

ROTORUA COUNTY COUNCIL

APPLICATION FOR BUILDING PERMIT

P.O. BOX 5028,
ROTORUA SOUTH

Building Inspector,
Rotorua County Council,
ROTORUA.

9464



Sir,

I hereby apply in terms of your Building Bylaws for a permit to erect the undermentioned buildings in accordance with the plans and specifications which are hereby submitted and request your inspection in terms of the said Bylaws.

(PLEASE PRINT IN BLOCK LETTERS)

Name of Applicant: BAY CONSTRUCTION LTD.

Name of Road or Street fronting property upon which building is to be erected Mellow Ave.

Legal Description of Property (Lot No. & Block must be given) Lot 37 DP 33144

Area of Section 1 road Floor Area 555

Description of Building (Dwelling, Garage etc.) Dwelling

IF DWELLING, for temporary, ~~Intermittent~~ or Permanent Occupation of Two persons. (Strike out which does not apply.)

NAME AND ADDRESS OF OWNERS: J. A. Moore 175 Edmonton Rd Auckland

NAME AND ADDRESS OF BUILDERS: BAY CONSTRUCTION LTD. Box 566 Rotorua

NAME AND ADDRESS OF PLUMBERS: J. Lees King St Owhata

NAME AND ADDRESS OF DRAINLAYER: P. Slattery 181a St.

IS KERB CROSSING REQUIRED? ~~YES~~/NO

Estimated Value of the Building work: \$ 3400-00 Permit Fee \$ 16-00
(See back for scale fees)

Zoning under Town Plan Res A. BAY CONSTRUCTION LTD.

[Signature]
(Applicant's Signature)

FOR OFFICE USE ONLY

Date Received 26.1.68 Receipt No. 11796

Permit No. _____ Date Issued _____

Assessment No. 699/184

To County Clerk,

I have examined the above proposals and authorise the issue of a building permit for Dwelling 555. Please endorse the following conditions on the permit; _____

[Signature]
BUILDING INSPECTOR

COUNTY OF ROTORUA

BUILDING PERMITS

The following information must accompany every application for a building permit.

1. DRAWINGS

Drawing of structure showing ground plan with dimensions of all rooms clearly marked, doors, windows, and sanitary arrangements; at least one elevation showing height details both from ground level and stud, and pitch of roof and a section through the building.

In the case of hill side structures, full details of foundations, and two storied structures must be submitted in full detail. All drawings must have the ground plan area clearly marked with the quantity of square feet of the total floor area.

2. SPECIFICATIONS:

The Specification sheet attached to the building permit application form must be completed and accompany the plans submitted with the application.

3. SITE PLAN:

A site plan must accompany every application showing the section upon which the building is to be erected and position upon section. Any existing buildings upon the section must be shown and the distances from the boundaries and existing buildings, if any, from the proposed building must be clearly indicated.

4. SANITARY DRAINAGE AND PLUMBING:

A separate permit must be obtained by a duly Licensed Plumber and Drainlayer for any sanitary plumbing or drainage work, and this must be obtained from the Health Inspector prior to any plumbing or drainage works being undertaken. The Health Inspector will observe the following hours at the Rotorua County Council Offices, Ranolf Street, Rotorua for the issuing of Sanitary Plumbing and Drainage Permits :

MONDAY TO FRIDAY :- 8.30 a.m. to 10.30 p.m.

5. TIME LIMIT:

If the work is not commenced within 6 months of date of issue of the permit, the permit lapses. Re-application should be made.

6. NOTIFICATION OF COMMENCEMENT OF WORK AND COMPLETION:

The applicant must notify the County Engineer in writing within 14 days of date of commencement of work that the work has commenced and the notification shall be on the form attached to the permit. Notification of completion must also be made on the prescribed form.

7. GENERAL:

The adherence to these instructions will facilitate the issue of the permit and expedite the erection of the dwelling you wish to build.

R. S. Martin,
COUNTY ENGINEER

COUNTY OF ROTORUA.

BUILDING PERMIT APPLICATION SPECIFICATION

The matters set out herein do not purport to comprise the provisions of a contract between the builder and the owner.

