



PERM

96364

# TARADALE BOROUGH COUNCIL

## APPLICATION FOR BUILDING PERMIT

Date 21. 8. 61

I hereby make application for a permit to erect ~~alter~~ NEW RESIDENCE.

on the property described herein and in accordance with the plans and specifications deposited herewith.

Description of Property: Lot ✓ 4. FLAT 1, D.P. 14408 D.P. 10433 Val. Roll No. 14.1/245 Area \_\_\_\_\_

Situated at No. ✓ 8 Kauri St Wardleys Sub. Division Floor Space 970 sq. ft.

Estimated Values:—

Building - - - £ 2577 : - : -

Plumbing - - - £ 163 : - : -

Drainage - - - £ 60 : - : -

Total - - - £ 2800 : 0 : 0

Signature of Applicant A. Scott

Address 141. Gloucester St Taradale

Owner's Name M. De Jager

Address Hastings

(FOR OFFICE USE ONLY)

Approved G. J. Brabbe Inspector.

Date Aug 22/8/61

Permit Fee: £ 12.0.0 Rec. No. 2344 Date Paid 30.8.61 Permit No. 96364

2.0.0  
1.0.0  
15.0.0

P. O. Permit 49

Taradale Press



96364

# TARADALE BOROUGH COUNCIL

1413

## APPLICATION for a PLUMBING/DRAINAGE PERMIT

Date 21. 8. 61

I HEREBY MAKE APPLICATION for a Permit to carry out or have carried out the Plumbing and/or Drainage Work described herein.

I authorise W. LAYTON MAADI RD. ONEKAWA who is a

Registered Plumber, and/or who is a Licensed Drainlayer, to carry out this work, and agree to submit a Block Plan of the completed drainage work when the final inspection has been carried out.

Description of Work: NEW RESIDENCE.

Description of Property: Lot LOT 4 D.P. 10433 Val. Roll No. Rd. 1/245

Situated at No. Wakelays sub Division Kauri Rd.

Estimated Values:

Plumbing £ 163 : - : -

Drainage £ 60 : - : -

Stormwater to be taken to road channel.

Signature of Applicant: A. Scott.

Address: 1111 Gloucester St Taradale.

Owner's Name: Mr. De Jaeger

Address: Hastings

(FOR OFFICE USE ONLY)

Approved: [Signature]

Date 1. 9. 61.

Inspector.

Plumbing Permit Fee 2.0.0 Rec. No. 2341 Date 30. 8. 61 Permit No. 49

Drainage Permit Fee 1.0.0 Rec. No. 11 Date 11 Permit No. 49



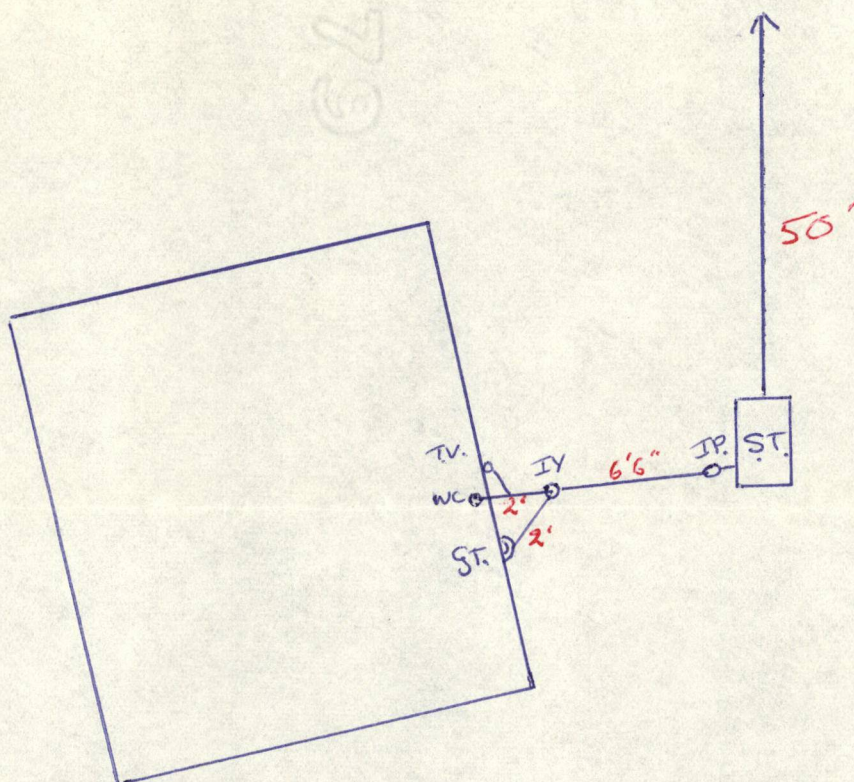
# DRAINAGE BLOCK PLAN

Date 16/11/61

G.T. means Gully Trap.

M.V. means Main Vent.

T.V. means Terminal Vent.



Drainlayer Bauchem

Address 8 Kauri St.

Permit No. 49



96304

STANDARD HOMES.

SPECIFICATION OF WORK TO BE DONE AND MATERIALS TO BE USED IN  
THE ERECTION AND COMPLETION OF A HOUSE FOR

P R E L I M I N A R Y   &   G E N E R A L

All work shall be carried out in accordance with this specification together with all relevant plans and details and comply with Local Body By-Laws.

CONDITIONS OF CONTRACT:

The usual conditions of contract shall apply and are to be read with and applied to all trades, included in and forming part of this contract.

INSURANCE:

The Builder shall insure his workmen against all claims under the Worker's Compensations Act.

FIRE INSURANCE:

Fire Insurance covering the building during the course of construction shall be taken out by the Builder.

COMMENCEMENT OF WORK:

The work is to be commenced within a reasonable time of the acceptance of the tender consistent with the labour and material position and is to be carried out to bring about completion at the earliest possible time. Once commenced the work is not to be left, unless by arrangement with the owner.

SUB-CONTRACTORS:

Sub-Contractors work is the responsibility of the Builder. Their work must be given protection by the Builder, and any damage suffered by the lack of protection must be repaired at the expense of the Builder.

DAMAGE BY SUB-CONTRACTORS:

Damage caused by Sub-Contractors, to the builder's or other Sub-Contractors work, shall be repaired by the Sub-Contractor concerned at his own expense, or an allowance be made to the Builder or Sub-Contractor for repairing the damage to the Builder's satisfaction.

SETTING OUT WORK:

The Builder will be required to make good at his own expense any errors which may occur in the setting out of all the work. Figured dimensions are to be taken in preference to scale.

