

Whakatane Borough Council.

APPLICATION FOR A BUILDING PERMIT.

274

THE TOWN CLERK,
Whakatane.

Date *19 March 1947*

We I, *Boon Sullivan Lake Ltd* of *Whakatane*

hereby make application for a Permit to erect (state fully nature of the work.)

new residence King St.



PERMIT

on (Lot or Section).....

Value £2170:- :-

We I also deposit herewith the Drawings, Specifications and fee for the same.

Name of Owner *Mrs. A. Hall*

Name of Applicant *Boon Sullivan Lake Ltd*

Occupation *Builder*

Address *Whakatane*

Inspector's Report.

approved
L. W. H. H. H.
21/4/47

FEE £ 4:- :- *792 E*

A Plan (to Scale) of Section showing position of proposed Building with measurements from boundaries together with existing structures thereon, must be deposited with this application.

1/19/22/1

AOS.

OFFICE OF THE DISTRICT BUILDING CONTROLLER

P.O. BOX 274, HAMILTON.

15th April, 1947.

Dear Sir/~~Madam~~

BUILDING PERMIT APPLICATION.

APPLICANT: A. HALL, King St., WHAKATANE.
BUILDER: Contract.
PROPOSAL: Dwelling. King St, Whakatane.
ESTIMATED COST: £2170.

With reference to your application as above, I have to advise you that the project is approved subject to the provisions of the Supply Control Emergency Regulations, 1939, the Building Emergency Regulations, 1939 and subsequent amendments and the Building Construction Control Notice No.20, 1946. The undermentioned requirements and special conditions (if any) must be observed.

STANDARD REQUIREMENTS:

- (1) The use of galvanised corrugated iron is not permitted for roofing of new buildings, or additions and alterations to existing buildings.
- (2) Galvanised flat iron must not be used for any other purpose than door and window flashings, washing copper casings, hot water cylinder casings, or tops and bottoms of galvanised iron tanks of 100 gallon capacity, or more
- (3) The use of galvanised iron or copper for spouting, downpipes, ridging, or valleys is not permitted.
- (4) Copper sheets may not be used for any purpose other than for drainage-vent stacks and the manufacture of washing-coppers, hot water cylinders and supply tanks of 50-gallon capacity or more

SPECIAL NOTE TO BE READ IN CONJUNCTION WITH THIS APPROVAL.

My authority for the issue of a building permit for the proposed work covered in this approval does not include such ancillary works as concrete paving, concrete footpaths, concrete boundary or garden walls and kerbing, brick boundary or garden walls and kerbing, trellis fences, timber fences, pergolas, gates, glasshouses or out-buildings of any kind. It is to be clearly understood that all such works involving the use of building materials must not be prosecuted without my prior knowledge and approval.

(signed) J.D.Clark.
District Building Controller.

system, the Local Authority Building Permit must be obtained prior to the commencement of the work.

Your plans and specifications have accordingly been forwarded to the Whakatane Borough Council or have been returned direct to you under separate cover herewith.

Mr. A. Hall,
King Street,
WHAKATANE.

Yours faithfully,

DISTRICT BUILDING CONTROLLER.

Dear Sir,

Copy for your information. The issue of a building permit is approved in this case, subject of course, to the project conforming with your Council's Building By-Laws, and the observance of the above mentioned conditions.

Plans and specifications are returned herewith.

The Town Clerk,
Whakatane Borough Council,
P.O. Box 28,
WHAKATANE.

Yours faithfully,

J. O. Clark
DISTRICT BUILDING CONTROLLER.

SPECIFICATIONS OF RESIDENCE FOR MR. A. HALL, KING ST. WHAKATANE.

Contractor to build and complete the building in accordance with plans and specification and to arrange all necessary permits, builders risks and such as is necessary to comply with local bylaws and to insure all workers under Employers Indemnity Policy.

Maintainance to expire one month after completion of work. With the exception of defects due to faulty installation, the contractor will not be held responsible for maintainance on bath, basin W. C. pan, sink and electric range.

All outside timbers including flooring to be strictly Heart Dressing "A" Rimu or Matai, thoroughly dry and dressed.

All foundation timbers to be strictly Building "B" Heart Rimu, up to and including bottom plates. All framework above plates to be building "A" ordinary Rimu.

All interior finishing timber, including doors, architraves, and all joinery to be Dressing "A" ordinary Rimu, dry and dressed and sanded.

All exterior doors and sashes to be 1 3/4" thickness, and interior doors 1 3/4" thickness. All exterior joinery frames to be constructed of dressing "A" Hrt. Matai or Totara, and all sills of Heart Matai or Totara. Exterior doors and sashes to be dressing "A" Hrt. Totara throughout and the whole of the joinery to be made in an approved factory. All mullions to be 4 x 3, jambs 1 1/2", and sills 3" run.

Floor level to finish average height of 2 ft. from ground.

Anything that is reasonably necessary and inferred for the due and proper completion of the various works, shall be considered in the contract, although not particularly set forth in these specifications.

NOTE. This applies to all trades.

No extra work to be taken, unless first arranged for, and only under the proper instructions from the owner.

The contractor is responsible for the setting out of all work and he shall be required to make good at his own expense all errors which occur. Measured dimensions are to be taken in preference to scale. All dimensions shown on plan are taken between stud faces.

At completion of contract, the contractor shall remove all temporary sheds and stores, take up temporary water supply, all temporary roads and deposits of concrete and gravel etc. fill in all truck tracks and generally leave the whole site clean and fit for gardening.

CONCRETOR AND EXCAVATOR. Where the site is to be excavated, remove top soil for a depth of 9" and deposit where it will not be buried by sub-soil. Excavate as required for all site levelling, foundations and footings, posts, blocks, walls, waterpipes etc. to the various depths, evenly spread or deposited on the site where and as directed by the owner.