: : : : : :

NAME OF APPLICANT: BAY CONSTRUCTION LTD

The following is a specification of materials proposed to be used in the erection of a building for which application is herewith made for a Building Permit :

FOUNDATIONS:

Concrete Mix See our specifications 2000
 Depth of Footings 8" Width of Footings 24"
 Thickness of Foundation Walls — Height of Foundation Walls —
 Type and Spacing of under floor ventilations —
 Depth of Chimney Footings — Size of Chimney Footings —
 Size of Foundation Blocks — Depth of Foundation Blocks —
 Spacing of Foundation Block Rows (Distance between Rows) —
 Method of Tying Sleepers to Foundations —
 If Jack Studded method of tying, Jack Studs to Foundations —

MATERIAL SCHEDULE:

<u>Sleepers</u>	Size <u>—</u>	Timber <u>—</u>	Spacing <u>—</u>
<u>Bottom Plates</u>	Size <u>—</u>	Timber <u>—</u>	
<u>Jack Studs</u>	Size <u>—</u>	Timber <u>—</u>	Length <u>—</u>
<u>Jack Stud Bracing</u>	Size <u>—</u>	Timber <u>—</u>	Spacing <u>—</u>
<u>Floor Joists</u>	Size <u>6 x 2</u>	Timber <u>runner</u>	
	Span <u>16'</u>	Spacing <u>38"</u>	
<u>Flooring</u>	Size <u>4 x 1</u>	Timber <u>B.T. Rad.</u>	
<u>Studs, External</u>	Size <u>4 x 2</u>	Timber <u>"</u>	
	Height <u>8'</u>	Spacing <u>18"</u>	
<u>Studs, Internal</u>	Size <u>4 x 2</u>	Timber <u>BT Rad.</u>	
	Height <u>9'</u>	Spacing <u>18"</u>	
<u>Dwangs</u>	Size <u>2 x 2</u>	Timber <u>BT Rad.</u>	No. of Rows <u>3'</u>
<u>Top Plates</u>	Size <u>4 x 2</u>	Timber <u>"</u>	
<u>Ceiling Joists</u>	Size <u>—</u>	Timber <u>—</u>	
	Span <u>—</u>	Spacing <u>—</u>	
<u>Ceiling Joists Runners</u>	Size <u>—</u>	Timber <u>—</u>	Spacing <u>—</u>
<u>Roof Struts</u>	Size <u>—</u>	Timber <u>—</u>	

Collar Ties Size See structural specification Timber _____ Spacing _____

Rafters Size 9x2 Timber B.T. Rad.
Span 14 Spacing 30"

Purlins Size _____ Timber _____ Spacing _____

Ridge Hip and Valley Boards Size _____ Timber _____

Cover Boards Size _____ Timber _____

EXTERIOR COVER

Weather Boards Size _____ Timber _____

Other Materials - State Corroline

INTERIOR LININGS

Materials - State Job board.

ROOFING

Materials - State Brown built.

WINDOWS

Number and Type : Living Room Structalite Aluminium
Kitchen " "
Bedroom 1 " "
Bedroom 2 —
Bedroom 3 —

SANITARY FITTINGS

State Kitchen Ferris Lap & S.S. Sink
Bathroom Back & Sanitary unit.
Laundry One tub
W.C. Standard Toilet.

DRAINAGE: (Type, State) Septic Tank.

SPOUTING: (Material, State) Galv

PROVISION FOR FOOD STORAGE: —

WATER SUPPLY (State, if tanks, number and size) Town supply.

OTHER BUILDINGS: If any other buildings on section, state type and number.
—

SAY CONSTRUCTION LTD.

A. K. K. K.
Applicant's Signature

Date 15-1-68

COUNTY OF ROTORUA

For the examination of plans and specifications of any buildings and for the inspection of such buildings, the following fees shall be payable.

<u>ESTIMATED VALUE OF WORK</u>					<u>\$.</u>	<u>c</u>
Up to but not exceeding	\$	21				50
\$22	"	"	"	201		1.00
202	"	"	"	401		2.00
402	"	"	"	601		3.00
602	"	"	"	800		4.00
802	"	"	"	1001		5.00
1002	"	"	"	1201		6.00
1202	"	"	"	1401		7.00
1402	"	"	"	1601		8.00
1602	"	"	"	1801		9.00
1802	"	"	"	2001		10.00
2002	"	"	"	2501		12.00
2502	"	"	"	3001		14.00
3002	"	"	"	3501		16.00
3502	"	"	"	4001		18.00
4002	"	"	"	5001		21.00
5002	"	"	"	6001		24.00
6002	"	"	"	7001		27.00
7002	"	"	"	8001		30.00
8002	"	"	"	9001		33.00
9002	"	"	"	10,001		36.00
10002	"	"	"	12,001		40.00
12002	"	"	"	14,001		44.00
14002	"	"	"	16,001		48.00
16002	"	"	"	18,001		52.00
18002	"	"	"	20,001		56.00
	Over		20,002			60.00

BAY CONSTRUCTION LTD.