ACCOMMODATION:

The Builder shall provide shelter at all times for workmen's personal effects, etc., in a building other than the residence, in accordance with the requirements of the Dept. of Labour.

LATRINES:

The Builder shall provide temporary closets for the workmen's use, maintain scrupulously clean, and remove at the completion of work.

STORAGE OF MATERIALS:

Timber should be suitably stacked to avoid warping and adequate protection must be given to all materials to keep them of a standard equal to that when bought.

COMPLETION OF WORK:

In this specification and also on the drawings, although it may not be expressly mentioned or shown, each and every item, class, detail, or particular of work indicated, described or implied shall mean unless set forth, the providing and finishing of same, complete in every detail, and including all appurtenances, in order to leave the work in good order and complete. Any work that is deemed unsatisfactory shall be removed and made good.

CLEARING UP:

At the completion of the contract, remove all rubbish caused by the



Floor and step surfaces shall be liberally sprinkled with cement and sand (1: 2:) while still green, and worked to smooth even surfaces with a wooden float. Remove all arrises.



CONCRETE WORK:(contd)PILES:

Piles shall be 8" x 8" precast pumice concrete and set into 12" x 12" x 4" footings at a minimum depth of 12" below ground level, or down to an approved horizontal solid bearing.

All piles shall have No.8 gauge galvanised "U" wires run through holes and precast in piles for securing bearing plates. Piles shall be placed in rows. Max. spacing shall be 4' 6" centres in rows under bearers and 6' 6" centres between rows.

FOUNDATION FOR SUMMITSTONE VENEER: (Alternative)

Shall be 12" x 12" continuous concrete with  $4\frac{1}{2}$ "  $\phi$  M.S. rods  $\phi$   $\frac{1}{4}$ "  $\phi$  M.S. stirrups at 24" crs. (Delete this portion if not applicable)

CONTINUOUS FOUNDATIONS: (Alternative)

Shall be a 5" thick concrete wall, with  $2\frac{1}{2}$ "  $\phi$  rods on a 12" x 6" footing. Allow to box for all chasers for plumbers pipes etc. (Delete this portion if not applicable)

FOUNDATION SHEATHING FOR PILE FOUNDATION:

Securely fix 4" x  $1\frac{1}{2}$ " B.Ht or equivalent at 8" crs. to external face of piles and leave ready for plasterer.

Alternatively, securely fix 4" x 1" B.Ht. or equivalent to external piles as baseboards, where shown on plan.

W.C. FOUNDATIONS:

Form concrete block for under W.C. pan finishing flush with floor with all necessary earthenware pipes and bends set in.

CHIMNEY BLOCK:

The foundation to hearth and chimney shall be of concrete to the size required, carried down to solid ground. Fill block with well wetted large stones while pouring concrete. Set in ground as for piles. Reinforce walls with  $\frac{3}{8}$ "  $\phi$  rods at 12" crs. both ways.

CHIMNEY:

Fit an approved type precast chimney, (Firth type IE), all properly fitted and tied in with building. Run  $\frac{1}{2}$ " reinforcing steel through holes in blocks and fill with mortar. Plaster chimney with 1:3 mix. Parge joints as work proceeds.

FIREPLACE SURROUND:

Supply and fit plain tiled surround to fireplace. } Allow a P.C. Sum of  
Supply and fit "Summitstone" surround to fireplace) £15. 0. 0.  
Delete whichever is not applicable.

GULLY TRAP BASIN:

Form gully trap basin to gully trap with 3" thick concrete walls, rising 6" above ground level.

SEPTIC TANK:

Form a septic tank of concrete with 4" thick walls and 4" thick bottom. Form top with 3" removable slabs. All to be complete with inlet and outlet and mushroom vent. Reinforcing capacity to be in accordance with Sanitary Inspectors requirements.

C O N C R E T E   B L O C K   L A Y I N GSUMMITSTONE VENEER:

Exterior walls shall be Firth Summitstone veneer, to be laid according to N.Z.S.S. 95 Pt 10 as for brick veneer, and to be in accordance with Local By-Laws.

C A R P E N T E R

TIMBER GRADING: As per N.Z.S.S. 169



CARPENTER: (contd)SCHEDULE OF TIMBERS:

| <u>LOCATION:</u>      | <u>TIMBER:</u>                                                                              | <u>SIZES:</u>                                                      | <u>SPACING:</u>                  |
|-----------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------|
| Sleepers (Bearers)    | B.A. Ht Rimu or Matai                                                                       | 4" x 3"                                                            | 4' 6" c.c.                       |
| Floor Joists          | "                                                                                           | 5" x 2"                                                            | 18" c.c.                         |
| Flooring              | Native timber of heart<br>T & G or equivalent<br>grade                                      | 3" x 1" or<br>4" x 1"                                              |                                  |
| Bottom plates         | B.A. Ht. Rimu                                                                               | 4" x 2"                                                            |                                  |
| Top plates            | B.A. O. Rimu                                                                                | 4" x 2"                                                            |                                  |
| Studs                 | "                                                                                           | 4" x 2"                                                            | 18" c.c.                         |
| Braces                | "                                                                                           | 4" x 2" or<br>( 6" x 1" Exterior walls<br>4" x 1" Interior walls ) |                                  |
| Trimmers              | B.A. O. Rimu                                                                                | See N.Z. Standard code pt. IX.                                     |                                  |
| Window Opening Studs  | "                                                                                           | 4" x 3"                                                            |                                  |
| Dwangs                | "                                                                                           | 4" x 2"                                                            |                                  |
|                       |                                                                                             | and 3" x 2"                                                        | 2' 3" c.c.                       |
| Ceiling Joists        | "                                                                                           | 4" x 2"                                                            | 18" c.c.                         |
| Purlins               | "                                                                                           | 3" x 2"                                                            | 2' 3" c.c.                       |
| Rafters               | "                                                                                           | 4" x 2"                                                            | 3' 0" c.c.                       |
| Ridge & Hip Blades    | "                                                                                           | 9" x 1"                                                            |                                  |
| Collar Ties           | "                                                                                           | 6" x 1"                                                            |                                  |
| Eaves & Fascia Boards | D.A.H.R. or D.A.H.M.                                                                        | 6" x 1½"                                                           | grooved to take soffit<br>lining |
| Sashes                | Cedar, Redwood, Oregon,<br>Totara, or suitable heart<br>or Tanalised indigenous<br>timbers. |                                                                    |                                  |
| Sills                 | D.A.H.R. or D.A.H.M.                                                                        |                                                                    |                                  |
| Architraves           | D.A. Rimu                                                                                   | ex 2" x 1" bevelled                                                |                                  |
| Skirting              | "                                                                                           | ex 3" x 1" "                                                       |                                  |
| Scribers              | " or T.W.P.                                                                                 | 2" x ½"                                                            |                                  |
| Cornice               | D.A. Rimu                                                                                   | 1½" Scotia                                                         |                                  |
| Window facings        | " or T.W.P.                                                                                 | ex 3" x 1"                                                         |                                  |

TIMBER:

Timber is to be either native as specified above, or treated pinus radiata of grades approved for the specifications. Where radiata is used as rafters or floor joists, the depth of the member shall be 1" greater than for native timbers. All framing timber is to be thickened and unless stated to the contrary all dimensions refer to sawn sizes.

