permission to erect, alter, repair, shift, install, Erect
Residence

according to site plan and detailed plans, elevations, cross-sections, computations and specifications of buildings deposited herewith.

Name and Address of Owner: Mr & Mrs J. K. McKeane

(9) Star Road Cornhill St.

Address of Building Site: 270 Te Awa Ave, Lot 1 DP 11564

Valuation Roll No.: 959/203/1 Approximate Area of Property: 32 per acres

Name and Address of Builder: R. H. Cullen

Wakefield St Onekawa

If application is for —

- (1) A Dwelling:

State number of existing dwellings on land (if any):

or

- (2) An Outbuilding on a Residential site:

State total floor area of existing outbuildings on land (if any): sq. ft.

or

also state

Floor area of the New Building, addition or extension: 1300 sq. ft.

ESTIMATED VALUE:

Building \$ 8518.00

Plumbing and Drainage \$ 812.00

9430
4765

NOTE: Where the work involves any drainage or sanitary plumbing work a separate permit for this work must be obtained at the same time.

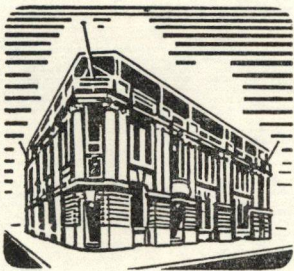
And I hereby agree to abide by all the provisions of the Hawke's Bay County Council By-Laws governing and regulating all matters the subject of the foregoing.

Owner/Builder: R. H. Cullen

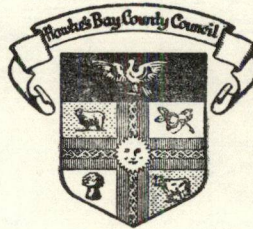
Postal Address: Wakefield St
Onekawa

OFFICE USE ONLY		
Other Buildings on same site	☒ Yes / ☐ No	
Examined <u>B. J. Glen</u>	Account Sent <u>COB</u>	Approved <u>M. J. Cullen</u>
Planning Officer <u>9/9/68</u>	Building Inspector <u>17/9/68</u>	Health Inspector <u>12/9/68</u>

(F) 270 Te Awa Ave



HAWKE'S BAY



COUNTY COUNCIL

P.O. BOX 172,
NAPIER, N.Z.

17/9/68

M. R. H. Callan
Wakefield St.
Conerawer

Your application for a Building Permit for

J. McLean
270 Te Anau Ave

has been checked and on payment of the following Fee the
necessary Permit(s) will be issued.

Fees Payable:

Building	\$	33.00	14443
Plumbing and/or Drainage	\$	7.00	14444

C. H. Stansfield

BUILDING INSPECTOR,
HAWKE'S BAY COUNTY COUNCIL.

RECEIPT: _____

DATE: 20/9/68

Pay.

PLEASE RETURN THIS FORM WITH YOUR FEE
=====

APPLICATION FOR SANITARY PLUMBING OR DRAINAGE PERMIT

Receipt No. Permit No. 2372

To the Hawke's Bay County Council Health Inspector,
P.O. Box 172, Napier.

Date: 2/9/68

I, R. H. Leathen

Address Wakefield St. One house

Hereby apply for permission to carry out the work described herein and set out in plans attached to be carried out in or on the premises situated at:

Leaven Ave, road Wahine Township

Riding

Name and Address of the owner of the property where the work is to be carried out:

Mr & Mrs J. K. McLean

Name and Address of Registered Plumber or Drainlayer entitled to do the work:

B. J. L.

Value of Proposed Work including Materials:

Estimated Value of—

Plumbing \$ 612.00

Drainage \$ 200.00

Total \$ 812.00

Dated this day of 2/9 19 68

Signature: R. H. Leathen

OFFICE USE ONLY

Examined and Approved

Account Sent

[Signature]

Health Inspector 12 / 9 / 68
D.T.P.—1122

Health Inspector / /

Drainage

- (1) Concrete covering slabs to be of 3" slabs, reinforced with $\frac{1}{4}$ " rods.
- (2) Internal measurement of the tank to be a minimum length of 8' 6".
- (3) Walls may be reduced to a minimum thickness of 4". Floor of the tank to be a minimum of 5".
- (4) Effluent drainage not to be located within 100' of any water well, and to terminate within the section.
- (5) Septic tank to be installed a minimum distance of 10' from the building, and 5' from the boundary.

J. McLean.

1. Check on height of ring wall at front. ✓
2. Spec page 2. Specify Chimney base? and chimney? ✓
3. What carries brick wall and supports same? ✓
4. Check 10x4 beam over (brick wall) a 24'-0" ✓
5. Check rafters. Spies in over span of 18'-0" ✓
6. in "Schedule of timber" Point man be used in lieu of. Increase size in case of joints etc

7. What carries the
6'-0" dead? Check 5x2

S P E C I F I C A T I O N

for

A RESIDENCE FOR

Mr & Mrs J. K. McLean

Te Awa Ave.

Napier

SPECIFICATION OF WORK TO BE DONE AND MATERIALS TO BE
SUPPLIED FOR THE ERECTION AND COMPLETION OF A
RESIDENCE FOR

A. GENERAL:

Cover Linc

1. The work consists of the erection of a single storey dwelling in timber with weatherboard/~~stucco~~ on exterior, corrugated iron roofed, on combined concrete wall and pile foundation. The contractor shall conform to the minimum requirements of the State Advances Corporation.
2. Insurance:

The contractor must effect an insurance with an approved company to cover any accident or injury to any workman engaged on the job. The contractor will also insure the works against damage or loss due to fire for the full insurable value of the works completed in the joint names of owner and contractor. All policies and receipts for such insurance to be lodged with the owner.
3. P.C. (Prime Cost):

The owner reserves the right to select or purchase items under the P.C. sum and the accounts will be adjusted accordingly on completion.
4. Completion:

The contractor shall remove all debris which may accumulate from time to time, and leave whole site tidy and leave building ready for use.
5. Drawings showing plan, elevations, section and foundation plan, etc., to be read in conjunction with this specification.
6. Any increase in cost of labour or materials after date of tender and before completion of works to be met by owner.

B. EXCAVATION:

1. Excavate as required, foundations for walls, chimneys, footings, foundation blocks, water pipes, etc., as shown and as required to give a solid bearing to the various depths, levels and grades. He shall keep excavations clear of fallen material and water. Surplus spoil shall be placed where directed by the owner.
2. Backfill and ram carefully around footings and make up to natural levels.