SPECIFICATION

of work to be done and materials supplied in the
erection and completion of proposed dwelling

FOR **MR. J.A. MORE,**

AT **LOT 87, WILLOW AVE., HANNAH'S BAY, ROTORUA,**

DATE **5.12.67.**

PRELIMINARY

CONTRACT: This Contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc. necessary for the due and proper completion of the building as shown on the drawing and herein specified, in a thorough and workmanlike manner, in strict accordance with the Local By-Laws and to the requirements of the State Advances Corporation.

PERMITS: Contractor to comply with the Labour and Building By-laws of the district, to apply for and obtain all the necessary permits and to pay all fees for same.

PROVIDE & FIX: The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

MAKING GOOD: The Contractor will attend upon and make good in and after all trades and leave all to the complete satisfaction of the Local Council and the State Advances Corporation.

INSURANCE: The Contractor to have all his employees covered against accidents by an "Employer's Liability" Policy and to take out Insurance against fire for a sum sufficient to cover the full amount of the Contract sum both policies to remain in force until the building is taken over by the Owner.

WORKMANSHIP & MATERIALS: All workmanship must be careful, thorough and in accordance with the best trade practice and all materials must be of the best of their respective kinds unless otherwise specified. Any materials herein specified that are not procurable at the time they are required, thus tending to retard the progress of the Contract, may be substituted with other similar materials, provided that the substituted materials conform to the Local By-laws and the State Advances Corporation Regulations.

INTERPRETATION: Work or materials shown on the drawings or specified and not shown must be supplied as though both shown and specified. Materials shown but not specified, must be of the kinds commonly employed for the service they are intended to perform. All figured dimensions shall be taken in preference to scale and all detail drawings shall supersede those to a smaller scale. The Contractor shall be held responsible for the setting out of all work, and he will make good at his own expense any errors that occur.

CLEANING: The Contractor at the conclusion of the Contract, shall have all ceilings, walls and woodwork carefully dusted and wiped down, and windows cleaned. Floors to be swept and the entire building left in perfectly clean condition for occupation.

MAINTENANCE: Period to be thirty days after the Owner has taken possession.

SITE: The site is to be prepared by the Owner ~~therein~~ so that the Building can be erected in accordance with the plans.

ADJUSTMENT OF COSTS: The contract price being based on current rates of labour and materials, any authorised alteration in these items shall be adjusted accordingly.

EXCAVATOR

MAINTAIN AND Excavations shall be maintained free from water, sewage or
RAM: fallen material and pumped out as needed. Bottoms of excavations
to be firm, sound and well rammed before placing concrete or other foundation
materials.

BACKFILL: Foundations and elsewhere to be backfilled where necessary to
bring ground to a finished grade; filling to be consolidated
in layers not more than 12" thick by watering and ramming.

FILL: Filling to be approved volcanic material, soil, boulders or
broken stone; any settlement to be consolidated and made good.

BLASTING: Rock to be removed with bars and wedges. Blasting will not be
permitted unless all necessary permits are obtained from the
Local Authority.

DOUBTFUL The provisions of the paragraph headed "SITE" on Page 1 hereof
BEARING: to the contrary notwithstanding, the Owner shall be responsible
for the cost of any work additional to that provided for by this
Specification and accompanying drawings, through encountering ground of doubtful
bearing capacity and for landslides resulting from causes beyond the control of the
Contractor.

INSPECTION OF The Contractor shall arrange for the inspection of excavations
EXCAVATIONS: by the Property Supervisor of any lending institution financing
the work before concrete is poured, by giving 48 hours notice.

EXCAVATIONS FOR The Contractor shall excavate for footings and foundation blocks
FOOTINGS AND/OR to a minimum depth of 12" below permanent ground level or to
FOUNDATIONS: solid bearing whichever is the greater. Excavations shall be
stepped to suit fall of ground and kept level at the bottom.