EXTERIOR SHEATHING:

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Weatherboard | Bevelback finished Heart or<br>equivalent, Rimu, Matai or<br>Tanalised Kahakatea. 6" x 1" |
|--------------|-------------------------------------------------------------------------------------------|

Woodwork not mentioned on the above schedule will be found in the body of the specification or shown on the drawings.

PRIMING:

All abutting surfaces of exterior timber shall receive a good coat of priming before being fixed.

DAMP COURSE:

All woodwork throughout the building which would otherwise be in contact with concrete shall be laid on approved 2 or more ply fabric proof course of sufficient width to prevent direct contact between the two.

PLATES & SLEEPERS:

Bottom and top plates shall be in long lengths, scarfed at all angles



CARPENTER:(contd)

PLATES & SLEEPERS: (contd)

and junctions, and well nailed. All junctions are to be made over a bearing. Sleepers shall be securely fixed to piles with wire stapled around. Notch or drill top and bottom plates and dwangs to ventilate walls.

FLOOR JOISTS:

Floor joists shall be gauged down on bearers to uniform level and shall be well spiked. Allow 12" laps at passings well spiked together. Trim for all openings etc. Max. spacing 18".

STUDS:

Studs shall be cut squarely top and bottom and shall be securely nailed to plates with two 4" spikes to each end. Max. spacing 18" c.c.

LINTELS:

Lintels to window openings shall be as follows; -

|                        |                                                |
|------------------------|------------------------------------------------|
| Up to 6' 0"            | 4" x 4" or 2/6" x 2"                           |
| From 6' 0" up to 9' 0" | 6" x 4" or 2/8" x 2" (As per N.Z.S.S. 95 Pt 9) |

All lintels shall be checked  $\frac{1}{2}$ " into trimmer studs.

DWANGS:

Cut in between studs in partitions, 2" thick dwangs where required for linings etc.

Dwangs shall be at not more than 2' 3" centres.

Dwang for ceiling lining of Pinex Softboard with 3" x 2" solid at 2' 0" crs. or with 2" x 1" strapping at 12" crs. No. dwangs required for fibrous plaster ceilings.

BRACING:

Each exterior wall and each bearing partition shall be braced with 2" solid braces or 6 x 1 cut in flush at an angle of approx. 45°, one brace to every 15ft. of wall length where practicable.

DRAGON TIES:

6" x 1" cut in flush with underside of ceiling joists where no wall bracing is practicable on corners.

CEILING JOISTS & ROOF FRAMING:

Rafter construction comprising timber as stated in accordance with this specification, and strutted for strength and rigidity. Rafters shall be spaced at 3' 0" centres maximum with 4" x 2"s run in between as ceiling joists at 18" centres. Ceiling joists exceeding 8' in span are to be secured by approved runners. Ceilings shall be furred with 2 x 1 Tanalised Radiata, or dwanged flush with ceiling joists.

PURLINS:

Fit 3" x 2" purlins, set to suit roofing sheets but at not more than 2' 3" centres. Purlins shall be well spiked to rafters and shall be carried out 12" at ends for fixing of barge board, where a gable roof is shown.

EAVES:

Form eaves as shown. Fix to underside of soffit 3/16" thick fibrolite securely fixed in position, and let into fascia board in groove provided.

FASCIA BOARDS:

Fit to eaves 6" x 1 $\frac{1}{4}$ " fascia securely fixed into position.

BARGE BOARD:

Fix 6" x 1" barge boards mitred at angles and well secured where gable roof is shown.

EXTERIOR WALLS:

(a) Weatherboard; Exterior Walls shall be covered by 6" bevelled-back weatherboards fixed in approved manner with 3" nails and all



CARPENTER:(contd)

EXTERIOR WALLS:(contd)

external corners and joins to be mitred. Minimum lap  $1\frac{1}{4}$ ". Joins shall be staggered.

(b)Plaster;  $\frac{1}{2}$ " Timber sarking or 3/16" flat Fibrolite shall be used with Building paper and  $\frac{3}{4}$ " mesh netting packed out  $\frac{1}{4}$ ".

Delete portion not applicable.

FLOORING:

Cover all floors with flooring as specified properly cramped up and secured with two nails to each intersecting joist, and at ends. Undercut boards at butts to make tight joints and clean off at completion.

FLOOR SANDING:

All timber floors throughout shall be machine sanded to an even surface with No. 0 paper. Sanding shall run with grain of timber. Clean off corners and portions not accessible to machine by hand.

INTERIOR LININGS:

ALL Ceilings shall be lined with Pinex Softboard "V" jointed.

FIBROUS PLASTER CEILING: (Alternative)

Line all ceilings with  $\frac{5}{8}$ " thick fibrous plaster sheets with joints  $\frac{1}{4}$ " open, securely fixed with wadding over ceiling joists at close centres. Stop all holes and joints with plaster of paris and trowel to smooth even surface.

HARDWARE:

Allow a P.C. Sum of £30 (thirty pounds) for the supply of all hardware to doors, windows and all fittings.

ALL WALLS shall be lined with Gibraltar Board and stopped in the approved manner.

SHELVING:

Fit to each wardrobe 5' 6" from floor a 9" x 1" shelf. Wardrobe rails shall be formed with  $\frac{3}{4}$ "  $\phi$  pipe fitted into drilled blocks each end.

Fit four rows of 1" shelving into linen cupboard.

SHOWER: (Where applicable)

Build up shower box where shown on plan. Lining to shower box shall be -

SPLASH BOARDS:

Fit 6" x 1" H.t timber splash boards behind bath and laundry tubs, set in white lead putty caulking.