C. CONCRETE:

1. Materials:

Cement must be Portland cement of approved manufacture.
Metal aggregate shall be an approved hard metal chip, free from dust or earthy matter and graded to best 1" mesh.
Water must be clean and fresh of drinking quality.

Steel used for reinforcing shall be of British manufacture.

2. Mix:

Concrete shall be composed of 6 parts approved aggregate to 1 part cement.

3. Foundations:

Exterior Walls - Continuous concrete base wall 5 ins. thick with $\frac{1}{2}$ in. M.S.R. at top and bottom. Bottom of beam to be 12" below ground level on solid bearing and 15" above ground level. Provide a 1" x 1" reveal in top of concrete upstand to support plaster.

Blocks - To be of approved concrete mix and shall be at least 24" x 8" x 8" bedded on a 12" x 12" x 4" concrete pad and have two No.8 galvanized wires or $\frac{1}{2}$ " bolt bedded in top to secure sleeper plates.

Porch Floors, Terrace & Steps - The slab in back porch to be 4" reinforced concrete with $\frac{1}{2}$ " rods across short span at 6" crs. and $\frac{3}{8}$ " rods at 12" crs. across long span, porch and terrace to be 4" concrete with $\frac{3}{8}$ " rods at 12" crs. both ways. Steps to be formed with 6" risers and 12" treads.

Ventilators - Provide 12" x 6" vents spaced 2'6" from angles and max. 6'0" crs. and 12" below floor line.

Allow for opening for 2'6" wide access door full height of wall above ground set in Totara nailing blocks for securing door frame.

4. Boxing - shall be 1" thick pinus timber, well fitted together and securely anchored and braced to prevent warping and bulging.

5. Chimney:

The concrete slab carrying chimney shall be set 18" into ground to take ~~first~~ chimney *as per plan*, chimney hearth to be 4" thick with $\frac{1}{2}$ " rods at 6" crs. securely bonded into chimney back and breastwork.

6. Placing:

Concrete shall be placed and conveyed so that no separation of the materials takes place, and shall be immediately poured and well rammed and boxing tapped or vibrated to fill all cavities and give a smooth surface.

7. Damp Proof Course:

All concrete faces in contact with timber work shall be covered with one layer of 3-ply malthoid or other approved damp-course with minimum laps of 3".

D. CARPENTER & JOINER:

1. Timber:

All timber must be the best of its class, free from large loose or dead knots and waney edges, and in as long lengths as possible.

2. Seasoning:

All timber must be as well seasoned as procurable. All joinery and dressing timbers shall be thoroughly air-seasoned or kiln-dried (provided it is not air-dried) and all machined staff shall be dry run.

3. Dimensions:

All timbers must be true and square to full dimensions shown on the drawings, or as specified.

4. Workmanship:

The whole of the Carpenter and Joiner's Work must be framed, trussed, braced and assembled in a workmanlike manner and in accordance with the best trade practice. All joinery must be constructed according to best joinery practice, by

mortice and tenon, dovetail, tongue-and groove, mitres, etc. All exposed nailing must be well punched. The cutting or checking of framing timbers must be reduced to a minimum.

5. Builder's Ironmongery:

The contractor shall provide all nails, brads and screws, bolts and other ironmongery required. Nails for flooring shall be 2½" floor brads. Galvanized nails must be used externally and in redwood, cedar or totara timbers. All interior and exterior finished work shall be punch nailed.

6. Schedule of Timbers:

Wall Plates	4" x 2" or 4" x 3"	BAHR
Sleepers	4" x 3"	BAHR
Floor joists	5" x 2"	BAHR
Bottom plate	4" x 2"	BAHR TR
Top plate	4" x 2"	BAOR
Studs generally	4" x 2"; 3" x 2"	
Studs to openings over 3'1"	4" x 3" <i>or 2 1/4 x 2"</i>	BAOR
Lintels (See schedule under wall framing)	<i>D.F.</i>	BAOR
Dwangs	4" x 2"; 3" x 2"	BAOR
Ceiling joists	4" x 2"	BAOR
Runners (see under ceiling framing)		BAOR
Diagonal braces	6" x 1"	BAOR
Rafters	<i>D.F.</i> 8" x 2" <i>a/c</i>	BAOR
Ridges, hips, valley & valley boards	8" x 1"	BAOR
Roof struts	4" x 2"	BAOR
Cellar ties	6" x 1"	BAOR
Purlins	3" x 2"	BAOR
Under purlins	4" x 2"	BAOR
Eves fascia	<i>10</i> 10" x 1½"	DAHR
Eves framing	3" x 1½"	BAOR
Flooring	4" x 1" T & G	DAHR

~~Instead of Rimu approved treated pine may be used.~~

7. Framing:

- Generally. Unless otherwise mentioned, all framing timbers shall be at 18" crs. The whole of the framework well spiked together and properly braced.
- Floor-framing. Fix 4" x 2" or 4" x 3" wall plates to cleats set in concrete wall by bending over cleats and stapling to plate. Fix 4" x 3" sleepers on edge of foundation blocks with No. 8 galv. wire ties. Spaced at not more than 4'6" for span of sleepers and 6'6" between sleepers for span of joists. Floor joists shall be gauged over sleepers to a uniform level, and with laps not less than 6" securely spiked together.
- Wall-framing. Shall be 4" x 2" studs and plates, securely spiked. Studs at crs. to suit wallboard lining sheets at max. 20" crs. Wall-framing shall be braced with flush 6" x 1" braces to every 15'0" of wall, cut at 45 deg. or as near as possible; if not practicable cut in dog-leg bracing as required. All external angles shall be framed with 3 studs and all angles and intersections shall be blocked and spiked with 2" packing blocks at not more than 18". Three rows of dwangs shall be provided for wall board to all height sections of wall. Studs to all openings over 3'1" to be 4" x 3", check Lintels ½" into studs over 3'1", or 2'4" x 2" spiked together.

Lintels to opening as follows:-

<u>Width of Opening</u>	<u>Size of Timber</u>
Not exceeding 4'6"	4" x 3"
Over 5'6" but not exceeding 6'	4" x 4"
" 6' but not exceeding 7'6"	4" x 4"
" 7'6" but not exceeding 9'	6" x 4"

(d) Ceiling Framing - shall be of 4" x 2" spaced at centres to suit lining boards, but not more than 20" crs. They shall be well spiked to plates and rafters and shall all run across the width of the house, lapped at least 6" at passings and well spiked together. Joists spanning over 8'0" shall have runners at mid-span and well spiked to each joist. Ceiling joists exceeding 16 ft. in clear span to have two such runners.