~~EXCAVATIONS FOR~~ ~~Where necessary the Contractor shall excavate for garage and/or~~
~~GARAGE AND/OR~~ ~~basement as indicated on drawings.~~
~~BASEMENT:~~

BRICKLAYER AND CONCRETOR

MORTAR: Shall be composed of six parts of clean, sharp, washed sand and one part fresh Portland cement properly mixed on a watertight platform. To the above mixture, add "Mortaflex" in proportions as recommended by distributors, i.e. one gallon for each bag of cement used.

CONCRETE: All concrete work to be carried out in accordance with the Local By-Laws. For general purposes the mixture shall be six parts of approved Builder's mix and one part of fresh Portland cement. All to be well mixed and rammed into trenches and boxing immediately after mixing.

FOOTINGS: Construct 12 x 6 concrete footings under corner concrete base walls and porches, to be reinforced with two $\frac{1}{2}$ " dia. M.S. Longitudinal rods. Footings to be sunk to the solid not less than 15" into the ground and all kept level. Chimney footings to be in 6" thick concrete made 6" wider than chimney and reinforced with $\frac{1}{2}$ " M.S. rods at 12" centres both ways.

~~CORNER CON-
CRETE FOUND-
ATION WALLS:~~ Where height to floor exceeds 4'6" construct 5" thick concrete corner base walls 4'6" in each direction from top of footing to at least 12" above ground level and reinforce at 2" from top with one $\frac{1}{2}$ " dia. M.S. longitudinal rod. Build 9 x $\frac{1}{2}$ " M.S. holding down bolts to top of wall at approx. 6" from ends to take plates.

~~PILES:~~ To be 24 x 8 x 8 concrete bedded to the solid on 12 x 12 x 4 concrete pads and brought up to at least 12" above ground level. Arrange piles at not more than 4'6" centres in rows as shown on plan. Build in ~~two strands of No. 8 galv. wire for securing jack studs.~~

D.P.C. All timber coming in contact with concrete is to be protected with a layer of 3-ply malthoid D.P.C.

~~PORCHES &
STEPS:~~ Floor and steps to be constructed in 4" thick concrete reinforced with $\frac{3}{8}$ " dia. M.S. rods at 12" centres mesh and supported on 4" concrete dwarf walls and hard filling. Steps to have 12" treads and 6 $\frac{1}{2}$ " risers. Finish floors and steps with one $\frac{1}{2}$ " coat of 3 to 1 sand and cement plaster, trowelled smooth.

HANDRAILS: ~~Provide approved handrails to entrance steps of five or more treads (Front Pipe/Wat. iron) (Rear Pipe/Wat. iron).~~

~~(PRECAST
CONCRETE):~~ Base for chimney to be constructed in reinforced precast concrete and finished at floor level with a 4" thick reinforced concrete hearth. Chimney to be erected in reinforced precast concrete in accordance with the best trade practices. Reinforcing to be four $\frac{1}{2}$ " M.S. rods carried up to top of stack and well grouted in with sand and cement mortar. Plaster exterior of chimney with sand and cement mortar to give stucco finish.

~~Line inside of fireplace with firebricks and form arched firebrick back. Provide and fix a 16" Colonial grate with fireback hobs each side.~~

FIREPLACE: Allow the P.C. sum of ~~£ 132.00.~~ to supply ~~selected surround and hearth and fix to fireplace front.~~

VISOR FIREPLACE.

CARPENTER AND JOINER

All materials are to be the best of their respective kinds and grades, laid true to their various levels, and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction and to comply with the local by-laws. Sub-floor and framing timbers may be used in an approved grade of treated Radiata in compliance with State Advances Corporation requirements. Any alternative timbers may be used with State Advances Corporation approval.