ACCESS TO CEILING AND BASEMENT

CEILING ACCESS: Provide access door to ceiling.

UNDER FLOOR ACCESS: Provide access door to under floor area at highest point in foundations except on front wall.

J O I N E R Y

All joinery to be constructed in accordance with the best methods of woodwork joinery using mortice and tenon, dovetail, tongue and groove, mitre or other approved methods, and to be as per N.Z.S.S. 496.

SASHES:

To be tenoned right through and glue-wedged with water proof glue, finish not less than  $1\frac{3}{8}$ " thick, to be rebated for glass, to be properly fitted and to have  $\frac{3}{8}$ " grooves at sides, bottom and top. All exterior joinery to be primed on exterior surfaces, and sealed with an approved sealer on all interior surfaces, within two days of fixing into position.

Sashes shall be either top hung as per window schedule, or standard casements, whichever is shown on plan.



JOINERY:(contd)

SASHES:(contd)

"Whitco" fittings to sashes alternative and extra.

DOOR FRAMES:

All door frames to be plumb and square to walls, having heads true to level. Exterior door frames to be out of 2" thick timber and sills out of 2½" thick timber, solid rebated. Interior frames to be out of 1" thick timber with 2" x ½" planted stops.

DOORS: Exterior:

Fig. 6 6' 6" x 2' 8". Four glass panel Heart doors obscure glazed.

Interior:

"Plyco" Flush O.B. Doors hung as shown on plans.

All interior doors in rooms 6' 6" x 2' 6"

All wardrobes, bathroom and W.C. single doors 6' 6" x 2' 2".

Havelock North Borough Council

Door sizes as above except for W.C. door, which shall be 6' 6" x 2' 6".

Hastings City Council

Doors to Kitchen, laundry, and living room to be 6' 6" x 2' 8". Others as specified above.

GLAZED SCREEN TO LIVING ROOM: (Where applicable)

This shall be 5' 6" long and top to line with top of architrave to front door. Ex 3" x 2" frame with "spotlite" obscure glass beaded in. Post at free end of screen from floor to ceiling securely fixed.

GLAZED SCREEN TO BACK PORCH: (Where applicable)

Ex 4" x 2" framing with "spotlite" obscure glass beaded in.

FITTINGS:

All fittings located and shown on plan are to be "Furnware" units supplied ready to be installed. Kitchen fittings are a sink bench unit with sliding ½" hardboard doors complete with a "laminex" or "Formica" top with a stainless steel bowl fitted; a dresser unit (4' 3" long) with drawers and sliding hardboard doors and a wood top below, and cupboards with hardboard sliding doors above. See details. Hot water cylinder cupboard and shaving cabinet are standard "Furnware" units.

R O O F I N G

Cover purlins with 2" x 19 gauge netting stretched tight, and heavy duty building paper with a minimum lap of 3". Over this fix 26g. galvanised corrugated iron, with all laps primed. 1½ corrugations side lap and minimum of 9" end laps. Fix with lead head nails. All ridges and hips to be covered with 18" galvanised L.E. Rolled ridging.

P L U M B I N G

The Sub-Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

All plumbing work is to be carried out by a licenced plumber and shall be strictly in accordance with Local By-Laws.

WORKMANSHIP:

Waterpipes and tubes are to be set out in straight runs of even gradients, avoiding all places where airlocks are likely to occur. Easy bends are used throughout and, unless unavoidable, elbow fittings shall not be used. In order to prevent sagging and dragging, all tubing and tubulars to be secured by purpose-made heavy gauge straps, fixed to the structure wherever necessary and of the same metal as the tubing being used. All water pipes to be concealed wherever possible. All pipes at taps, valves and other water-letting appliances to be firmly secured by approved methods to prevent any movement of piping when such taps, valves or appliances are operated. Tap fittings to have a wide wall flange, and no exposed threads or other unsightly arrangements to mar the appearance.

PIPES:

Cold water pipes shall be copper brazed and waste pipes shall be



PLUMBING:(contd)

PIPES:(contd)

galvanised screwd and socketted steel tubing. Hot water pipes are to be copper tubing brazed and lagged. Exposed pipes in bathroom shall be chromed copper.

SHEET LEAD:

This shall be the best new-milled lead of minimum average weight 6lbs per sq. ft. for sanitary purposes.

FLASHING OF FRAMES, ETC:

These are to be of 26g. galvanised flat iron and fitted in accordance with standard building practice.

WASH BASIN:

Fit in bathroom where shown a white "Plix" 22" x 16" handbasin securely fixed to wall. To be complete with plug, chain, washer, cap and lining. Fit a  $1\frac{1}{4}$ " S-trap and  $1\frac{1}{4}$ " diameter W.I. galvanised waste pipe carried to discharge into gully trap.

BATH:

Fit white "Plix" bath in timber framed cradle, to be complete with plug, chain, washer cap and lining, and  $1\frac{1}{2}$ " P-trap with  $1\frac{1}{2}$ " galvanised W.I. waste. Fit a "Plix" 12" x 6" SOAP TRAY recessed in wall above bath.

SHOWER BASE: (Where applicable)

Base shall be-

PIPE RUNNING:

From the top of the water cylinder a  $\frac{3}{4}$ " diameter expansion pipe shall be fitted and continued vertically up through the roof as a  $\frac{1}{2}$ " diameter exhaust pipe terminating at a height of not less than 6' 0" above the roof. Branches  $\frac{1}{2}$ " diameter shall be taken from the expansion pipe to the laundry tub, basin, the bath and sink. A  $\frac{3}{4}$ " diameter sludge pipe shall be taken from the bottom of the cylinder and fitted with a screwed brass cap.

PIPE LAGGING:

All piping and fittings conveying hot water including the exhaust pipe up the underside of the roofing and 3' of the cold water feed pipe adjacent to the cylinder shall be lagged with felt, tightly wrapped around the piping and secured.

TERMINAL VENT:

Shall be 4"  $\phi$  cast iron carried up to the height demanded by the local authority, and fitted with a vermin cage galvanised after fabrication. It shall be well primed with aluminium priming, and secured to wall with malleable cast iron holder-bats having gun metal nuts and bolts and adjusted so as to keep not less than  $1\frac{1}{2}$ " clear of wall. Holder-bats to be secured to wall with solid brass screws. Connect to drain with cement joints.

WASTES: All wastes to be galvanised screwed tubing (or may be copper), to be of prescribed diameters, joints made watertight with fittings with joining compound as for water pipes, primed with red lead before fixing, arranged in as neat and inconspicuous a manner as possible, well secured with galvanised W.I. lugs or holder-bats and to be flashed where required with lead as mentioned above.