(e) Roof Framing. Frame for roof with 4" x 2" rafters at max. 2'6" crs and set at deg. pitch for corrugated iron roofing. Rafters spiked to 8" x 1" ridge and hip board, birdsmouthed over and securely fixed to wall plates. Extend rafters to give 2'0" overhang to eaves beyond walls. Frame for flat soffit to eaves with 3" x 1½" bearers and 6" x 1½" fascia. ~~Strut roof to 4" x 2" under purlin at mid point of rafters. Fix 6" x 1" collar ties to every alternate rafter.~~ Mitre all fascia boards and groove for soffit lining. Soffit to be finished at edges with mould. Trim out chimney with minimum clearance of 1½".

8. FRONT. Exterior Sheathing to be weatherboard Dressing A Heart Matai *Voeluw.* bevelled back, with 1½" minimum lap ⅞" finished. Mitres, butts and laps primed. All joints to be staggered.

Exterior sheathing to be ~~stucco~~ (see under Plasterer) with 5/16" asbestos sheets for hardback. *Coverlure To make Specification.*
Building Paper over studs.

9. Soffit Lining:

Line soffit with flat asbestos cement sheets, batton joints. Fix sheets with 1½" galvanized flat head nails at 6" crs.

10. Flooring:

Before laying flooring, remove all shavings, short ends and trade debris from under 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 joist with 2½" floor brads well punched home. All floors shall be laid continuously under all non-bearing partitions, and their surface must present a perfectly level face, kept clean during the construction of the job and protected from weather or disfigurement of any kind. At completion all floors to be sanded.

11. Windows to be sizes and types as shown on drawing.

12. Interior Wall Linings:

Line with ⅜" Gibraltar Board fixed to studs and dwangs with 1½" galvanized clouts spaced 4" on edges and 9" in middle.

Kitchen Laundry

Pantry & Bath R.

to be lined with ⅝" Pinex Hardboard.

13. Linings of all cupboards and wardrobes to be Gibraltar Board.

14. Ceilings:

~~Fibrous plaster~~/Pinex sheets fixed in the best tradesman-like manner. *12" x 24" x ½. T&G Panels. Fixed out to 2x1 Battem.*

15. Cornices:

Fix 2" quarter round bead against ceilings of wardrobes, cupboards, etc., and 2" stock scotia mould against the ceilings of all other rooms except Lounge which is to be 3" plaster cornice.

15A. Fix Two Roll. 6'8" x 8'0" aluminium Sliding doors To Lounge
Front

16. Access Door in Ceilings:

Form trap-door to roof in ceiling 20" square of one inch material to match ceiling and provide planted stops and finish round margin with 3" architrave, mitred angles.

17. Doors and Frames:

Doors - Main, 1 $\frac{3}{4}$ " finished; internal flush 13/16" frames - External solid rebated stiles, 3" pitched sills; internal, 1 $\frac{1}{2}$ " solid rebated, or 1" frames and $\frac{1}{2}$ " planted stops.

18. Schedule of Doors

Size

Exterior Front Door () 6'6" x 2'10"

Hang door on 1 $\frac{1}{2}$ prs 4" butts with brass pins. Provide and fix lockset with all appurtenances as may be required, in satin nickel plate, satin chrome plate, bright chrome plate or bronze and bell as selected.

Exterior Back Door () 6'6" x 2'8"

Hang on 1 $\frac{1}{2}$ prs 4" galvd. steel butts and provide lockset as for exterior door.

Interior Doors 6'6" x 2'8" or as shown on drawing.

Hang on 1 $\frac{1}{2}$ prs 3 $\frac{1}{2}$ " butts with loose pins and fix lock sets as selected.

19. Mouldings:

Half Round Architraves to all doors and windows to be 2" x 1" bull-nosed. Skirtings to be 3" x 1" bullnosed. Architraves mitred at corners and sanded to smooth finish. Likewise skirting to be neatly mitred at corners, all necessary joints bevel butted.

20. Hot Water Cylinder:

Install electric hot water cylinder of 40 gals capacity of approved manufacture to comply with N.Z.S.S.720, cylinder to be connected in with boiler from space/chip heater. Fix element and thermostat provided by Electrician.

21. Kitchen Fittings:

To be constructed out of 1" stuff. All benches and wall cupboards to be securely framed, dowelled, glued and nailed as with good trade practice.

22. Bath:

Cradle bath in 3" x 2" framing, with toe space and cover front with Pinex Decor Board. Neatly finish all round bath and thoroughly watertight.

23. Wardrobes and Linen Cupboards:

Construct to sizes as shown on drawing and frame and fix 2'2" door 6'6" high.

24. Switchboard Cupboard:

Form recess between studs for switchboard in the thickness of the wall studs to project 1" and be finished with $\frac{1}{2}$ " quarter-round moulding. Line with fire-resistant material and hang flush doors. Position to be in back porch.

25. Laundry:

Fix one concrete tub of approved manufacture supplied by Plumber. Frame up tub with cupboards below.

26. Toilet Paper Holder:

Provide and fix in W.C. to be selected pattern.

26A. *Painting & Dressing R. to have light. well and vent.*

27. Bathroom Cabinet:

One inch frame for recessed cabinet at side of basin in bathroom 24" x 32" overall and 4'3" from floor. Line back with ply and provide 6" x $\frac{3}{4}$ " frame all round and 2 $\frac{1}{2}$ " shelves. Two doors with mirrors on front.

28. Bathroom Towel Rail:

Fix chosen towel rail on bathroom wall.

29. Sundry Finishing:

Make good after all other trades as may be required and provide for inspection panels as may be required to various concealed fittings, securing covers with brass screws chromium plated.

30. Hardware:

Allow sum of £40 for purchase of locksets for bathroom, W.C., front and back doors, casements stays telescopic friction type, etc.

31. Fireplace: *as shown on plan.*

~~To have tile/natural stone surround to be selected by owner.~~
~~Allow p.c. sum of £30.~~

32. Shower:

Frame for 6'6" shower partition with 3" walls 3' high and glazed above shower base size 2'8" x 2'4".