MATERIALS	SIZE	GRADE	REMARKS
Jack Studs	4 x 2 & 4 x 2	B.A.H. Rimu	4'6" & 20" centres
Stringers	4 x 3	" "	Centres as shown
Foundation Bracing	4 x 2	" "	Diagonal
Plates on Concrete	4 x 2	" "	Bolted at 4' centres
Floor Joists	6 x 2	" "	18" centres
Vermin Plates	4 x 2	" <i>or B/T RAD</i>	
Studs Exterior	4 x 2 & 4 x 3	T.No. 1 Pinus Radiata or B.A. Rimu	18" centres
Nogging	4 x 2 & 3 x 2	" " "	3 rows
Studs Interior	4 x 2 & 3 x 2	" " "	18" centres
Plates	4 x 2 & 3 x 2	" " "	
Braces	6 x 1 & 4 x 1	" " "	Diagonal checked
Ceiling Joists	4 x 2	" " "	20" centres
Rafters	4 x 2	" " "	18" or 36" centres
Ridges & Hips	9 x 1	" " "	
Purlins	3 x 2	" " "	30" max. centres
Under Purlins	4 x 2 or 4 x 3	" " "	
Roof Struts	4 x 2	" " "	6'0" or 4'6" centres
Collar Ties	6 x 1	" " "	" " " "
Valley	6 x 2	" " "	
Valley Boards	6 x 1	" " "	
Eaves Bearers	3 x 1½	" " "	3'0" centres
Fascia Board	6 x 1	D.A.H. Rimu	
Weatherboards	6 x 1	" "	B.B.
Facings, ext.	4 x 1	" <i>B/T RAD</i>	
Flooring	4 x 1	T.D.A.R. or D.A. Rimu	T. & G.
Interior Door Jambs	1"	D.A. Rimu	With ½" planted stops
Architraves	2½ x ½"	" "	Bullnosed
Skirting	2½ x ½"	" "	
Sillboards	1"	" "	
Aprons	1"	" "	Scotia
Cornices	1½"	" "	"
Window Jambs	6 x 1½	D.A.H. Rimu	Solid rebated
Mullions	4 x 3	" "	Double rebated
Window Sills	6 x 2½	" "	" sunk
Door Sills	9 x 3	" "	
Interior finishing work not specially mentioned to be D.A. Rimu or D. Pinus.			
Exterior	" " " "	" " " D.A.H. Rimu.	

<u>BEAM SCHEDULE:</u>	To openings up to	3'2"	4 x 2
	from 3'2"	- 4'6"	4 x 3
	" 4'6"	- 6'8"	4 x 4
	" 6'8"	- 8'0"	6 x 4
	" 8'0"	- 10'0"	8 x 4

CARPENTER AND JOINER - Continued:

JOINERY: All exterior door and window frames and sills to be as mentioned in schedule, to be grooved, throated and constructed in a proper tradesmanlike manner and primed before fixing. Exposed door sills to be fitted with $\frac{3}{8}$ " galv. weatherbars.

SASHES: Sashes to be casement or split rail type out of 2" C.H. Totara or Redwood to design and sizes as shown on plan. All glass to be first quality, of approved manufacture, and to be of sufficient weight for sizes where used. Glass to be sprigged and bedded with best quality linseed oil putty. Bathroom and W.C. glazing to be obscure. Sashes to be hung on 3" galv. butts or Whitco stays and made complete with approved stays and fasteners. Provide controllable opening louvre fittings if shown on plan. Fix fittings in heart timber frames and glaze with louvre blades as recommended by manufacturer. W.C. louvre to be a combination of louvre blades and fixed obscure glass.

DOOR SCHEDULE

Interior (Main)	6'6" x 2'8"	D.A. Rimu	Flush	3,3 $\frac{1}{2}$ " butts
Wardrobes, etc.	6'6" x 2'2"	" "	"	3,3 $\frac{1}{2}$ " "
Kitchen Cupboards	$\frac{3}{4}$ " thick framed hardboard			2 $\frac{1}{2}$ " "
Front	6'6" x 2'10"	D.A.H. Rimu	four light	obscure glass
Back & Laundry	6'6" x 2'8" x 2'6"	D.A.H. Rimu	four light	3,4" galv.
			obscure glass	3,4" "
Base	Height x 2'6"	D.A.H. Rimu	L.B.V.S.T. Hinges	
Garage under	3-6'6" x 2'8"	" "	four light	(1 hung
		obscure		(2 folding

HARDWARE: Exterior locksets, interior latchsets, cupboard fasteners, window stays and fasteners together with all necessary hinges, butts and screws for doors and sashes are to be provided and installed by the Contractor.

JACK STUDS: Jack studs to be 4 x 3 fixed from top of piles to underside of stringers. In the case of Fibrolite base provide 4 x 2 jack studs at 20" max. Centres from dropper plate to underside of floor joists to take base covering. Provide bracing to each end of stringers and at 16'0" centres between.