In the event of filling or vegetable matter being encountered below the depths of foundations, shown, the contractor shall excavate to the level of all-~~foundat~~ natural sub-soil and the extra cost to be allowed him. The bottom of all foundations trenches to be rammed hard before filling in and on no account are trenches to be filled in before being inspected and passed. Earth shall be filled in and thoroughly consolidated around all blocks, footings and foundation walls.

MATERIALS. All cement used, unless otherwise specified to be Wilson's Portland Cement fresh ground.

Aggregate for foundations to be approved crushed shingle to pass through a 3/4" ring and suitably graded.

Sand to be clean, sharp and free from any impurities, Pumice to be clean, hard and not over $3/4$ " diameter.

STEEL. All steel used in concrete to be mild steel to British standard specifications and to be lapped at least 30 diameters and to be hooked at ends. All steel to be well secured with black wire before filling in with concrete.

CONCRETE. All concrete used, unless otherwise specified to be composed of five parts of approved river shingle, to pass through $3/4$ " ring, to one part of cement and two parts of sand. To be thoroughly mixed and well tamped into boxing. If a mechanical mixer is used, concrete shall be mixed thoroughly for not less than two minutes. If hand mixer is adopted, concrete shall be turned on a close boarded platform, twice dry and twice while water is being applied.

Concrete shall be conveyed and placed so that no separation of the ingredients takes place, and shall be immediately spaded, tamped or rammed into boxing.

Generally the concrete foundations and the concrete to all porch floors entrance steps and hearths are to be formed at the same time.

BOXING. All boxing shall be clean and well fitted together and firmly secured into position, and shall be thoroughly wetted immediately before concrete is poured. The minimum of time for removal of boxing after concrete has been poured shall be as follows:- Foundations 2 days; hearths slabs 7 days; after concrete is placed it shall be kept damp for three days by frequent hoseings or other approved method.

All foundations are to be of concrete as previously specified, to the sizes specified below:- Foundation walls to be 4" thick and reinforced with 3 - $5/8$ " mild steel rods, one placed 2" below the top of base wall and 2 in footing 2" above the bottom. Footing to walls to be 12" wide x 9" deep, as shown in plan.

Concrete blocks are to be 6" x 6" on 15" x 6" footing and to be wired or have $1/2$ " lag bolts for securing sleepers. Set in rows not more than 6' apart and not more than 4'6" in the rows.

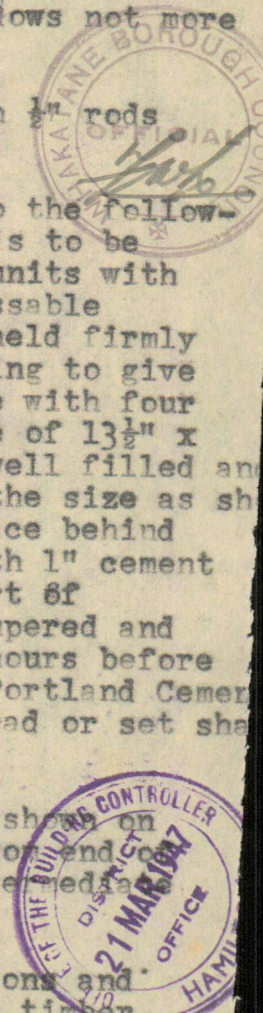
Chimney foundations to be 6" thick and reinforced with $1/2$ " rods at 18" centres both ways.

CHIMNEYS. To be precast pumice of approved manufacture to the following requirements:- From hearth to top of flue the chimney is to be constructed in approved pumice constructed in precast units with $3/4$ " minimum rebated joints, vertical joints are not permissible. The chimney shaft is to be constructed, so that it can be held firmly at roof level and with an unbonded joint at top of gathering to give flexibility. Reinforce shaft from gathering to top of flue with four $1/2$ " rods, well grouted in. The stack is to have internal size of $13\frac{1}{2}$ " x $9\frac{1}{2}$ " and external size of 20" x 16". All joints are to be well filled and the flue left absolutely clean inside. The opening to be the size as shown on plan and fitted with approved firebricks with hobs. Space behind firebricks is to be filled with fine shingle and sealed with 1" cement mortar coat. All mortar to joints to be as follows:- 1 part of approved hydraulic lime to 4 parts of sand, well mixed, tempered and beaten together and allowed to stand for not less than 48 hours before use. Immediately before using the mixture, gauge it with Portland Cement to the proportion of 1 to 4. No mortar which has become dead or set shall be used.

AIR VENTS. Build in 12" x 9" No. 8 Galv Wire vents where shown on foundation. Vents to be at a distance of 2 feet centres from ends of each wall and spaced at not more than 6 feet centres at intermediate points.

DAMP COURSE. Lay 3 ply Malthoid dampcourse on all foundations and blocks and on any part where concrete comes in contact with timber.

RAG BOLTS. Build into concrete foundations where required to fix wood plates $3/8$ " diameter rods long enough to project 3" through plate.



These to be bent over and stapled. Rods to be placed at 6 inches from angles of walls and not more than 4 ft. centres at intermediate points. Each length of plate to be fixed at not less than two points.

TRAP DOOR. Build in frame for trap door in foundation where shown or directed to give access to under side of building. Door to be 2'6" wide and as high as possible.

PORCH FLOORS. To be concrete 3" thick and with falls of 1 1/4" to outside of porch. Reinforce floor with 17 gauge 3" wire mesh. Carry floors on 4" concrete walls and well rammed filling. Copper slab to be 3 1/2" concrete reinforced with both ways with 3/8" rods at 12" centres, and carried independantly of floor on foundation wall, or centre block. Form small kerb round same as directed.

ENTRANCE STEPS. Shall be constructed with treads 12" wide and risers a maximum of 7" in height and taken not less than 9" into the ground. Steps shall be reinforced as for porch floors. All concrete surfaces which are to be plastered to be cross-combed to form a key for plaster.