E. ROOFER: *Long Run.*

1. Roof to be galvanized corrugated iron of best quality 26 gauge laid on netting and building paper with 1 $\frac{1}{2}$ corrugations side lap and 6" minimum end laps. Fix with lead headed nails to every second corrugation after having primed all side and end laps. Allow 2" drops to gutters, fix galvanized lead edged ridging to ridges with ends neatly finished. Valleys to be 24 gauge galvanized flat iron.

Have Roof over Partry + Dressing R. Light Well.

F. BRICKLAYER:

1. Chimney:

Build up ~~first~~ *as on plan* chimney and build in fireplace.

2. ~~Supply fire surround in natural stone/tiles in design selected by owner. P.C. sum £30.~~

3. Build brick/~~stone~~ *wall* veneer as shown on plan securely bonded and tied to framework.

G. PLUMBER:

1. Materials:

Shall be the best of their kind and shall conform to all by-laws and regulations.

2. Spouting:

Provide and fix 24 gauge galv. iron spouting with all necessary stop-ends, mitred returns and outlets, with 1" galv. clip brackets spaced at not more than 3'0" and screwed to fascia boards with 1" 18 gauge galv. screws.

3. Downpipes:

Provide and fix 24 gauge galv. iron downpipes, 3" dia. seamed and welted with slipped end joints, strapped to walls with at least two 24 gauge galv. iron straps to each downpipe, screw fixed with galv. screws. Allow two downpipes.

4. Waste Pipes:

Carry waste pipes from all fittings with traps, cleaning eyes, etc., as required. Conceal traps and wastes wherever possible and support directly and continuously from framework on 1" R.B. Ht. Rimu.

Trap to comply with N.Z.S.S. of "S" and "P" shape, varying in diameter as may be required from $1\frac{1}{2}$ " to $1\frac{1}{4}$ " of approved manufacture, in case brass, complete with extension tube and floor cover where necessary.

5. Vent Pipes:

Carry all vent pipes to drain and fittings as required by the Local Authority in cast or screwed galv. wrought iron, up outside wall through eaves and roof.

6. Cold Water Supply:

Supply is from artesian well/~~Council main~~; take $\frac{3}{4}$ " ~~G.W.I.~~ *PVC* Pipe 18" in ground from bdy. Carry pipe under foundation and along foundation wall. Provide $\frac{1}{2}$ " tee to kitchen sink, laundry tub, hand basin and W.C., and $\frac{3}{4}$ " connection to bath and $\frac{3}{4}$ " connection to H.W. cylinder through "Ajax" valve; provide taps for garden hose front and back.

7. Hot Water System:

All piping in connection with hot water system shall be in copper and all active circuit pipes, including exhaust pipe, must be lagged. Supply and fix in H.W.C. ~~40~~ gal. electric water heater complete with 750 watt element. Connect H.W.C. to boiler in chip-space heater. Run $\frac{3}{4}$ " pipe to $\frac{3}{4}$ " bus pipe and having $\frac{1}{2}$ " tees to kitchen sink, laundry tub, hand basin and $\frac{3}{4}$ " tee to bath. Provide and fix approved bridge in copper to connect hot and cold services to shower rose. All piping fittings must be of approved brand with flanges for securing to framing.

8. Taps and Valve must be of approved manufacture and according to following schedule:-

Bath	$\frac{3}{4}$ " dia. chromium plated, streamlined cocks with 3" extensions.
Basin	$\frac{1}{2}$ " pillar cocks chromium plated.
Sink	$\frac{1}{2}$ " dia. chromium plated, streamlined cocks.
Tubs	$\frac{1}{2}$ " " " " " "
W.C. Cistern	Provide $\frac{1}{2}$ " C.P. angle cock and connect to cistern with $\frac{1}{2}$ " C.P. pipe and C.P. nipples.
Exterior Taps	$\frac{1}{2}$ " plain brass bibcocks.

9. W.C. Pan to be flushed with low level cistern B.S.S. pattern, complete with patent silen-action non-corroding siphon, $\frac{1}{2}$ " silent-filling ball valve, float $\frac{3}{4}$ " overflow, chromium plated operating lever. Concealed fixing brackets and remaining external parts to be chromium plated.

10. Sanitary Fittings:

Bath, basin & W.C. pan to be chosen set such as "Pyramid". Shower rose to be mounted on wall, adjustable ball swivel needle shower rose and bracket, chromium on brass and complete with flange.

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.

11. Flashings:

Fix flashings to heads of all windows, and sill trays to all windows to be 26 gauge galv. iron, sill trays extending 9" under all sills and 2" up behind jambs. Flash around chimney, vent pipe and exhaust pipe with 5lb. lead flashing dressed down over roofing.

12. Shower Box Tray:

The compartment must be drained by means of a trapped gully in the floor, the grating being constructed to eliminate damage to toes. Supply and fix tray for shower box.

H. DRAINLAYER:

1. Provide and fix all materials, which must be the best of their several kinds, in accordance with the best trade practice and with the specification of the Local Authority and Health Department.

2. Excavate for all trenches, gully traps, sumps, drains, etc., to depths required for approved laying of sanitary and stormwater drains.

3. Drain Laying:

Commencing at the lowest point of system, sanitary drain from gully trap and W.C. shall be laid to septic tank/Council sewer laid solidly bedded, accurately placed and jointed, each pipe cleaned out before laying another. 50'0" Effluent drains to be run from septic tank outlet.

4. Septic Tank shall be 7 ft. long x 3 ft. wide x 4 ft. deep with 5" thick concrete walls. Covered with 2" slabs reinforced with $\frac{1}{4}$ " rods.

5. Soak Trenches:

From each downpipe lay 4" field tiles to trench 2 ft. wide and 2 ft. deep and 10 ft. long filled with rubble, gravel and sand. If possible run to Borough drain.

6. Completion & Testing:

On completion the whole of the drainage to be handed over in thorough working order according to the Health Department's requirements and the local by-laws, to the satisfaction of the inspectors.

