

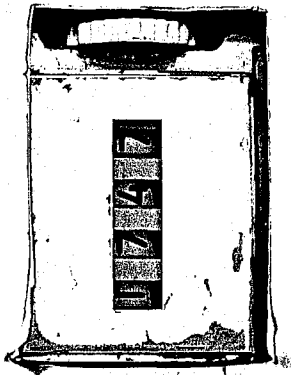
Te Aroha Borough Council

Building Permit.

9 Pooles

Road

Film 1746-



Office Ref.

TE AROHA BOROUGH COUNCIL
APPLICATION FOR PERMIT, LICENSE OR WORK REQUIRED
TO THE BOROUGH ENGINEER.

I hereby apply for:

(a) A permit or license to carry out the building, ~~drainlaying,~~
~~plumbing, scaffolding, street signs, or other works~~ detailed
below.

or (b) A water connection, sewer connection, footpath and channel
crossing, inspection, or other works detailed and to be under-
taken by the Council.

At the property owned by Mr Eric Le Bage.

and occupied by E. Le Bage.

being house 9, lot 3, block 45

deposited plan reference POC 45, in State street.

According to the plans, elevations, specifications, etc., deposited in
duplicate herewith.

The permit, license or works are required for the purpose of Building
permanent residence

Estimated Costs:

Building £1800-0-0.

Plumbing

Drainlaying

Other works

Total £

Signature of applicant G. S. Saxon.

Address Rua Kaka, Te Aroha.

Works approved.

Inspector. / /

Borough Engineer. / /

Fees £ 9

Receipt No. 1118

Date 15/8/50

Initials SR

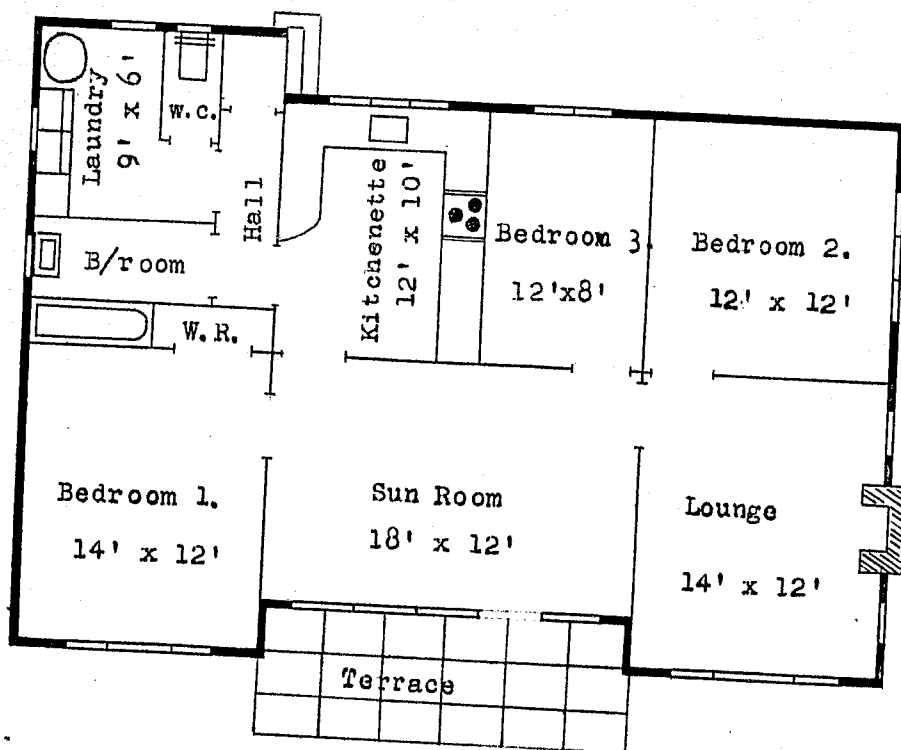
Permit No. 507

Date issued 14/8/50

Initials MA



Proposed residence for Mr. & Mrs. Le Bugge, Poulis Road off Shenby Road,
To Archa.



Not less than
4' to Bdy

Scale = $\frac{1}{8}$ " = 1 ft.

Not less than
4' to Bdy

1080 sq ft.