PLASTERER.

All sand to be clean, sharp and free from impurities and to be approved before use.

Cement, unless otherwise specified, to be Wilson's Portland freshly ground.

EXTERIOR. On no account is the external plastering to be commenced before the woodwork to external walls has been completed and permission has been received to do so.

Foundations to be plastered in two coat work as follows:- Plaster to be composed of two parts sand to one part cement and applied in 1/4" thickness. This coat to be trowelled and screeded to a true and even surface ready for final coat.

SECOND COAT. To be a clean even coat 1/8" thickness and finished to a selected colour, splashed or stippled to choice. Care to be taken that all plaster is neatly finished to all internal and external angles. Plaster chimney in two coat work as above, with shoulders and top finished as directed by owner.

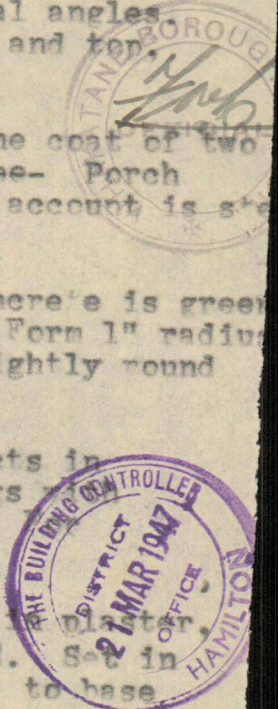
Steps, porch floors and copper slab to be plastered in one coat of two to one compo and of colour to choice. Finish steps and see- Porch with wood float and copper slab with steel trowel. On no account is steel trowel to be used on porch floors or steps.

Gully traps to be finished in two to one compo, while concrete is green and finished to a smooth even surface with steel trowel. Form 1" radius coved bases to concrete upstands around porch floors., slightly round nosing of treads and weather treads, 1/2".

INTERIOR. Carefully stop all joints, nail holes and defects in both Gibraltar Board and Fibrous Plaster walls and ceilings. Plaster of Paris and float of to a true and even surface. Fibrous Plaster see Linings.

FIREPLACE. Form fireplace surrounds as directed by owner in plaster, or brick work. Allow P.C. sum £7-10-0 for each surround. Set in grate and tip grate as directed and wash pit door 6" x 9" to base of chimney outside as shown on plan.

All window and door glass to be curtained over while plastering is in Progress and on no account is plasterer's material to be taken inside. Cleaning of glass and floors due to plasterer's material will be charged against plasterer.



CARPENTER & JOINER.

TIMBERS. All timber used, unless otherwise specified to be either Totara, Rimu or Matai, of the grades and sizes specified Hereafter, or detailed in the timber schedule. All external timber used to be Dressing "A" Hrt. Rimu, Matai or Totara.

All framing timber up to floor line, including both bottom plates to external walls shall be Building "B" Hrt. Rimu. All internal finishing timber shall be Dressing "A" Ordinary Rimu.

Before being machined, all joinery and dressing timber shall be thoroughly air seasoned or kiln dried and before being built in, all framing timbers are to be reasonably well seasoned. All framing timber which is delivered in an unseasoned condition shall be fillet staked until required. All visible timber shall be dressed, and interior finishing timber shall be machine glass papered to remove all machine marks except mantle shelves and dresser tops which are to be hand dressed to a first class finish.

Exterior timber is to be primed before fixing and all joints to be painted with thick paint. Weatherboards to be primed one side and two edges.

All nails visible to be well punched.

Remove all arrises; all rough or uneven surfaces or patches, hammer marks, and other surface defects shall be removed before painting is begun.

SCHEDULE TIMBERS.

Sleeper plates	3 x 2	Bld "B" Hrt. Rimu.
Stringers	4 x 3	" " " "
Floor Joists	5 x 2	" " " " at 18" centres or less.

Trimmer joists of same depth but 1" thick

Bottom Plates	4 x 2	Bld "B" Hrt. Rimu.
Top Plates	4 x 2	" " " " Ord. "
Studs Generally	4 x 2	" " " " at 18" Centres or less.

Studs to openings over 3'1" wide 4 x 3 Bld "A" Ord. Rimu.

Dwanging to interior walls, 2" x full thickness of wall studs

Dwanging to exterior walls 3 x 2 Bld "A" Ord. Rimu.

Bracing to all walls 4 x 1 " " " "

Ceiling joists at 18" centres 4 x 2 " " " "

Ceiling Dwanging 3 x 2 " " " "

Rafters at 1'6" centres 5 x 2 " " " "

Stiffeners over ceiling joists:

Span up to 8' 4 x 2 " " " "

Span from 8' to 10' 6 x 2 " " " "

Span from 10' to 12' 8 x 2 " " " "

Span from 12' and over. 10 x 2 " " " "

Whaling pieces 4 x 3 " " " "

Roof struts 4 x 2 " " " "

Collar ties 6 x 1 " " " "

Ridges and hips 8 or 9 x 1 " " " "

Valley Boards 2-9 x 1 " " " "

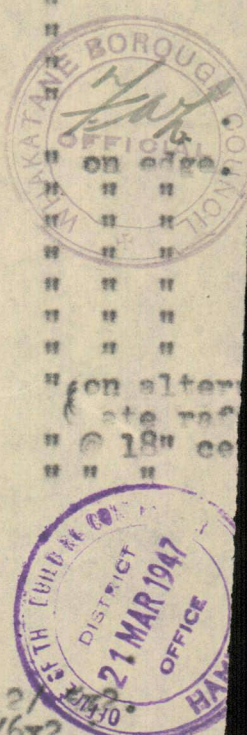
Eave dwangs and wall piece 3 x 1 1/2 " " " "

Studs to minor partitions 3 x 2 " " " "

BEAM SCHEDULE.