I ELECTRICIAN: *PS Sum of £220.00.*

1. All Materials used must be of the best quality and of British manufacture and shall conform to the N.Z. Electrical Wiring Regs. 1935 and interpretations thereof.
2. Workmanship must be carried out in the most tradesmanlike manner and shall conform in all respects to the N.Z. Elec. Wiring Regs.
3. Switchboard: Provide and fix in back porch approved switchboard in recess for mounting all switches, meters, fuses and connectors, etc., with all apparatus adequately labelled.
4. Power Points: Provide 3-pin power sockets in all necessary rooms, as shown on drawing.
5. Lights in all rooms at positions shown on drawing, complete with lampholders controlled by silent flush switches.
6. Wiring: In general to be run in T.R.S. or P.V.C. cables of required sizes run concealed, secured correctly with clips and wherever possible bunched in single runs with common clips. Clips shall be securely fixed to joists bearers or 2" x 1" battens across ceiling joists as convenient.
7. Hot Water Cylinder: Connect up element controlled by thermostat.
8. Range: Allow P.C. sum of £65 for purchase of electric cooker of approved manufacture to be selected.

9. Wireless Aerial: A 2-pin aerial plug with bakelite flush plate to be located as shown on drawing. With a lead of 7/.029 V.I.R. cable run from aerial pin to fix insulator in roof. The earth pin to be connected to nearest water pipe with approved earth clip, or to special earthing rod in ground.
10. Test & Completion: Provide for any of the tests prescribed by the local authority and hand over the whole of the work passed and sealed by them.

j. PLASTERER:

1. Materials: Cement and water as specified for "Concretor". Sand shall be approved silver sand hard, sharp and free from salt, loam or other deleterious matter.
2. Exterior Stucco: To be applied in strict conformity with the specifications as supplied by the manufacturers of wallboard used. The whole of the surfaces to be then covered with 1" mesh 18 gauge galvanized wire netting as a reinforcing to the stucco. The netting to be blocked out from the wall boarding and to be well stretched and securely fixed. Approved damp-coursing to be provided between framing and cement boarding. Flat asbestos sheet is acceptable rigid backing for stucco. Exterior plaster for stucco to be three coat work. First and second coat to be each $\frac{1}{2}$ " thick plus finishing coat with colour to be selected mixed in. Framing to be ventilated to provide air circulation in wall cavity. Bottle tops, hardboard and plywood are not to be used as spacers.
3. External Rendering: External faces of concrete foundations and walling to be given one coat of "Spatterdash" in 1:2 $\frac{1}{2}$ Portland cement and sand roughly $\frac{3}{16}$ " thick. Aggregate to be coarse sand graded down from $\frac{1}{8}$ ". Mix to the constituency of a thick slurry and throw on with a hand scoop.
4. Terrace Porch & Steps: Surface to be plastered shall be thoroughly cleaned, hacked and well soaked with clean water. Tender and straighten with 2 $\frac{1}{2}$: 1 sand and cement compo not less than $\frac{3}{4}$ " thick and finish with steel float to a perfectly smooth, straight and even surface. Form small cove in all internal angles.
5. Internal Ceilings: Fibrous plaster ceilings to be erected in all rooms and cupboards in the best tradesmanlike manner; 3" cornice in lounge only.
6. Point up all round frames, etc., as required to finish the whole work neatly. Point up and flush off interior plaster sheets after all hammering is completed and all sheets are properly secured and finished to a perfectly smooth and even surface ready to receive paint. Paint where required all masonry surfaces such as cement, rendering, stucco, exterior asbestos sheets, etc., with an approved cement paint in colour selected.

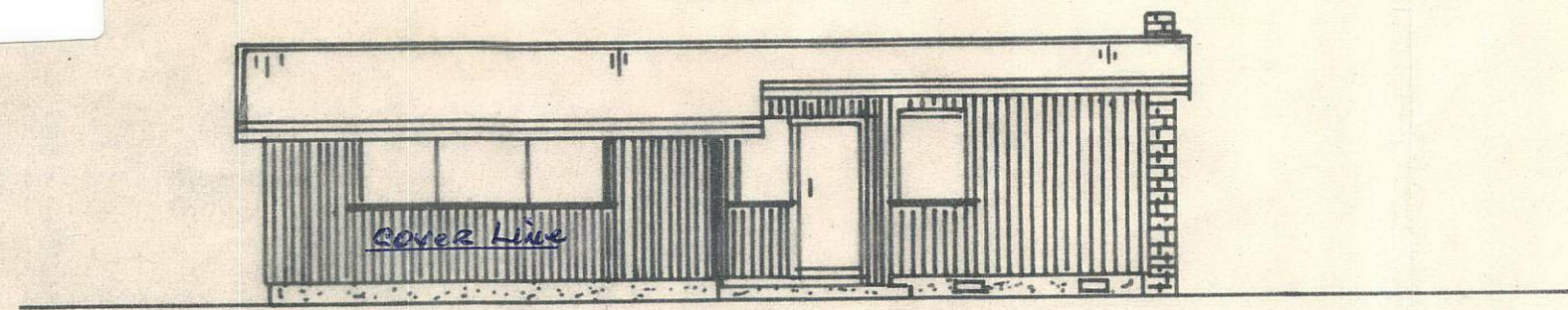
k. PAINTER, PAPERHANGER & GLAZIER:

1. Materials - shall be the best of their respective kinds, such as BATH products. All colours, types of paint and wallpapers will be selected by the owner.
2. Workmanship must be carried out in the best tradesmanlike manner. No painting must be done on damp surfaces or unseasoned timbers, and no exterior painting must be done in damp, frosty or unsuitable weather.
3. Exterior Finishing: All window frames and sashes and weather-boards are to be primed before fixing followed by one undercoat and one finish coat. Asbestos soffit to be given one coat of Latex paint.