*Specification for proposed residence for 14th 11th 19th
 to L. Bayge, off Stanley Road, Te Anau
 in the proposed W.D.A.*



EXTENT OF CONTRACT.

Contract is to comprise the supply of all labour, material & plant, for the erection in a thorough manner, to the full meaning of the plan, specification and conditions of contract.

STANLEY ROAD TE ANAU

CONDITION LOCALITY & SITE.

The site of the building is located in ~~the~~ ~~the~~ the section is level, and the land is ready to commence building operations.

BY-LAWS.

The contractor shall comply with the general building by-laws obtaining in the district, and shall serve all notices & obtain all permits necessary to enable the work to be executed, and shall pay all fees in connection therewith.

END UPON LIAISON

The contractor is to attend upon, cut away for and make good all - or all allied drains, as may be required during the construction of the work.

DRAIN LAYING.

EXTENT OF WORK.

Drains are to be laid to carry away all household & soil drainage from the various vessels to the Septic Tank.

MATERIALS.

Drain pipes are to be first quality 4" diameter, salt glazed earthenware socket, jointed, laid with cement mortar, on a concrete bed.

LAYING.

Main drains are to commence at point of outfall. The necessary junctions for branch drains are inserted as the work proceeds & until the drains are completed. The whole of the drains are to be accurately laid and jointed. Care shall be taken that any excessive jointing matter is carefully removed from the interior of the pipes.

INSPECTION CHAMBERS.

At all changes in direction or grade, approved concrete inspection chambers are to be made to council requirements. Drains are to be laid to an even fall to outlet of not less than 1" in 40'.

GULLY TRAPS.

To all wastes with the exception of lavatory pedestal, fix glazed earthenware gullys, having cast iron grates. Bed and surround top of gullys in cement mortar, forming raised kerbing, and plaster in neat cement.

CONCRETE.

MATERIALS.

Cement to be Wilsons Portland Star Brand. Gravel to be clean sharp free from loam or any vegetable matter.

AGGREGATE.

Cement for general purposes including footings and floors to be five parts aggregate to one part cement.

FOUNDATIONS & FLOORS.

Lay 9" thick concrete footings to brick chimney and reinforce same with $\frac{1}{2}$ " rods at 9" centres both ways. Form 12" x 6" concrete footing under external concrete walls, and reinforce same with two $\frac{1}{2}$ " rods bent round corners and hooked. Form concrete entrance steps & floors to front and back porches. Plaster steps and floors $\frac{1}{2}$ " thick and form treads with $\frac{1}{2}$ " fall outwards. ~~Round~~ Round all edges $\frac{1}{2}$ " and finish front & back porch steps & floors in red oxide, trowelled to a true surface with a steel float. Front & back porch steps are to be 3" thick, reinforced with $\frac{1}{2}$ " rods at 12" centres both ways. Form floors with 1" fall outwards.

BRICKWORK.

BRICK CHIMNEY.

Construct brick chimney with Huntly common bricks, and face up with Autamtex bricks to the full height as shown. Flues are to be 9" x 9" pargetted throughout $\frac{1}{2}$ " thick with lime mortar. Form feather-edge concrete lintels over fireplace openings, and reinforce same with three $\frac{1}{2}$ " rods. Chimney throats are to be not over 4" wide. Carry $\frac{1}{2}$ " thick brick ribs up from concrete foundations to support hearths. Form 4" thick concrete hearth 12" to 1" aggregate and reinforce same with $\frac{1}{2}$ " rods at 9" centres both ways, setting hearths flush with top of flooring.

FIREPLACES.

Construct fireplace fronts with tiles.

Chimney & fireplace to be constructed in Lounge and in Dining room.

WASHING BOILER.

Provide & fit in laundry one 12 gallon Firth steelcrete reinforced punice concrete boiler complete with Methven seamless copper & iron-clad flue pipe to extend 2'6" above roof line. Fit cap with wire cowl.

WASHING TUBS.

Provide & fit upon 3" x 2" dressed stand a two compartment reinforced punice concrete wash tub of Firth manufacture, complete with plugs.

SLAB UNDER BOILER.

Construct 3" thick concrete slab with $\frac{1}{2}$ " steel rods at 6" centres both ways, and finish in neat cement in one operation. Support on $\frac{1}{2}$ " thick brick walls extending from ground level. Set slab 3" above floor line and trim round with 3" x 2" wooden kerbing.