Openings to 3'11" 3'1"	4 x 2
Openings from 3' 3'1" to 4'6"	4 x 3
Openings from 4'6" to 6'8"	5 x 4 these may be 2/6x2.
Openings from 4' 6'8" to 8'10"	6x4 these may be 2/6x2.
Openings from 8'10" to 11'	8 x 4 these may be 2/8x2.
Openings over 11'	10 x 4 these may be 2/10x2.

Provide double joists under all bearing partitions. Beams for span over 3'1" and not exceeding 8'10" shall be checked 1" into studs, and beams exceeding 8'10" shall be supported at each end upon 4x2 full length studs spiked to general wall framing; where beams are built



up of two members they shall be spiked together from both sides.

FRAMING GENERALLY. Unless specified to the contrary, framing timber generally shall be spaced at not more than 18" centres. The whole of the building to be properly framed, and the various sections securely spiked together to the satisfaction of the overseer. All framing timbers shall be of the full size specified, cut true and square. Plates, sleepers, and stringers to be halved together at joints angles and intersections, which in all cases shall be over solid bearing.

FOUNDATION FRAMING. Sleeper plates shall be set on their flat, fully bedded on and bolted to concrete foundation walls at 4' centres by rods bent over and securely stapled.

Where stringers are borne on concrete blocks they shall be secured by wrapping the wire tightly round the stringer and stapling with three 1½" x 10 gauge galv. staples.

Floor joists shall be checked down true and level, with laps of not less than 6" in length well spiked together. Two joists, blocked at 24" centres shall be provided under all major partitions running parallel with floor joists.

STUDS. Studs generally shall be 4 x 2 at 18" centres, or less. All minor partitions to be 3 x 2. Braces shall be cut in flush with face of studs at an angle of approximately 45 degrees, each bay having not less than one brace. Where this bracing is not possible on short sections of external walls, 4 x 1 dog-leg bracing shall be cut in where directed. All external angles shall be framed with 3 studs at angles and intersections walls shall be spiked together at not less than 18" centres, wood packing blocks being used as directed to secure the sections together. To all lined walls, unless otherwise specified provide three rows of dwaning, one being placed 6'6" from floor line.

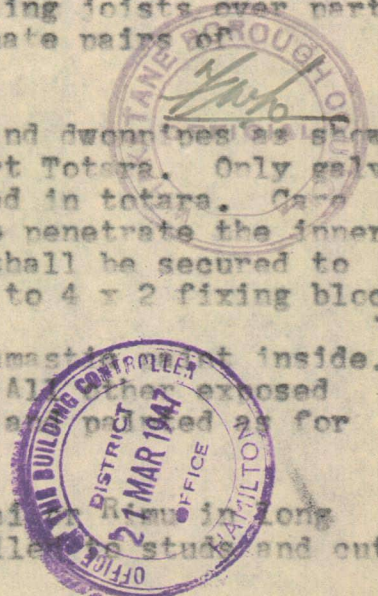
CEILING JOISTS. Shall be 4 x 2 spaced at not more than 18" centres, lapped at least 12" and well spiked together at passings. Joists spanning more than 8' shall be secured to stiffeners as previously specified, by 3 x 1½ hangers well spiked to each member; the stiffeners shall not be suspended from or strutted to roof timbers. Between ceiling joists cut 3 x 2 dwaning on flat around all margins and 3" back from edges of plaster sheets. In no cases shall dwangs be more than 6' apart.

ROOF FRAMING. Roof shall be set to pitch as shown. All rafters shall be in single lengths, bird-mouthed over and securely spiked to wall plates. Rafters to be spaced at not more than 1'6" centres. Tile Battens shall be carried along ridges, hips, and valleys etc. and placed to give fixing for ridging. Hip and valley to be in one length. Where ridge boards are joined they are to be well spliced together, with 1" boards, spiked on both sides. Provide whaling pieces as previously specified, set on edge extending full length of the roof under all raft. Strut and brace roof with 4 x 2 at alternate rafters. Secure struts and braces to a 4 x 2 bearer plate fixed to ceiling joists over partition walls. Collar ties to be fixed to alternate pairs of rafters.

WOOD SPOUTING AND DOWNPIPE. Frame up spoutings and downpipes as shown on detail & out of Dressing "A" Hrt. Rimu or Heart Totara. Only galva nails and galvanised or brass screws shall be used in totara. Care must be taken that no nails or screws shall penetrate the inner surfaces of spoutings and downpipes. Downpipes shall be secured to walls by 1" x 18 gauge galv. iron straps screwed to 4 x 2 fixing block at not more than 6' centres.

All of the spouting to have one good coat of bitumastic inside. All joints shall be bedded in thick white lead. All other exposed faces of spoutings and downpipes shall be primed & painted as for interior woodwork.

WEATHER BOARDS. To be 6 x 1 Bev. Back Heart Matai. Run in long lengths fixed with no less than 1½" lap, well nailed to studs and cut



up neatly to soffitts and overhangs and all external angles neatly mitred. The guaging of weatherboarding is to be carefully set out so that boards will show a uniform width.

All openings to be scribed with $3/4$ " Hrt. Totara scribes. To gable ends, continue up face of studs with weatherboards as above. Fix under gable soffitt $3/4$ " $\frac{1}{2}$ round. Fix 4 x 3 dentals to gable soffitts as shown.

SOFFITTS. Line soffitts with plain Fibrolite fixed to 3 x $1\frac{1}{2}$ dwangs cut in between fascia board and 3 x $1\frac{1}{2}$ wall piece at 18" centres. Cover joints with small $\frac{1}{2}$ round batten and finish in angle with $1\frac{1}{2}$ Hrt. Bed Mould; neatly mitre soffitt linings, fascia and Bed moulds at angles and return ends.

FLOORING. All internal floors shall be out of 4 x 1 or 6 x 1 T. & G. Dressing "A" Hrt. Rimu or Matai. All to be laid in long lengths cut close to all sides and angles, cramped close and double nailed. Bore butts for brads. No two adjacent boards to a butt on the same joists. Form mitre margins to hearth.