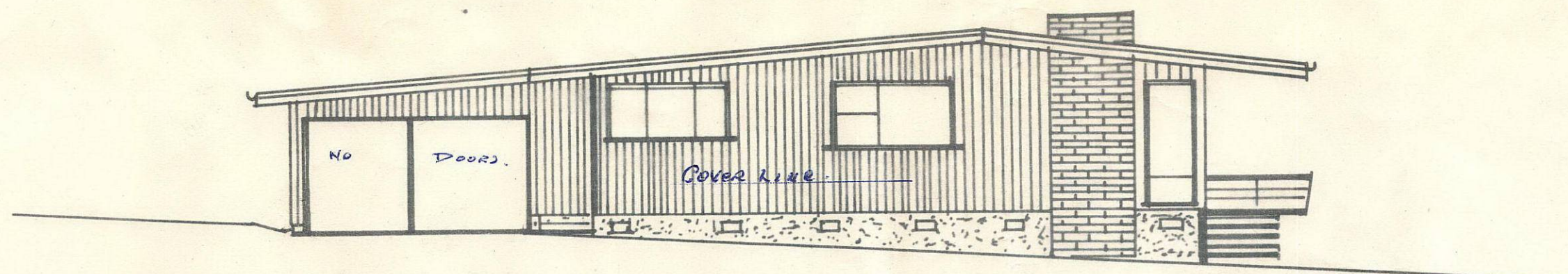
4. Interior Finishing: All hardboard, Gibraltar Board in kitchen and fibrous plaster in kitchen, dining, laundry, bathroom and W.C. to be painted with one coat sealer, one coat of Intermediate and one coat of enamel. All Gibraltar board which is to be painted is to be papered first. All other fibrous plaster ceilings to have two coats of flat finish. All woodwork which is to be painted to have one coat of priming. Stop all nail holes with best linseed oil putty and finish with one coat of intermediate and one finish coat. Windowsill boards to have one further coat of approved weatherproof varnish. All naturally finished woodwork to be given two coats sealer and one coat clear varnish.
5. Hardware: All locks and fastenings must be removed while painting work is in progress, and refix on completion of same.
6. Tints: All colours and tints shall be selected and undercoats must vary slightly in shade to indicate the number of coats and must be suited to the particular finishing coat to be used.
7. Protection: The contractor must take adequate precaution during and after painting operations, to protect his work from dust, dirt or any disfiguration whatsoever, and provision must also be made against paints or stains marking floors or other work.
8. External Doors: One coat red lead and boiled oil priming. Stop all joint, nail holes, etc., with linseed oil putty. Then apply one coat of enamel undercoating and finish with one coat of enamel.
9. Cast Iron Vent where exposed shall be painted with one coat aluminium and finished as for second and third coats on exterior woodwork.
10. Flashings: Paint flashings including undersides and laps with one good coat of 3 : 1 white and red lead priming, and finish all exposed surfaces of same with second and third coats as specified for exterior woodwork.
11. Wallpapering: Where directed, papers of selected design to be hung. Walls sized first and best flour paste with fungicide used. Papers hung plumb, joints butted and neatly cut to all openings, cornices and skirtings. Allow P.C. sum of 8s./10s. per roll for purchase of wallpapers.
12. Glazier: Sashes generally shall be glazed by an experienced glazier with 24 or 32 oz. glass depending on size of glass. Glaze all Cooper Louvres with $\frac{1}{4}$ " or $\frac{3}{16}$ " drawn glass, edges polished and rounded off to fit groove neatly. All glass back puttied bradded and neatly puttied. In W.C. and bathroom windows and shower partition and back and front doors, fix selected fancy glass.

L. SUNDRIES:

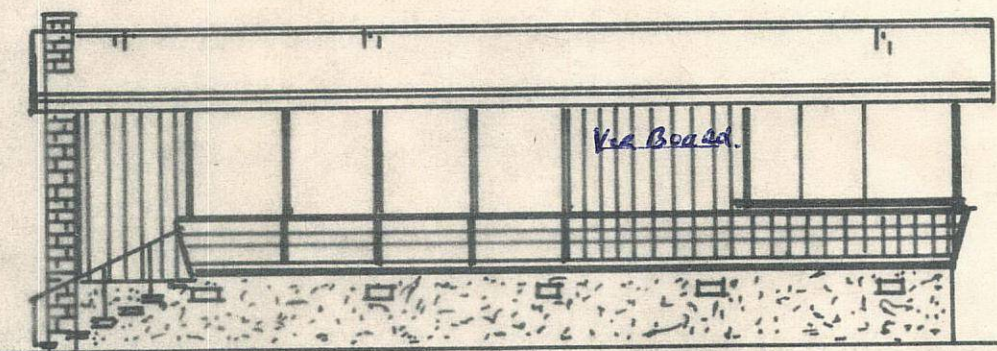
Space/Chip Heater: Supply and fix space/chip heater of selected make with boiler. Install as to recommendations of the Ministry of Works. Allow P.C. sum of £35/55 for purchase of heater.