STRINGERS: To be 4 x 3 in edge, spaced as shown. All joints to be scarfed over solid bearings.

FLOOR JOISTS: To be 6 x 2 as scheduled spaced at 18" centres gauged to an even surface and nailed with 3" and 4" nails to stringers and bottom plates. All joints to be lapped over a solid bearing. Provide double joists under all main parallel bearing partitions.

GARAGE JOISTS: Joists over garage to be minimum 9" x 2" at 18" centres, gauged and nailed as above.

PLATES: All to be straight and in long lengths, scarfed at all joints, halved at corners and dovetailed at intersections.

STUDS: To be double nailed to all plates with 3" and 4" nails. Stud height to be 8'0" clear. Provide 4 x 3 studs to openings over 3'2" and check trimmers into studs.

BRACES: Wherever possible brace to all external corners with 6 x 1 diagonal braces checked into studs. Brace internal bearing partitions with 4 x 1 checked into studs at approx. 45 degrees.

CEILING JOISTS: To be 4 x 2 spaced not more than 20" centres. Provide ceiling runners as follows:- 4 x 2 up to 8'0" span, 5 x 2 up to 12'0" span and 6 x 2 over 12'0" with 1 runner for every 6'0" of span evenly spaced.

CARPENTER AND JOINER - Continued:

ROOF: To be framed up properly in the manner and pitch as shown on plan. Rafters to be 4 x 2 spaced at 36" centres for iron or 18" for tiles. All to be properly birdsmouthed and securely nailed to all plates and ridges with 3" and 4" nails. All rafters exceeding 8'0" in length to be braced off bearing partitions with 4 x 2 struts at 6'0" centres for iron or 4'6" for tiles. Fix 6 x 1 collar ties at centres as for struts. Under purlins to be 4 x 3 for tiles and 4 x 2 for iron.

EAVES: Allow the rafters to overhang as shown on plan, and cut off plumb.
Frame down with 3 x 1 eaves bearers, and fix 6 x 1 fascia board.
Line under with 3/16" flat fibrolite sheets.

WEATHERBOARDS: To be 6 x 1 B.B. as scheduled on all exterior walls from base to soffit. Weatherboards shall be laid true to line, level and plumb at all angles and gauged to give at least 1" lap. Weatherboards shall be primed before finishing. Joints shall be mitred and covered with galv. iron soakers.

SCRIBERS: To be 2 x $\frac{5}{8}$ C.H. Totara fitted to exterior window and door facings.

FLOORING: All floors to be covered with 4 x 1 T & G flooring as scheduled well cramped and double nailed with all nails punched below floor surface. Clean off all bye-wood to an even surface with a sanding machine.

NOGGING: To be of 2" material on all walls and cut between the studs. Allow for 3 rows of nogging to all walls evenly spaced. Fix 3 x 2 nogging as required for nailing of cornices, edges of ceiling sheets and space between at 3'0" centres.

INTERIOR WALLS: Interior walls to be lined with $\frac{3}{8}$ " Gibraltar wallboard sheets finished flush on joints and fixed to all studs and nogging with $1\frac{1}{2}$ " galv. flat head nails. Space the nails 6" apart on edges and 9" apart on intermediate nogging. All stopping to be done with the best quality Plaster of Paris filled to an even surface and all spots and risers removed.

CEILINGS: Interior ceilings to be lined with ~~3/4" thick~~ plaster sheets finished flush on joints and securely wadded to all ceiling joists and nogging. All stopping to be carried out as for wall sheets. Ceilings to porches to be lined with flat fibrolite as for eaves.

CORNICES: Provide 1½" wood scotia moulding to all ceilings.

WARDROBES: To be lined, full height with wallboard and ceiled. Provide inside full length 12 x 1 hat shelf and coat rail. Provide 6'6" x 2'0" doors to fronts as scheduled.

LINEN CUPBOARD: To be lined and have door as for wardrobes. Provide inside, 1" dressed slatted shelving at approx. 15" centres vertically.

INTERIOR
FITTINGS: To be in accordance with Bay Construction Ltd. Standard Details, constructed generally out of 1" dressed material (D.Pinus or D.A. Rimu) complete with all necessary guides, runners, stops using required jointing dovetailed, glued or filed to comply with best trade practices. Drawers with 1" solid fronts dovetailed to sides and $\frac{1}{2}$ " sides to be grooved for hardboard bottoms. Drum Flush doors to be covered two sides with hardboard.