TRAPS: All traps where possible, shall have unions at both ends and shall be installed in a manner allowing for complete removal. Sufficient cleaning plugs shall be provided and trap to bathroom basin, is to be chromed.

TUB: Fit a single compartment "Plix" tub securely fixed to wall where shown on plan.

TAPS: Chromed taps shall be fitted where required and marked in each case either HOT or COLD.

WATER CLOSET:

An approved pan with hinged timber seat with rubber buffers and



PLUMBING:(contd)

WATER CLOSET:(contd)

similar top cover flap is to be screwed through lead caulking to a concrete foundation, according to By-Laws.

GUTTERING:

Fit to all eaves including external back porches 5" 24g.  $\frac{1}{4}$ " round guttering fitted on heavy gauge brackets at not more than 3' 0" centres, securely fixed to fascia and given proper falls to outlets.

DOWNPIPES:

Fit 2 $\frac{1}{2}$ " diameter 24g. seamed downpipes fitted with all necessary swan necks etc. and strapped securely to walls.

HOT WATER CYLINDER:

Install a 30-gallon copper circulating electric cylinder in hot water cupboard where shown, hair felt lagged and complete with necessary flanges for connecting up to service for element and thermostat.

OUTSIDE HOSE TAP: Make allowance to install two  $\frac{3}{4}$ " outside hose taps.

WATER CONNECTION:

Allow for 30' of  $\frac{1}{2}$ "  $\phi$  supply line from house to water supply.

D R A I N A G E

The Sub-Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

GENERAL:

All drainage work is to be carried out by a licenced Drainlayer and shall be strictly in detail of the local authority within whose district the building is erected.

MORTAR AND CONCRETE:

Water, cement, sand and gravel shall be of the same grades and qualities as those specified in "Concrete Work" hereof, except that the sand is passed through a  $\frac{1}{2}$ " mesh. All mortar is to be composed of one part of Portland Cement and two parts sand, but 10% of the cement may be replaced by lime to allow for easy working. Concrete is 1;2:4: normal mix.

GULLY TRAP:

Gully trap shall be set on a concrete foundation and properly connected to drain. Concrete surrounds to gully trap are kept up 6" above ground and plastered with 2: 1: sand sement trowelled smooth. A cast iron grating to be provided.

INSPECTION PIPES: These to be provided where required.

LAYING DRAINS:

Drains shall be laid proceeding in lines as direct as possible and with regular falls nowhere less than one in forty.

JOINTING W.C:

The joint between the water closet and the soilpipe is to be made with bitumen or other approved mastic.

SEWERAGE DRAIN:

This is to be 4" first quality salt-glazed socketted pipes connected to the Borough Main or septic tank as the case may be. Allow for 60' of sewerage drain from house.

STORMWATER: To be disposed of according to local body requirements.

P L A S T E R I N G

The sub-contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.



## PLASTERING(contd)

### MATERIALS:

Cement shall be fresh Portland Cement. Sand shall be clean sharp mixed 1-2 with 3/16" sieved sand.

### WORKMANSHIP:

All plaster shall be properly mixed and shall be used at once, and no more than can be worked off before an initial set would take place shall be mixed at any one time. Retempering or re-mixing after an initial set has taken place will not be permitted. All surfaces shall be properly prepared. Concrete surfaces shall be well scratched to roughen the surface, and shall be wetted prior to plastering. All plaster work is to be kept moist at all times by spraying with a hose when necessary.

### STEPS, PORCH FLOORS & TERRACES:

These shall all be wood floated not less than  $\frac{1}{2}$ " thick 1:3: cement and sand. Cove upstands and weather steps and floors.

### PLASTER BASE:

Apply two coats of plaster on wire netting and paper. Form 12" x 6" crimped wire vents at not more than 6' crs. and 2' 6" from corners. Finish with dash coat.

### PLASTER TO CONTINUOUS FOUNDATION: (Alternative)

Apply one coat of plaster and one dash coat.

CHIMNEY: Plaster chimney with one coat of plaster and on dash coat. Parge joints as work proceeds.

### REPAIRS:

All damaged or broken plaster work shall be repaired after the other tradesmen have finished their work, and the whole of this work on completion shall be left waterproof and in perfect order, without cracks, blisters, or marks of any kind, in clean condition and uniform in colour.

## P A I N T E R

The Sub-Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

GENERAL: The painting may be done either by persons directly employed by the Builder or by a suitable Sub-Contractor. Such Sub-Contractors shall be under direct control of the Builder.

FINISH: In all cases, prior to the applications of a finishing coat, the recommendation of the manufacturer of the finishing coat shall be strictly adhered to, notwithstanding that the general term "paint" has been used, and a minimum number of coats has been specified.

### MATERIALS:

All materials shall be "Victor" brand and delivered on the site in unbroken packages. No materials shall be mixed on any unprotected floor surfaces.

### WORKMANSHIP:

All work shall be of the highest standard and shall be performed by tradesmen. Paint shall not be applied to damp surfaces, and external painting shall not be done during frosty or other unsuitable weather. All care should be taken not to stain or mar any existing finish and all work to be left clean and clear.

### PREPARATION OF SURFACES:

No painting, enamelling, distempering or similar finishing work shall be done on concrete, plaster, or similar surfaces unless and until such surfaces are in a suitable condition to receive the finish.

### EXTERIOR:

(a) Weatherboard: To be primed prior to fixing. Prime all laps and joints. Stop all nail holes and cracks and brush on one undercoat and one finish coat of good quality full gloss paint.



PAINTER:(contd)

EXTERIOR:(contd)

(b) Stucco and Summitstone: Pick out facings and doors etc. only, in colour to suit client. All spouting and downpipes, fascia boards and exposed timber to receive two coats of paint as above, in colour to suit client.

Allow for painting gable lining in gable roof house.

Allow for colour wash to foundation (Where applicable)

SOFFIT PAINTING ETC:

Soffit of eaves shall be primed and painted with two coats of approved ready mixed paints of selected colours. Paint laps of roofing iron with approved anti-corrosive paint.

INTERIOR: All ceilings to have two coats of approved flat finish paint brushed on. All interior woodwork including sashes and frames, shall be either stained or painted in accordance with directions from owner, except in service rooms, where all woodwork shall be painted.