All flooring is to be back grooved and is to be laid continuously under all partitions, excepting those which are parallel with the floor joists, and under all cupboards, baths and fittings throughout. Before laying floor, all shavings, pieces of wood and all trade debris of everykind to be removed from under the floor joists. As soon as floors are laid, protect them from damage by weather the activities of the workmen, or disfigurement by cement, paint or other causes.

With No. $1\frac{1}{2}$ paper, machine glass paper to approval all floors, with the exception of the cupboards. Floors shall be papered with the grain. If Hrt. Rimu flooring is used, floors shall be cleaned in two operations. First with No. $1\frac{1}{2}$ paper and finish with No. 0. If machine papering cannot be carried close to skirting it shall be finished off by hand.

PORCHES. Posts to porches to be 5 x 5 Hrt. R. Dressed. The bot tom of each post is to be coated with thick lead and oil paint and set upon a cement base not less than $\frac{1}{2}$ " high and upon a piece of damp proof material. Post to be secured to concrete by 4" x $\frac{1}{2}$ " galv. iron *dowelling*.

Front porch to be lined with Weatherboards as for house. Angles to be mitred. Ceil porches at 7 feet high with either plain Fibrolite or 4 x $5/8$ " O.B.R.T.G. & V. matchlining, finish in angles with $1\frac{1}{2}$ " O.B. Bed mould.

DOOR AND SASH FRAMES. To be well made of seasoned Heart timber. Sills shall be D. A. Hrt. Matai or Totara. Styles, mullions, and heads shall be of Dressing "A" Hrt. Rimu, Matai or Totara. Frames to have all necessary stops, beads, pulleys, etc. and to be left complete in all respects, and to be well weather throated. All frames shall be solid run. External door and sash frames shall be finished with facings out of 6 x 1 Hrt. Dr. and scribes out of 2 x $3/4$ ".

WINDOWS. All sashes are to be constructed of clean Hrt. Totara or Redwood and of sizes marked or shown on plan. If indicated, sashes shall be divided into panes with $7/8$ glazing bars. All sashes to be glazed with 21 oz glass. Bathroom to be obscure glass. Sashes to have all necessary fittings complete with "Eclipse" stays and side spring fasteners all A. C. on brass. Hang sashes on Galv. Butts, one pair to each. See

DOORS.* Front Door. To be 6'6" x 2'8" x $1\frac{3}{4}$ ", 4 light, standard specification No. 6 Hang door on 3 - $3\frac{1}{2}$ " galv. Broad steel butts and to have Yales lock complete with door handle. Door to be Totara or Redwood and glazed with selected obscure glass.

INTERIOR DOORS. To be 6'6" x 2'8" x $1\frac{3}{4}$ " framed flush Hrt. Fibrolite all hung on 2 - $3\frac{1}{2}$ " Broad steel butts and fitted with B. Moulds



BACK DOOR. To be framed ledge 6'6"x2'8"x 1 $\frac{3}{4}$ " and to have flush 3 Ply panel on interior. Hang on 3-3 $\frac{1}{2}$ " Galv. Broad steel butts and fitted with Bakelite Mortice Lock, value 12/6.

Access door in external wall to be constructed of D. "A" Hrt. Totara, or Matai. Door shall be 2'6" in width by full practicable height, Ledged, braced and vertically sheeted with 4x1 V. Jointed T. & G. timber and hinged to swing inwards, to solid rebated frame out of 4"x2". A wood sill will not be required.

KITCHEN CUPBOARD DOORS. Shall be approved flush doors with solid laminated wood cores out of 1" thick material or alternatively framed ~~sub~~ out of 2 $\frac{1}{4}$ x1 timber with cross rails spaced at not more than 15" centres. All doors shall be finished on both sides with 3/16" three ply. Hang doors on 2 $\frac{1}{2}$ " steel butts and fit with A. C. fasteners of approved type.

INTERNAL WALL LININGS. Line walls with 3/8" Gibraltar Board. All clouts, joints, and imperfections to be carefully pointed with Plaster of paris and finished to a true and even surface.

Frame in bath with 3"x1 $\frac{1}{2}$ " framing and fix in front of bath Gibraltar Board as for walls, but splayed back for toe room. Fix 6" Skirting scribed to bath and embedded in white lead and putty.

NOTE. Finish in all angles of painted or stained work with 3/4" $\frac{1}{4}$ round.

CEILINGS. Ceil porches with $\frac{1}{4}$ " N. Z. Made Plain Fibrolite and cover joints with small $\frac{1}{2}$ round batten. Finish in corners with 1 $\frac{1}{2}$ " Scotia.

Ceiling to Laundry and W. C. to be 3/8" Gibraltar Board free from defects, set out to detail and well secured with 1" galv. clouts. Neatly fix 2" cornice of selected design to room. All joints to be covered with splayed batten.

Ceilings to all rooms except Laundry and W. C. to be 3/8" Plain Fibrous Plaster well secured with galv. clouts. All joints to be well stopped and left smooth and even. Neatly fix 4" Cornice to all rooms.

Skirting. Provide and fix 4x1 O. B. Rimu Moulded Skirting to all rooms and Hall. Skirtings shall be returned round cylinder cupboard and Kitchen Cupboards. Scribe skirting accurately to floors and internal angles. Mitre at external angles.

ARCHITRAVES. To be 3x1 Plain rounded O. B. Rimu. Mitre round openings. Nosing to be 4x1 O. B. Rimu to all window openings. Aprons to be 1" O. B. Scotia.

SINK TOP. Fit up in Kitchen with Terrazzo Top, 20x15 Sink, where shown on plan. Form cupboards under as shown on detail. In front of sink fix recessed panel; this panel to be screwed on in order to be easily removed for cleaning waste. Top to be 2'11" from floor to top of sink. Terrazzo to be of colour selected by Owner and 8" skirting to back and both ends.