Provide and fix all units listed below where shown on drawings :-

Sink Top 5'6" Flowline Builders Special.

Sink Bench 5'6", 2 Drawers and 3 Sliding Hardboard Doors

Bottom Dresser, 5'6", 3 Drawers, 3 sliding Hardboard Doors

CARPENTER AND JOINER - Continued:

INTERIOR FITTINGS - Contd:

Top Dresser, 5'6", 3 sliding hardboard doors

" " 5'6", 3 hinged doors

Buffet Unit, 4'6", with sliding doors, 2 drawers

" " 4'6", 2 hinged doors, 2 "

Top Unit, 4'6", 8 sliding hardboard doors

" " 4'6", 4 hinged doors

" " 4'6", 8 sliding glass doors

" " 4'6", 4 glass and 4 hardboard sliding doors

Shaving Cabinet, 16" x 22", with mirror in hinged door

R O O F E R

BROWN BUILT.

P L U M B E R

IRON ROOF: ~~Roof to be covered first with 24 mesh galv. wire netting supported~~
approved building paper then with 26 g. corr. galv. iron roofing
sheets and ridging fixed in accordance with the best trade practices. All laps to
be primed before fixing.

~~RIDGING: Provide 26g. galv. iron standard I.E. ridging to ridges and hips.~~

FLASHING: Flash chimney and all openings through roof with 4 lbs. sheet lead
or 24g. flat galv. iron and make the building watertight. Provide
9 x 6, 26g. G.F.I. trays to sash frame sills checked into studs and brought out
over weatherboards and neatly tacked down over capping.

~~VALLEYS: Provide in 24g. galv. iron or 26g. copper for tiled roof standard
valleys with approved beaded edges.~~

DOWNPIPING: To be 3" dia. 24g. galv. iron provided with offsets leading to
stormwater drainage.

SPOUTING: To be 24g. galv. iron 5" quarter round supported on galv. iron
brackets at 3'0" centres and given evenly graded falls to downpipe
outlets.

COLD WATER: Lay water from supply through $\frac{1}{2}$ " copper piping fitted with all
necessary bends, tees, elbows, etc., and with all joints neatly
brazed to the 1st branch under floor joists. Lead off with $\frac{1}{2}$ " dia. copper branches
to bath, basin, shower, sink, W.C., tub, pressure reducing valve, two stand pipes.
Connect from pressure reducing valve to hot water cylinder with $\frac{3}{4}$ " copper pipe.

HOT WATER: Provide and fix approved 30 gal. electric H.W. cylinder complete
with 750 watt element, thermostat control and all necessary
connections to make same in working order. Lay water through $\frac{1}{2}$ " copper piping to
bath, basin, sink, tub and shower. All hot water piping to be lagged. Provide an
approved pressure reducing valve to service.

BATHROOM: Provide in bathroom one 1st quality bath not less than 5'0" long in
W.P.E. cast iron or W.E. pressed steel. Provide one 22" x 16" G.W.P.
earthenware wall basin and fix on C.I. brackets.

~~SHOWER BOX: Provide and fix one 24" x 31" or 31" x 31" standard sized
..... shower base with
walls and plumbing complete with shower rose and taps.~~

~~SHOWER OVER Provide and fix plumbing in bathroom to shower over bath complete
basin: with shower rose and taps.~~

W.C.: Provide one complete white earthenware W.C. pan, polished seat,
buffers, 3 gal. low set silent flush cistern, C.P. flush pipe, cast
soil pipe, fittings and vents.

TUB: Provide single ~~cast iron~~ **stainless steel** tub as shown on plan and fix on stand.

WASTES: Bath, sink and tubs to have $1\frac{1}{2}$ " and basin to have $1\frac{1}{4}$ " copper traps
and wastes. All wastes to discharge over gully traps and joints to
be neatly brazed. Provide and fix all necessary anti-syphons. All sanitary plumb-
ing to be installed by a registered Plumber approved by the Health Department and
the Sanitary Inspector.

TAPS: All taps and extensions, except standpipes to be chromium plated
streamlined bib and pillar cocks marked "HOT" and "COLD" respective-
ly. Standpipe taps to be brass with hose connections.