All nail holes throughout the house are to be stopped with putty. Kitchen, toilet and bathroom to receive lightly embossed paper, then sealer, undercoat and one coat of good quality full gloss enamel over all woodwork and walls. Ceilings to be the same as the rest of the house. Interior of cupboards in kitchen not to be painted. Sliding hardboard doors shall be painted both sides.

All remaining walls to be sealed with good quality size and covered with paper to be selected by owner. 8/- per roll allowed.

The interior of all wardrobes to be given two coats of approved paint in shade to suit owner. The work generally is to be such as would be expected from experienced tradesmen and the job is to be left in a tidy state, to the satisfaction of the Builder.

E L E C T R I C A L   W O R K

The Sub-Contractor shall pay attention to that section of the General Conditions dealing with relations with other trades.

Allowance shall be made for the connecting up to the supply mains at the point customarily allowed for in the district and the necessary permits from the supply authorities and all fees and other charges shall be paid.

The installations shall comply with the requirements of the Electrical Wiring Regulations 1935, and amendments thereto. Draw-in boxes, inspection elbows and tees shall be so located that all conductors are drawn from point to point without damaging the insulation or the conductor.

All cutting, drilling and fitting necessary for the electrical installation is to be included in this work, but no work of other trades shall be cut into so that it may cause damage or injury to structural or finished work.

All work is to be protected from the weather in an approved manner and against possible injury during the progress of work.

All exposed screw-heads on fittings are to be of finish and pattern to match their surroundings.

All switches (flush type), power sockets (flush type) and other fittings shall be of first quality standard, placed as shown or directed.

Any special fittings shall be by special arrangement with the owner.

One complete set of approved wattage lamps shall be provided to all lighting points.

Power points (marked "P.P." on plans) are 10 amp. without switches.

CONNECTION TO MAINS:

Supply mains shall enter a metal mains junction G.E.C. pattern.

The Contractor shall supply at the point of entry strong shackle insulator fixing for the attachment of aerial services.

SWITCHBOARD:

This is to be neatly boxed in with door front as required by the Electrical Supply Authorities and is to be placed in back porch or back wall recessed between studs.



ELECTRICAL WORK:(contd)

EARTHING OF NEUTRAL:

The neutral at the switchboard is to be bonded to the water system.

ALLOW A SUM of £53. 2. 6. (Fifty-three pounds two shillings and sixpence) for a "Champion Cadet" model "D.R." electric range.

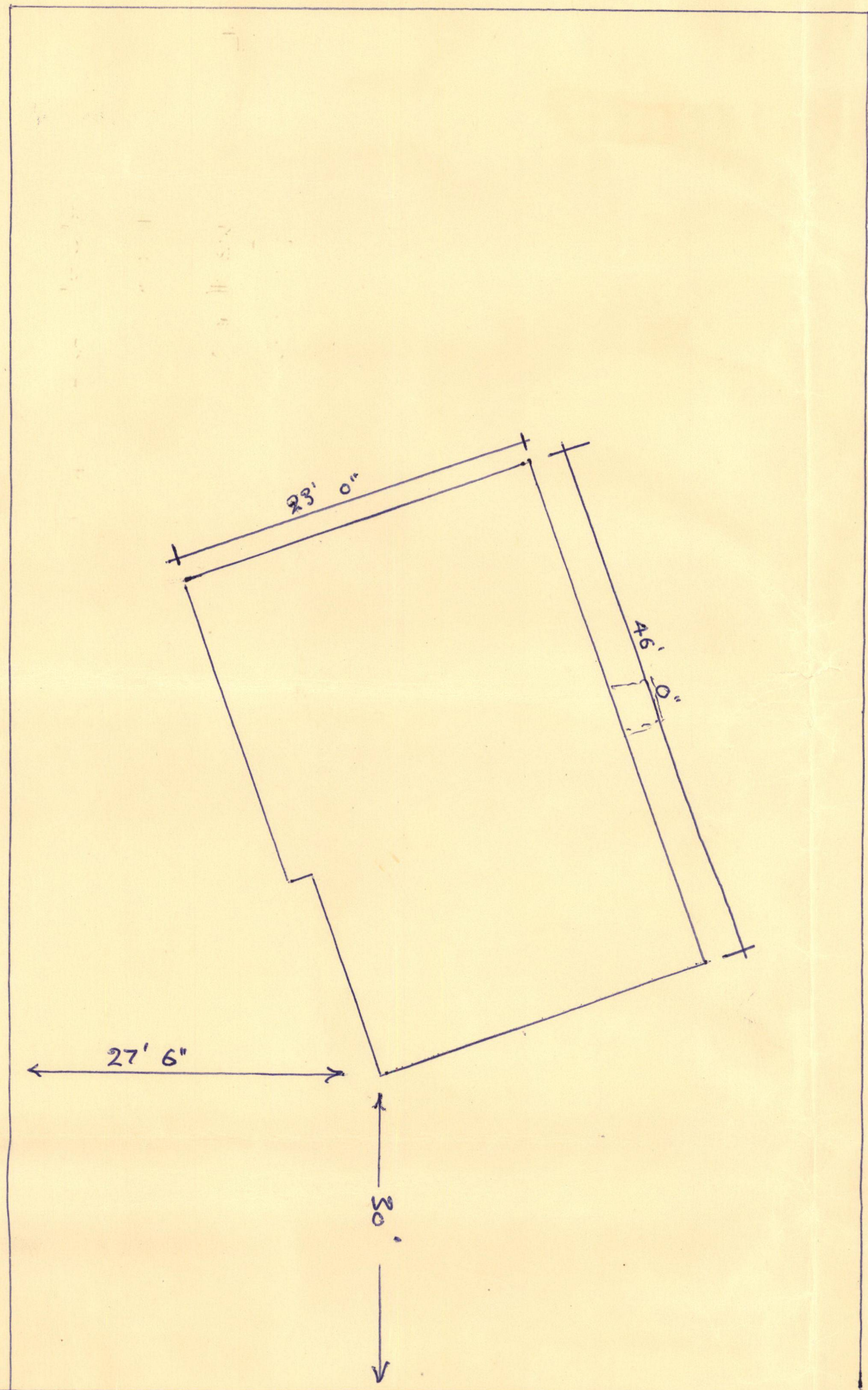
Allow for the supply of an element and thermostat to hot water cylinder.

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CREST  
BOND



60' 0"  
LOT 4.



ROAD.