PLUMBERS.

FLASHING.

Flash around chimney with 4 lb. lead neatly stepped and securely fixed and wedged into brick work. Flash all piping penetrating the roof with 4lb. lead neatly stepped and securely fixed into brick work.

VALLEYS.

Valleys are to be 26 gauge galvanised iron, 16" wide with rolled edges. Paint underside with red oxide, and lay on building paper. Provide and neatly fit 4 lb. lead flashing over stiles at bottom of valleys where required.

VENT.

Fix 4" diameter cast iron vent to 6' above ground. Above this height fix 4" diameter fibrolite piping carried to the necessary height above eaves. Securely strap to wall with hoop iron clips and furnish wire cowl.

BASIN.

Provide and fix into position a 22" x 14" selected white porcelain pedestal hand basin of English manufacture complete with plug and chain.

BATH.

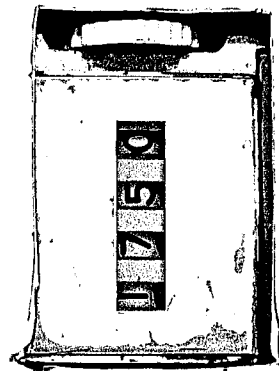
Provide and fit in position a 5'6" cast iron standard quality white enameled bath of Bestons Alpha type manufacture complete with waste plug and chain. Set up shower over bath.

WASTE PIPES.

All waste pipes except otherwise specified are to be 1 $\frac{1}{2}$ ", 1 $\frac{1}{2}$ " or 2" diameter, 6 lb. lead with waste under floor line in lead. Joints are to be properly trapped, furnished with brass inspection plates and finished with white joint at floor level.

CHROME PLATED TAPS.

Taps are to be between streamlined chromium plated, marked hot or cold as the case may be. Fit 3" x 3" extension bibs over bath. Basin is to be fitted with selected $\frac{1}{2}$ " diameter pillars. Cold water taps to the tubs and washing boiler are to be $\frac{1}{2}$ " diameter plain brass. Tap over sink to be $\frac{1}{2}$ " diameter streamlined chromium.



LAVATORY
PEDESTAL.

Lavatory pedestal is to be of approved English manufacture, with double flap polished brass seat, with low down cistern, complete with all fittings. Lay on water and carry overflow down pipe to outside of building. Form lib. lead tray under pan with rolled edges and outlet pipe.

WATER.

All mains & service pipes to the different receptacles are to be $\frac{1}{2}$ " diameter bore with $\frac{1}{4}$ " reducing elbows and leads to tubs and basin only. Lay on cold water to bath, basin, sink, copper, lavatory cistern, cylinder and over both tubs. Supply 1/ 600 gal. Tank.

HOT WATER.

Lay on hot water from cylinder to bath, basin, sink, and one tub. All mains are to be $\frac{1}{2}$ " diameter copper pipe, having joints screwed with hemp & red lead, with $\frac{1}{4}$ " branch to bath and over tub, & $\frac{1}{2}$ " branch to other receptacles.

SHOWER.

Supply and install chromium plated stop cocks and chrome rose.

CYLINDER.

Provide and fix where shown in cylinder cupboard, a Hardley manufacture 25 gallon capacity insulated Advance Excel quick recovery electric water heater, complete with "Batchwell" Y type thermostat.

PAINTER.

GENERAL.

All interior woodwork to be finished in three coat work.

ENAMELLED WORK.

The walls of kitchen, bathroom & W.C. are to receive one coat of white lead & oil priming, two coats of tinted white lead & oil, and one coat of Taubmans petrifying enamel. The requisite rubbing down with sandpaper between coats is to be done on all enamelled work.

CEILINGS.

Finish all flush ceilings with Taubmans Russolene of approved shade.

STAINING.

All other interior finishing work not otherwise specified is to receive one coat of approved brown stain, one coat of shellac knotting, and one coat of approved high gloss varnish.

FINISHING
WORKS.

Finishing colours of paints and enamels are to be approved by the owner, & enamelled work is to be carried out in two tone effect. The inside of kitchen doors (cupboard), wardrobe doors, interior of shaving cabinet are to be finished same as exterior.

WALLPAPER.