PAINTER AND PAPERHANGER

EXTERIOR WOODWORK: All exterior woodwork and sashes to receive one coat of 1st quality exterior priming. Stop all nail holes with best quality linseed oil putty, apply a coat of 1st quality exterior undercoating and finish with one coat of 1st quality exterior high gloss paint in colours as selected.

~~ROOF SPOUTING ETC: After a weathering period of approx. six months, iron roof to be painted by owner with one coat of 1st quality roofing paint. Spouting and downpipes to be finished in two coat work. Underside of pugging, back of spouting and laps of sheets to be primed before fixing.~~

ASBESTOS CEMENT: To eaves give two coats of cement paint in selected colours.

ENAMEL: Kitchen, Laundry, W.C. and Bathroom walls and ceilings, woodwork and cupboards to have a coat of 1st quality interior primer on woodwork, a coat of pigmented sealer on wallboard, and then all to be given one coat of flat paint and one coat of high gloss enamel in 3 shades to suit owner. The insides of sashes and finishing timber where directed to be prepared as above and finished with a coat of semi-gloss enamel in selected colours.

CEILINGS: All ceilings not enamelled to be given two coats of approved flat finish plastic type paint in colours selected by owner.

INTERIOR FINISHING: All interior finishing timbers not enamelled or painted to have a coat of sealer. Stop all nail holes with matching putty, apply two coats of white polish and finish with coat of clear varnish.

~~WALLPAPER: Owner to supply and fix.~~

~~WALLPAPER: Allow the average sum of 10/- per roll for selected wall papers to rooms not enamelled. Papers to be hung plumb and joints butted. Walls to have first a coat of sealer.~~

SEALERS: Sealers and flour paste will not be allowed unless mixed with 3 oz. of Sodium Pentachlorophenate to every gallon.

CLEANING: All glass, fittings, etc. to be left clean and free from paint marks on completion.

ELECTRICAL ENGINEER

GENERAL: Electrician shall make necessary application to the Local Power Board for service from the street. Work to be carried out to regulations of said Power Board and Underwriter's Association. Materials branded British Manufacture of B.E.S.A. Standard Specifications. Installation to be tested and certified on completion and application for meter or meters lodged.

CABLES: Cables of ample capacity to allow safe margins in carrying maximum loads.

SWITCHBOARD: Polished non-conductive asbestos composition fixed, where directed flush to wall. Size to be ample to accommodate requisite meters, main and circuit switches and fuses, etc.

SWITCHES: Lighting and power switches 5 and 10 amp. respectively. Positions to be selected.

POWER: Provide (4) power points at positions shown on plans 4'0" above floor in kitchen and laundry and 12" above floor elsewhere.

LIGHTS: Provide (10) light points as indicated on plans complete with lamps and shades. Provide 100 watt lamps in living room and dining room and 60 watt lamps to all other points.

HOT WATER POINT: Thermostat and 750 watt element supplied by Plumber to be installed complete.

STOVE:Model, valued at £ 100.00.
electric stove to be installed complete. Flush wall switch.

D R A I N E R

DRAINAGE: All drainage work to be undertaken by a Registered Drainlayer approved by the Health Department and the Sanitary Inspector. Excavate for and lay all necessary drains from gully traps and W.C. to sewer/septic tank. All pipes and connections to be 4" first quality glazed earthenware with sound socket joints to be carefully pointed up in cement and pipes to be wiped clean as work proceeds. Fill in trenches carefully after the work has been inspected, generally do a thorough job and leave the whole in perfect working order. The whole of the drainage and sanitary arrangements to comply with the By-laws and to be to the satisfaction of the Sanitary Inspector.

STORMWATER: Provide :-

- (a) Soak holes filled with coarse scoria or broken stones to take stormwater from rainwater pipes, or
-
- (b) ~~_____ pipes to take stormwater from rain~~
water pipes to boundary drains, distance feet, or

as directed by the Sanitary Inspector.

SEPTIC TANK: Provide one 5-person concrete septic tank to a design approved by the Sanitary Inspector and install with necessary junctions and inspections. Provide 4" field tile irrigation drainage to meet with the requirements of the Health Department.

RELATIVE POINTS NOT SHOWN ON PLANS OR SPECIFICATIONS:

8' x 8' LAUNDRY WITH CONCRETE FLOOR, AND FIBROLITE WALLS.

ROSE TAP.