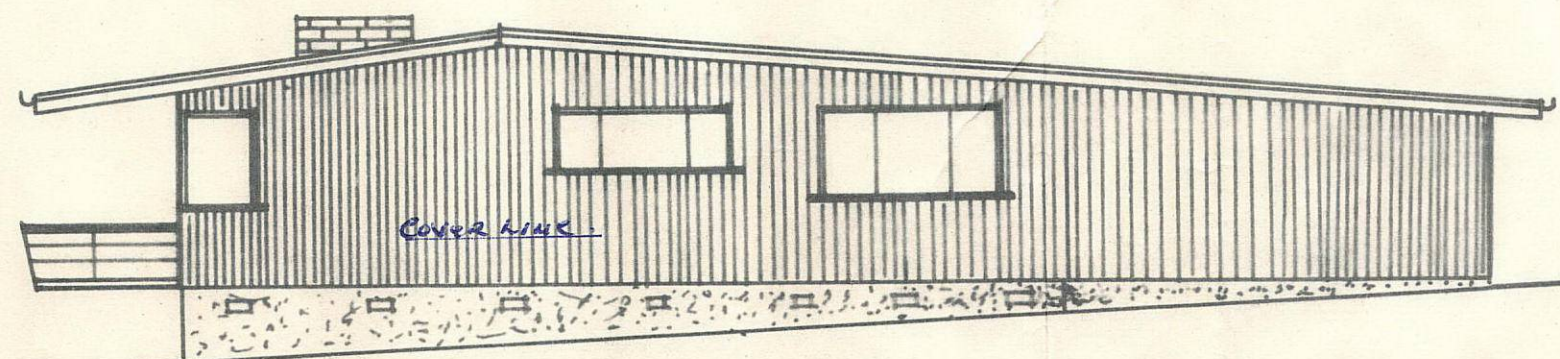
BACK ELEVATION



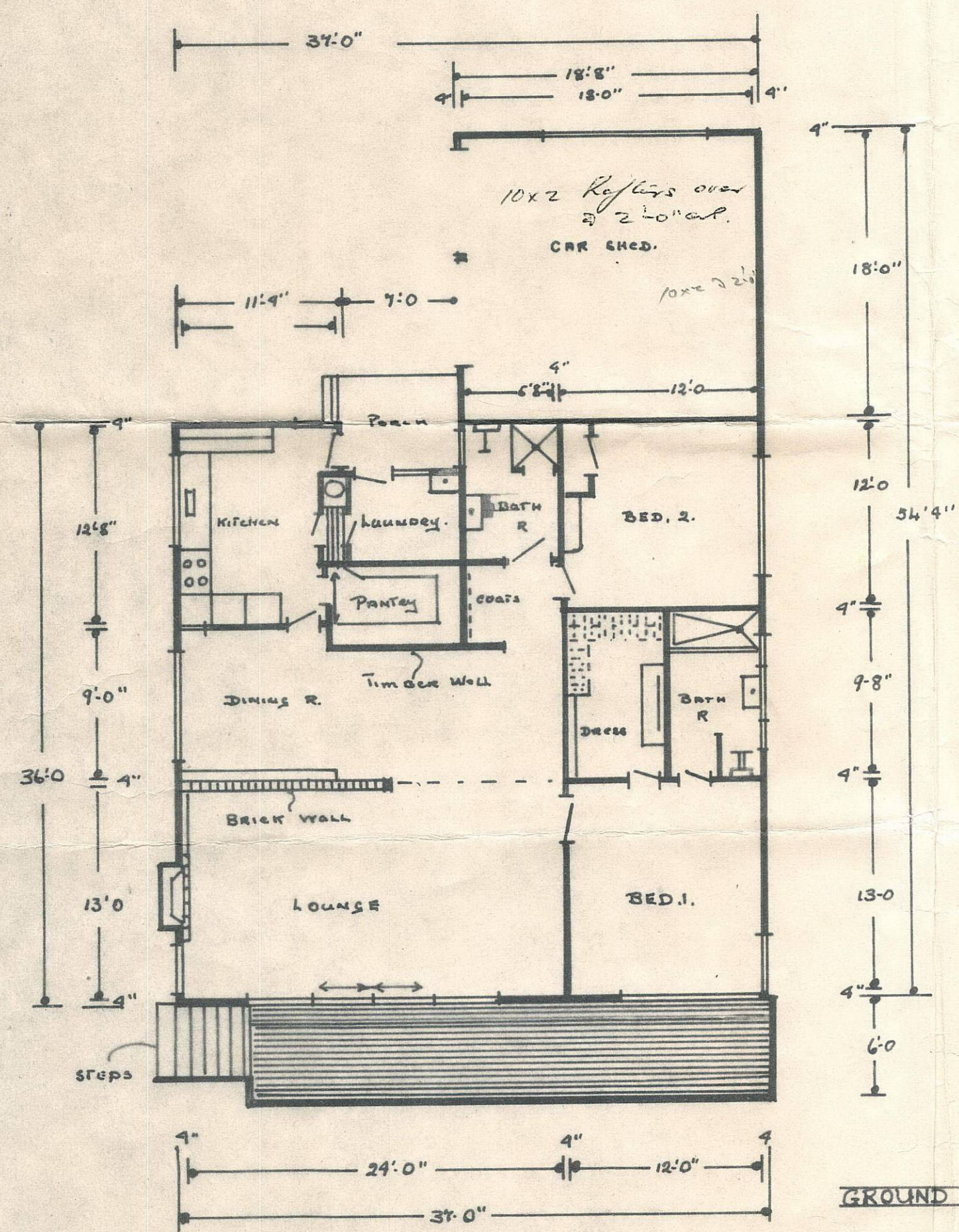
NORTH ELEVATION



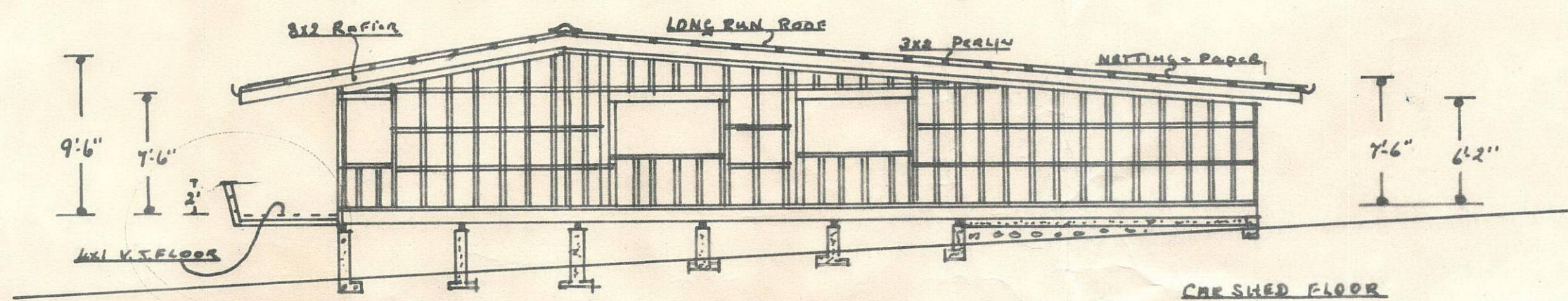
FRONT ELEVATION



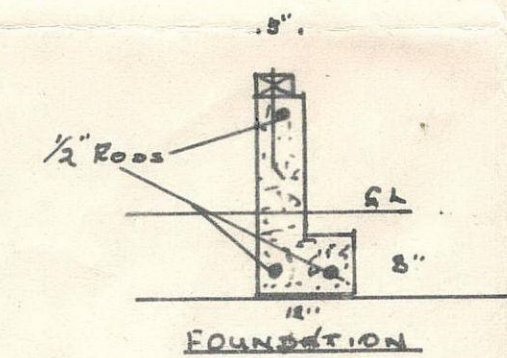
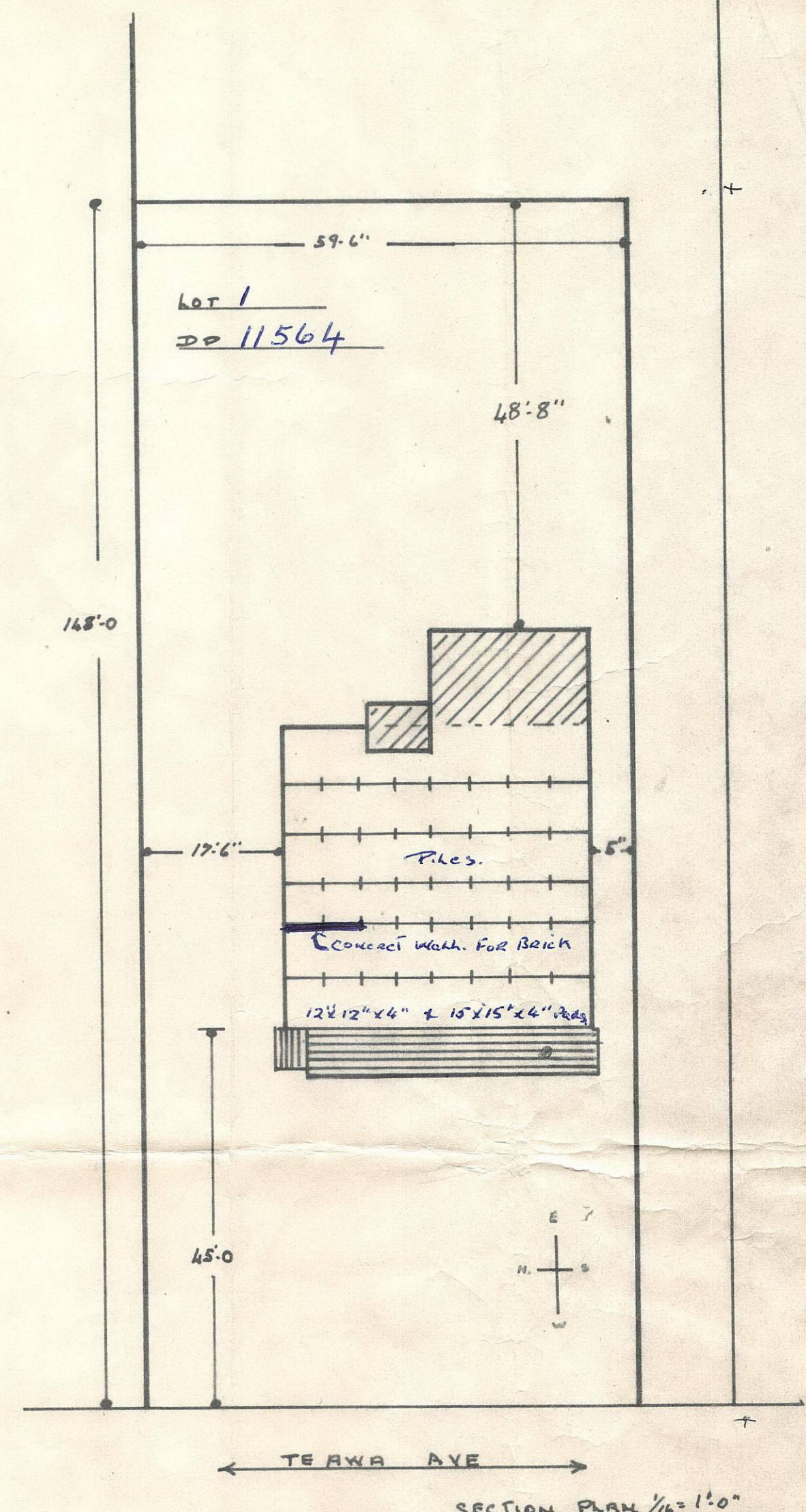
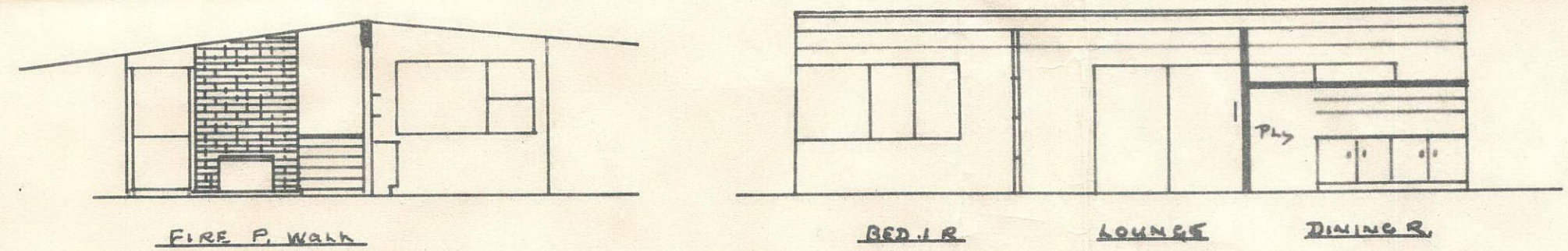