KITCHEN CUPBOARDS. Build Kitchen cupboards as detailed. Doors as previously specified. Drawers to be fitted with selected pulls, 3/16" three ply bottom and 7/8" front. Subdivide one drawer into three compartments with divisions of 3/8" finished thickness.

HOT WATER CUPBOARD. To be constructed where shown. Cupboard to be made for the removal of cylinder and to give easy access to heating elements. Fix shelves out of 2 $\frac{1}{2}$ "x1 with $\frac{1}{4}$ " space between as required by Owner.

SAFE. Where shown or directed construct safe having louvre vent 3'6"x14" covered on inside with brass, copper or phosphor - Bronze gause, secured with brass or copper tacks and $\frac{1}{4}$ " cover. ~~Paint~~ and line the inside with 3/8" Gibraltar Board, and floor with 1" ~~board~~



Fix 1"x $\frac{1}{2}$ " finished stops around inside of door to prevent ingress of flies. Safe to have two doors as for other cupboard.
Provide ceiling vent covered with gauze.

CABINET UNDER HAND BASIN. Provide and fix a cabinet under hand basin with 1" flush door and 1 shelf and 3" toe space. Hang door on 2-2 $\frac{1}{2}$ " steel butts and fix with Chromium or nickle plated catch.

BATHROOM CABINET. In bathroom, construct a recessed shaving-Cabinet 24"x16" overall, 4'3" from floor level. Line with timber 5/8" finished thickness and provide 3/16" plywood back. Fix 2- $\frac{1}{2}$ " shelves in position. Door to be flush as kitchen cupboard doors, and fix 18"x10" Plate glass mirror on front door. Fix rounded Architraves to act as frame for door.

MANTEL SHELVES. Shall be out of 2" D. A. Rimu hand dressed to perfect finish. Finish under 1" $\frac{1}{4}$ round, mitred round ends.

SHELVING. Allow for the total of 100 lin. 12x1 D. A. O. B. Rimu shelving to be fixed in all cupboards as shown.

STAND FOR SUPPLY TANK IN ROOF. Unless a pressure reducing valve is used, provide on roof where directed, for support of water tank supplying hot water cylinder, a wood frame constructed with 4x2 joists shee-ting with 6x1 boards of sufficient area to adequately accommodate the tray to supply tank. Stand to be supported off main partition, walls and not off ceiling joists.

W. C. FLUSHING CISTERN. Provide and fix a wood case with a removable lid in which to set the lead cistern. Case and lid shall be out of 1" thick timber D. A. Rimu dressed. Fix two battens out of 1"x1" to underside of cover lid and fit $\frac{1}{2}$ " rounded cover to edges. Provide 8-3/4" diameter holes for ventilation in bottom of wooden case. All angles shall be rounded. Secure case to walls with brass screws.

SUNDRY INTERNAL FINISHINGS. To all fittings and at back of bench top and mantel shelf, plant a $\frac{1}{2}$ " $\frac{1}{4}$ rounded fillet against the wall. Where soil pipes, wastes and vent pipes, are carried up inside, form access panel out of 1" timber the full height of wall. Cover joints with small beads to framing with brass screws and ~~xxxx~~ cups.

FIXING OF SWITCH BOARD. Form recess for switch board in thickness of wall where directed by Owner. Line one side with 1" material; line recess with 3/8" Gibraltar Board. Fix 2x1 surrounds mitred at angles, on face of wall.

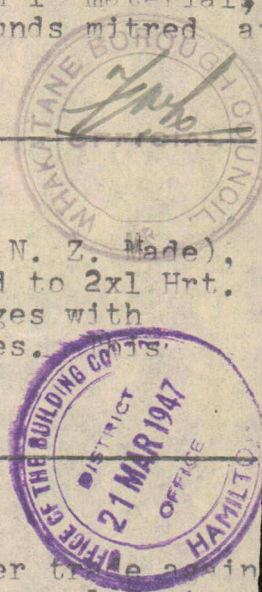
ROOFER

ROOF. Cover roof with Marseilles Pattern Clay Tiles (N. Z. Made), All set close, to true horizontal lines and well wired to 2x1 Hrt. Rimu battens with galv. wire to each tile. Cover ridges with Plain ridging properly bedded and pointed to match tiles. work to be carried out by Messrs. Winstone Limited.

PLUMBER

The plumbing Contractor to inspect the work of any other trade in which his material is to be placed and report to the general Contractor any defects or irregularities in the work that would prevent the satisfactory execution or permanency of his work; and he shall not proceed until all unsatisfactory preparatory work has been corrected. Failure to examine and report will be construed that the work is satisfactory.

The Contractor shall provide all materials, labour and plant necessary to complete the work in accordance with the Plans, Specifications, Local Authority and Health Department and to complete satisfaction



of the Owner.

Give all necessary notices to the Local Authorities, and arrange for the inspection and testing of the work and materials.

MATERIALS. All materials shall be of the best of their respective kinds and are to be N.Z. Manufacture wherever possible.

Flash all external openings with 26 gauge Galv. iron. Chimney to be flashed with 4lbs. lead. Openings to have trays under jambs. Care is to be taken in the fitting and fixing of flashings to ensure perfect efficiency. All flashings shall accurately fit the work, and all Galv. iron flashings shall be machine bent and cut. The flashings ~~xx~~ shall be in as long lengths as possible. If in lead, all joints are to be well soldered. Flashings are to be securely fixed with 1" galv. clouts at 3" centres. Do all flashings necessary to render water-tight. Flash and step flash chimney shaft at intersection with roofing material, under flashing to be turned 3" up face of chimney and dressed $\frac{1}{2}$ 9" out over roof. Overflashing shall be beaded and turned not less than 1" into raglets, and shall be plugged with lead and pointed with 1 to 3 cement and sand mortar. Apron flash the haunches, carrying lead 2" up behind weatherboards and 6" out over haunches.