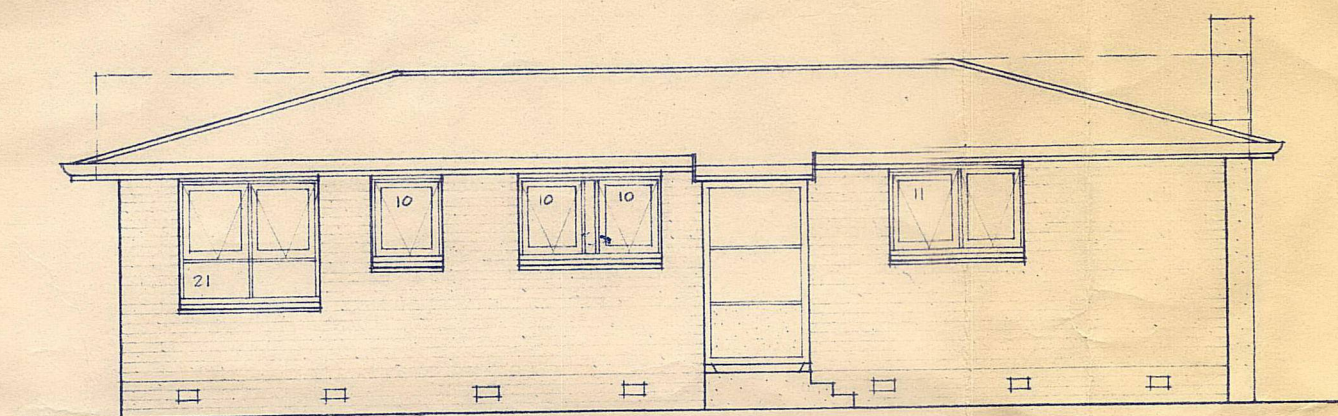


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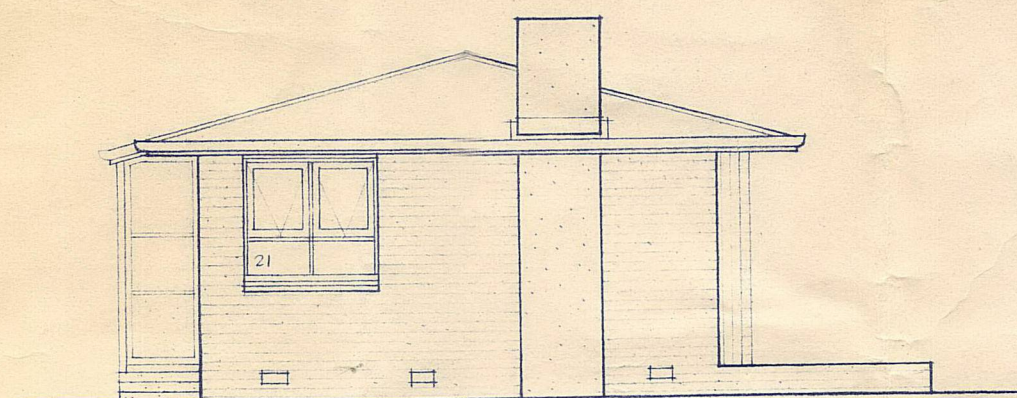




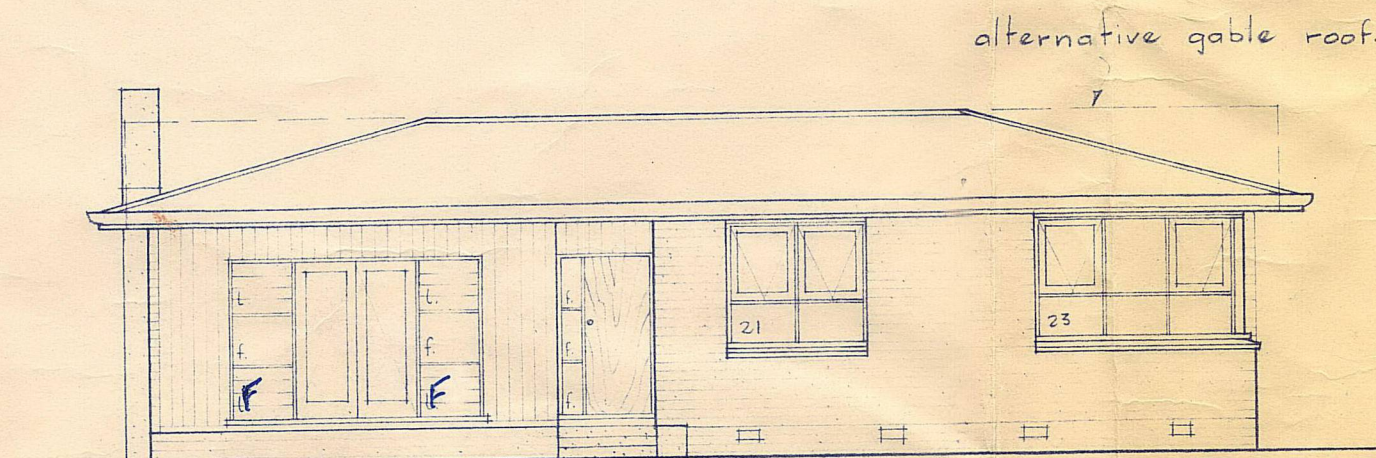
WF2233



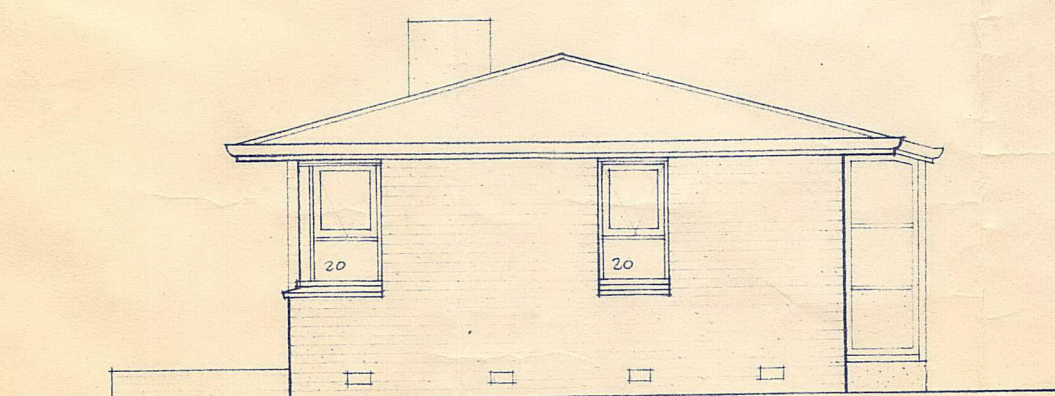
elevation "B"