All walls with the exception of the kitchen, bathroom, laundry & W. C. are to be covered with wallpaper to an average value of 6/-P.C. per roll. All papers are to be neatly butt jointed & fixed vertically to approval. All walls of fibrous plaster which are to be papered will receive one coat of blue size.

IRONWORK.

Finish valleys, flashing etc in two coat work to match tiled roof. Clean up building:- All windows to be cleaned & the building to be left in a thoroughly clean state.

GLAZIER.

GENERAL.

Glass for general purposes is to be 16oz. clear with rebates primed & glass puttied, sprung and neatly finished. Lower sash of bathroom window & sash to W.C. to be glazed or fitted as the case may be with selected obscure glass.

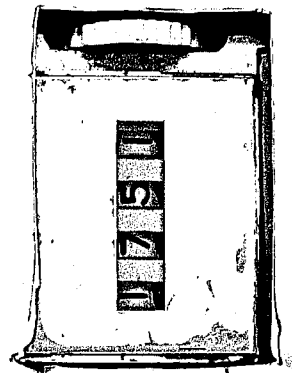
FIBROUS PLASTERER.

WALLS.

The walls of all compartments are to be lined with Pinex, fixed in one length from floor to ceiling with 1" galvanised clouts at 9" centres. All joints are to be neatly filled and flushed by fibrous plasterer, to the entire satisfaction of the owner.

CEILINGS.

Cover all ceilings with the exception of the iron & back porches laundry & W.C. with 3" fibrous sheets. All joints to be flush jointed to approval and are to be humped & varnished on top of all joints. Sheets are to be made as large as possible for covering ceiling.



FIBROLITE.

EAVES & FRONT PORCH.

Dwang with 2" x 2" where required and cover soffits to all eaves & ceilings of front porch with 3/16" thick fibrolite sheets. Finish around fascias & against walls with 1" half round beads in D.A.O. Tot.

FIBROUS PLASTERER. (Cont.)

CORNICES.

All ceilings except lounge are to be finished with 2" x 1 1/2" rebated D.A.O. Tot mould or scotia, as hereinafter specified. Cornices in lounge, dining room and hall to be selected plaster.

GIBRALTAR BOARD.

BATH & SHOWER

Frame up with 2" x 2" under bath, form 3" x 2" kick recess & line with Gibraltar board.

CEILING.

Finish ceilings to back porch, laundry & W.C. with 3/4" thick first quality Gibraltar Board sheets. Cover joints where required with 1" half round beads, and finish with 1" Scotia moulding.

ELECTRICIAN.

LIGHTING & POWER POINTS.

Allow for twelve electric lighting points, and five power points, all with flush wall switches to be placed where directed. Power points are to be in No. 1. bedroom, kitchen, dining room, laundry, & fitted 3' from floor in height in the kitchen, and not more than 18" from floor in height in bedroom dining room etc. Laundry at height required. ~~xxxx~~

FITTINGS.

Supply & fit one, one unit Fluorescent light fitting for dining room. Fit all electric lighting points with 75 watt Osram bulbs as required fitted with cream bakelite shades. Lighting fitment for lounge will be supplied by the owner, & is to be fixed into position by the electrician.

ELEMENT.

Provide electric water heater with 750 watt element complete with all wiring, switches etc. (Thermostat provided in Plumber.)

RANGE.

Fit into position complete with 2 phase & neutral wiring, cut-out switch & all necessary fittings a three plate electric range, to the cost of ~~£~~ 0. 0.

SWITCH BOARD.

Fit up with switch board where directed in hallway, and trim round with 1" boxed frame with mitred angles.

CARPENTER.

Materials.

All timbers are to be the best of their particular kind, & all schedules are to be strictly adhered to. Scantling timber, under, up to, and including the floor ~~xxxx~~ line, including ground plates & floor joists, stringers and bottom plates are to be B.B.Ht. Rimu, studs dwang plates and ceiling joists are to be ~~xxxx~~ Scantling timber in roof, including struts rafters etc. are to be ~~xxxx~~ flooring is to be well seasoned Med. Ht. Matai or Rimu, and all other interior finishing timbers with the exception of that otherwise specified, to be Dressing A. O. Rimu well seasoned. Exposed exterior timber is to be D.A. Ht. Rimu, all dressed, and interior finishing timbers are to be hand dressed, scraped and sand papered.