VALLEYS. Line with 4lb. lead, at least 16" wide and dressed over wood bosses. End laps shall be not less than 6" and the lower end shall finish well down into spouting.

Valleys. Line with 4lb. lead, at least 16" wide and dressed over wood bosses. End laps shall be not less than 6" and the lower end shall ~~xx~~ finish well down into spouting.

VENT PIPES. Shall be cast iron of height and diameter required by local By-laws. Secure pipes to walls with brass screws. All short lengths of pipes shall be fixed to walls. No free standing joints above eave level will be allowed. All vertical vent stacks shall be supplied and fixed by the Plumber, including cast iron upstands from ~~xx~~ bend to W. C. pan, where same is over 3'0" from ground, and concrete block to ~~xx~~ upstand where called for by Local Authority.

The Contractor is to allow for a terminal vent.

BASIN. Supply and fit up one 22x15 best quality "Armitage" white porcelain hand basin, on cast iron bracket.

BATH. Supply and fit one 5'6" Alpha Porcelain enamel bath ~~xx~~ where shown.

SINK. Provide and fix one 20"x14" White enamel sink in Kitchen.

TRAPS. Supply and fit necessary lead or plated traps to bath and basin and sink, 1 $\frac{1}{2}$ " to bath and sink, 1 $\frac{1}{2}$ " diameter brass chromium plated trap to basin to floor level with approved floor flange.

All wastes to have unions at both ends to facilitate removal. All wastes are to be carried to a point of discharge through base over gully where shown.

WATER SUPPLY. Lay on cold water supply from the point provided by the Local authority in screwed galv. W. I. Piping, of diameter to suit Local By-laws, but in no case less than $\frac{1}{2}$ " diameter, and connected to supply tank on roof and finished with ball valve. Set in roof one 30 gallon tank and connect to 30 gallon Electric cylinder. (Cylinder Only to be supplied by the Plumber) With 3/4" galv. iron piping lead ~~xx~~ cold supply to all points as required. Cold supply from tank to cylinder, also exhaust to cylinder to be 1" galv. piping. All hot water pipes ^{to be copper} are to be carefully lagged with hair felt neatly secured. All for ~~xx~~ hot tap over one tub and ~~xx~~ for hose tap over gully where directed.

TAPS. Taps to be "Methven" H. P. Type chromium plated streamline



marked "HOT" and "COLD". These to bath and sink and to have 3/4" extension bibs and flange. Basin to have 1/2" pillars. To Laundry to be brass. Tap over copper to be on one side and not on same wall as tubs.

W. C. FLUSHING CISTERN. Cistern shall be of low-down type, constructed of not less than 4lb. lead. All joints shall be burnt and not soldered. Cisterns shall be set in wood case (see Carpenter). The cistern shall be complete with an approved valve, chromium plated operating handle, ball cock, silencer pipe and 3/4" diameter copper overflow pipe to extend 1" beyond face of wall. Connect cistern to pan with a 1 1/2" x 8 1/2" x 2" diameter brass chromium plated sparge pipe.

DRAINS. Connect to septic tank with first quality 4" earthenware socket jointed pipes, complete with necessary inspection eyes; gulleys etc. The whole of the work to be carried out in accordance with the local authority By-laws, and on no account is the drain to be filled in until passed by the Local Health Inspector. From Septic tank, lead effluent to soak hole in 4" field tiles.

SOAK HOLE. To be 4' x 4' x 5' deep with built up sides of pumice boulders and cover top with 3" reinforced concrete lid, as for Septic Tank.

SEPTIC TANK. Build a two compartment tank, 30 feet ~~xx~~ from building in 5 to 1 concrete 4" thick and reinforced both ways at 2' centres with 1/2" rods. Plaster inside with 2 to 1 compo. Provide loose lid to each chamber in 3" thick reinforced concrete with 1/2" steel at 12" centres.

ELECTRICIAN.

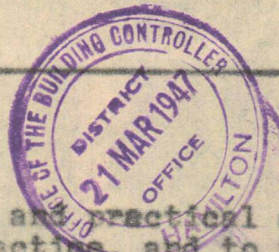
All installations shall be made in a sound, safe and practical and workmanlike manner, in conformity with modern practice, and to the requirements of the Electric Wiring Regulations 1935 and amendments, thereto and with the requirements of the Local Electrical supply Authority; where not in conflict with the aforesaid regulations. All cutting, Drilling, and fitting necessary for the installation of house shall be included in this work, but no work of other trades shall be cut into to an extent which will cause injury to structural or finished work.

All parts required to be embedded or concealed in other work shall be erected in all cases in advance of the said work. All conduit, casing and T. R. S. cable shall be concealed from view. Protect all work from the weather and in approved manner against ~~xxx~~ possible injury from other trades.

All mains shall be 3' longer than required, the surplus being neatly ~~xx~~ coiled at the rear of the switchboard. (This will allow perished installation at the point of the entry to be cut out at a later date.) The Contractor shall ~~xxxxx~~ ~~xxx~~ arrange the casing to enable this to be carried out. The point of entry shall be determined by the Local Authority's engineer. At the point of entry the Contractor shall supply and erect (If not provided by the supply authority) shackle insulators of approved design on which the aerial service can be terminated.

SWITCH BOARD. The switch board shall be placed in a suitable position and to the approval of the Owner. The board shall be of size necessary to accommodate fittings easily, and shall be of hinged type.

SWITCHES. Shall be of the Flush Type in all rooms and Hall, except the Bathroom, this one shall be approved tumbler type insulated, mounted on 3x1 wooden block. All switches shall be set 4'6" from floor ~~xxxxx~~ line.