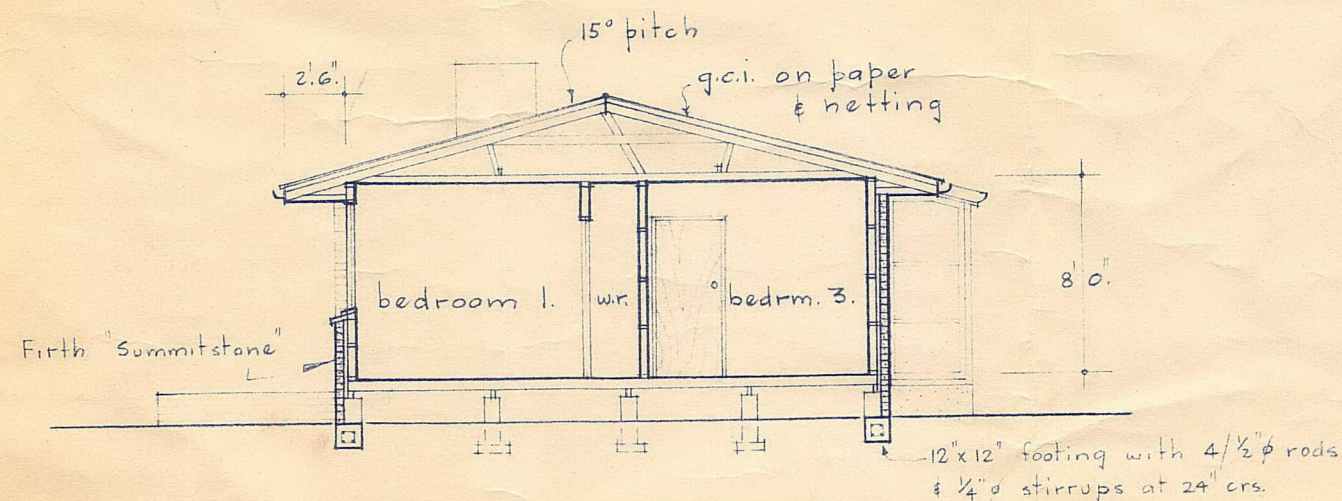
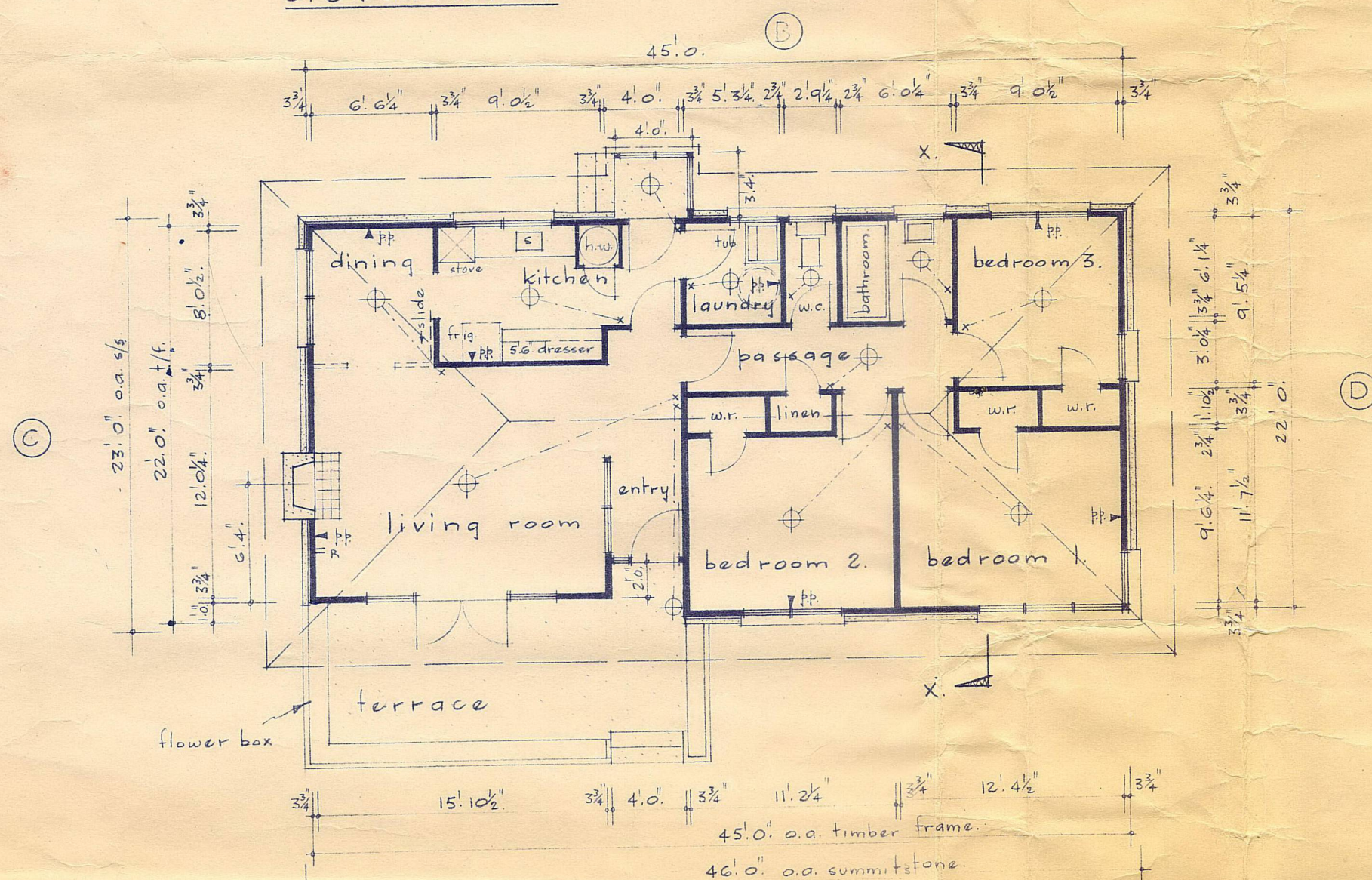
elevation "C"



elevation "A"



elevation "D"



section "X-X"

STANDARD HOMES

the hawke's bay  
draughting & plan service  
p.o. box 727 hawke's bay ph. 84 227.

area: 970<sup>sq</sup>  
drawn: #  
traced: #

Scale: 1/8" = 1'-0"

N<sup>o</sup> 302



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