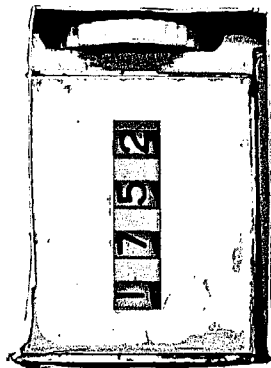
Pinus Insignis

PILES.

Piles are to be 8" x 6" concrete with No. 8 wire ties looped down into piles. Securely step piles into the ground with concrete and double staple ties to ground plate. Cover tops of piles with nailhead, and set at not more than 4'6" centres, supporting ground plates, and not more than 6' centres supporting floor joists.

WALL DWANGS.

Dwang all exterior walls with three rows of 3" x 2" timber, cut between studs, with checks placed between studs to give good nailing for claddings.



JOINERY.

All joinery is to be made by an approved & established joinery firm, and all timbers used in the work to be the best of their respective kinds.

WINDOW FRAMES.

Frames for all windows are to have styles and heads out of 6"x2" rebated to take sashes. Sills are to be out of 6" x 3" Ht. Metal, weathered throated, & rebated for sashes, with mullions out of 4" x 3" solid rebated (4" x 4" for corner mullions). Frames are to have all joints primed before fixing & are to be constructed of Dressing A. Ht. Tot. with the exception of the sills. Frames are to finish flush on the inside with fibrous plaster.

SASHES.

Sashes are to be seasons of Dressing A. Ht. Tot., hinged and morticed together. Finish with wear bar groove around styles & heads, and rebate bottom rail to sill.

DOORS.

All main interior doors to be Mod. Rimu Flush.

KITCHEN FITMENTS.

Build up kitchen fitments out of 1" thick dressing A. O. Tot. with bins, drawers & cupboards as detailed. Drawers are to be not less than 3" deep solidly constructed, and bins are to be of the rocker type, constructed of solid timber only. Cupboard ends, where necessary, are to have joints glued and doweled. Cover louvre in safe with perforated zinc, & trim around. Fit all cupboards as shown, in full width dressed shelving in D.A.O. Rimu, and fit with 3/4" flush doors. Supply and fit 6ft. steel sink bench. Farn cupboards with false floors and 2 1/2" x 1 1/2" kick recess. Total number of cupboard doors of all sizes to be supplied in kitchen is sixteen.

Construct shaving cabinet in wall of bathroom above basin, with 1" thick framing, standing 1" past face of wall board. Trim round with beading. Fit with flush door with mirror screwed on, and finish with two small shelves. Cabinet is to be 20" x 15" over box frame.

ARCHITRAVES SKIRTING

To all op wings fit 3" x 3" architraves. To all compartments fit 3" x 4" bevel skirting in dressing Ht. Rimu.

R.O.P. (Aluminium)

~~Roof to be laid by valance in Red concrete tiles. Same is to be laid complete with 2 1/2" x 1 1/2" gully butts, in a waterproof manner, to the entire satisfaction of the owner. Approx. 35/- green pitch.~~

INTERNAL DOORS.

FRONT DOOR.

to be fitted with Yale Lock and opening handle.

BACK DOOR.

To be fitted with mortice locks. All other doors other than cupboards wardrobes etc., are to be fitted with mortice bakelite locks of approved design. Wardrobe doors, cupboard doors are to be fitted with 1" ball catches & plates and approved handles.

EXTERNAL DOORS.

Are to have 3" wide loose pin steel butts. Internal doors are to have 3" wide loose pin butts. Wardrobes etc are to have 3" butts. Windows are to have 2 1/2" galv. butts. All cupboards are to have two 2 1/2" narrow butts.

WALL RECESS.

Allow B.C. sum of 25/- (twenty five shillings) for a selected white glazed enameled recess. Fit into wall over bath where and as directed.

CHIMNEYS.

To be fitted with an ash pit, and door on outside to be set in chimney base.

GLAZING GLASS.

Fit plain telescopic glass to windows. (Antique Finish.)

SLIDING DOORS.

Set up on sliding door on approved track.

OUTSIDE PAINTING.

Paint walls with two (2) coats of 3 to 1 Antelope. Second coat to be colour selected by owner.