OFFICIAL

OFFICIAL

WALL PLUG SOCKET. Plug socket shall be 10 ampere capacity with three pin receptacles. The Plug sockets shall be accommodated in recessed boxes equipped with bakelite flush plate and set in wall at height directed by Owner. Switches shall be omitted in all plug sockets except that for the Kitchen. In this case a bakelite combined flush plate is to be fitted.

RANGE. All the nett sum of £40-12-6 for an Electric range. The Contractor is to allow in addition to this sum, for the cost of fitting and fixing complete, in accordance with the requirements of the Local Authority.

ELEMENT & THERMOSTAT. Allow for wiring cylinder, and supplying and fitting 1-600 watt element and thermostat. Install and approved switch close to the water heater to control same. The wiring from the fuse on the switchboard is to be taken directly to this switch and then on to thermostat and element.

LIGHTING & HEATING POINTS. Provide for one light point in each room, porches and Hall, and for one heating point in the Kitchen, Laundry, L Room and the dining room. Provide 8" opal shade to all points, ordinary fittings allowed for. If other types are selected the electrician is to fix them.

All dwangs, cross arms, etc. required for mains and fixing conduit to be provided and fixed by the Electrician.

PAINTER.

The Painter shall inspect the work of all other trades upon which his material is to be applied and report immediately to the general contractor any defect etc; in the work that would prevent the satisfactory execution or permanency of his work, and he shall not proceed until all unsatisfactory work has been corrected. Failure to examine and report will be construed as an acceptance that preparatory work is satisfactory.

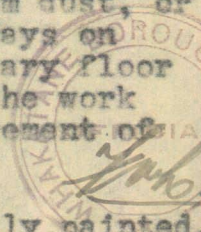
MATERIALS. All materials are to be of the best of their respective kinds and to be brought to the job in their original containers unopened and shall be applied strictly in accordance with the Maker's instructions.

WORKMANSHIP. All work shall be of the highest standard, performed by skilled tradesmen and finished to the satisfaction of the Owner. No Paint is to be applied to damp surfaces and no external painting is to be done during frosty or unsuitable weather. Between each coat, rough patches, etc. shall be rubbed down with glass paper to obtain a good surface. Any work damaged by dust, rain or by any other cause shall be rubbed down and recoated. Each coat of distemper is to be finished one coat over all surfaces before a further coat is to be applied. Paint shall impinge upon glass, for weather protection.

The Painter shall take adequate precautions during and after painting operations, both inside and out, to protect his work from dust, or any disfigurement whatsoever. He shall provide pans or trays on which to keep his materials and shall carry out all necessary floor and wall protection. Care is to be taken in cutting in the work round door and window ~~examining~~ furniture, and any disfigurement of same is to be cleaned off on completion.

EXTERNAL WORK. The whole of the external woodwork usually painted, whether particularly specified or not, including top and bottom edges same and woodwork or porches shall be treated as follows:-

Firstly. All Weatherboards including both edges, window frames and sashes including rebates before glazing; door frames, woodwork to eaves, and all frames and finishing woodwork comes in contact with concrete, to be primed before fixing, and one coat of genuine red and white lead priming, composed of 75% white lead and 25% red lead in pure boiled oil and pure turps to weight of 20lbs. to the gallon and mixed to suit the various classes of timber.



Secondly. After all weatherboards, frames, sashes and wrought timber generally have been fixed, give one coat of priming as previously specified, to all the work not primed before fixing and also to all nail heads, bare places and stains and defects to previously primed work. After the foregoing, immediately stop all nail holes and defects solid with best linseed oil putty.

Thirdly. Undercoating after priming and stopping all external exposed ^{woodwork} etc. apply one coat of genuine white lead and 40% white zinc ^{dryers}. Paint all glazing putties.

FORTHLY. - Final Coat. To all external exposed woodwork and joinery etc. previously mentioned or specified and glazing putties, apply overall one further coat of approved ready mixed paint, composed of white lead 60% white zinc and oil in colours to choice, and apply pure to weight 24lbs. to the gallon for the light tints and 22lbs. for the darker tints. (Making 3 coats in all inclusive of priming). Paints shall have the necessary dryers to approval and the tinting pigments shall be of the highest grade.

Paint all exposed metal work below eaves level with the two final coats as for external woodwork. An soil or other pipes coated with Bitumastic compound are to be primed with Aluminium paint to prevent bleeding. All flashings to roof, vent pipes and sundry metal work above eaves to be painted to match roof.

Internal WORK. All woodwork, wall board, walls and ceilings in Bath-Room, W. C. and Laundry & Kitchen to receive two good under coats, and one coat of good heavy enamel finish. Undercoats to be be a recommended by the Makers of the enamel. Rub down between each coat and stop all nail holes and defects. Ceilings to receive one coat of Duseal and two coats of ~~XXXXXX~~ "Maitone", colour to choice. Architraves, Skirting, and interior sashes and frames to receive one coat of priming and one ~~xxxx~~ undercoat as supplied and recommended by the makers of the finishing coat. The final coat to be approved enamel to finish with semi gloss. To both sides of all doors except those specified for enamel finish, apply one ~~xxxx~~ good coat of raw oil well rubbed in, one coat of knotting and one coat of approved varnish to finish with egg shell glass. The exposed edge of hinge style to flush doors shall be stained to match the plywood face.

Note. No floors to be treated.

PAPERHANGER. All walls except those previously specified to be painted to receive one coat of size and prepared for papering. On these walls hang selected colour matched wall papers. Cost 6/6 per roll for purchase of paper only. Fresh flour paste only shall be used. The paste shall have approved fungicide mixed with it, all in accordance with the manufacturer's directions.

All papers are to be cut straight and true, butt jointed, and hung true and plumb. Patterns are to match.

At completion of job, papers are to be left free from all defects and disfigurements.

At completion painter to leave all work clean and ready for occupation.

Remove all paint spots and clean glass.



Boon, Sullivan, Luke Ltd.
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Whakatane.

A Hall Esq

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PERMIT 277

EAST



NORTH