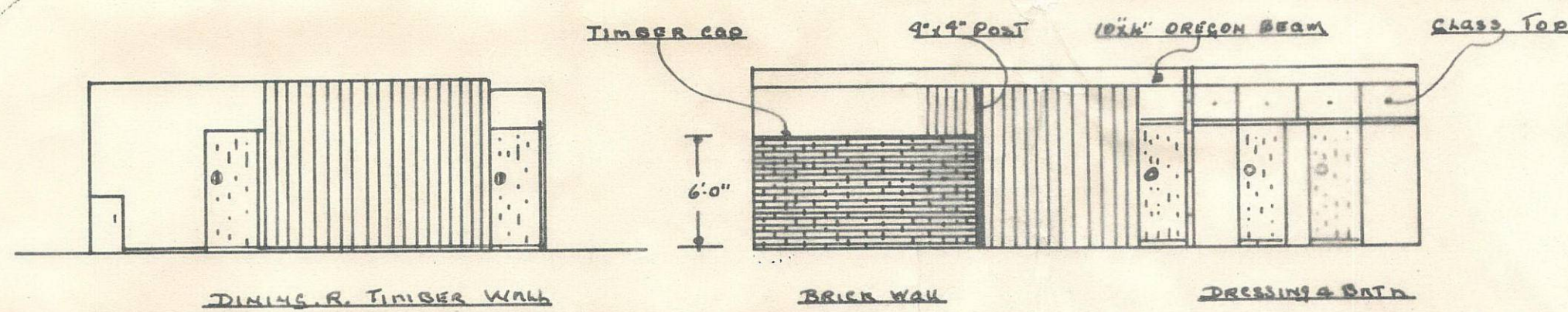
SOUTH ELEVATION



GROUND PLAN 1/8" = 1'00"



CROSS SECTION



FOUNDATION

PROPOSED RESIDENCE FOR MR. & MRS. J. McLEAN, TEAWA AVE. NAPIER			LOT 1 D.P. 11564 AREA. 1300	R. H. CULLEN BUILDER, Waverley St ONEKAWA PHONE 38953 - 39226 NAPIER.
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