

Date 4. 7. 69. Locality GORE.
Lot 1 D.P. 6315. Street BROUGHTON.
Owner J. Sinclair.
Builder K. J. Mason. Plumber R. J. Meechang.
Work New residence Value \$11,023
Area 1100. Foundations Conc Walls Brick Roof CGI.
Permit No. Bldg. B. 003136. Pl. Dr. 479.
Remarks See Inspectors Rep.

Inspections Date	Instructions to Builder
<u>11-7-69.</u>	<u>Footings OK.</u>
<u>21-8-69.</u>	<u>Nd.</u>
<u>13. 10. 69.</u>	<u>ok</u>
<u>13. 11. 69</u>	<u>ok</u>
<u>12. 12. 69.</u>	<u>Completed</u>
	<u>Occupation Certificate posted</u>
	<u>on the 12. 12. 69.</u>

Date of Final Inspection 12. 12. 69.
Maximum Number of Occupants 5.
Occupation Certificate No. 963
G. Thompson Inspector.

GORE BOROUGH COUNCIL

GORE,

11-7-1969.

To K. J. Mason Ltd.

No 363

re APPLICATION FOR BUILDING PERMIT No.

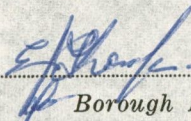
to erect Dwelling at Broughton St.
for J. Sinclair

With reference to your application for a Building Permit, you are required to agree to fulfill the following conditions before the permit may be uplifted:—

- 1/ Reinforcing to Blockwork to comply with d.3.
S.S. 1900 Chapter 6.2.
 - 2/ Sleeper Plats to be 4x3 on edge nailed to Piles
 - 3/ Purlins not to exceed 2'-6" & for 26 S.W.g. or more
than 3'-0" for 24 S.W.g. 200.
 - 4/ Line Laundry Wall on Garage side & Ceiling
of Garage with 1/2" W. F.R.P. Material.
- ~~5/ 2'-0" S.W.g. 200 for 24 S.W.g. 200.~~

These conditions must be complied with prior to the commencement, during or after completion of the work as the nature of the conditions may respectively require.

Yours faithfully,



Borough Engineer.

GORE BOROUGH COUNCIL

GORE,

GORE,

To THE BOROUGH ENGINEER,
Gore Borough Council,

With reference to your application for a Building Permit, you are requested to agree to fulfill the following conditions before the permit may be notified:—

I acknowledge to have read the conditions set out above and agree that the plans and specifications lodged by me with you on the application for this permit and shall be deemed to have been amended so that the works shall be carried out in compliance with the said conditions and I undertake to carry out the work accordingly.

Signed



These conditions must be complied with prior to the commencement during or after completion of the work as the nature of the conditions may respectively require.

Yours faithfully,

Borough Engineer

NOTE: No work is to be commenced until plans and specifications have been lodged as provided for in the Borough By-laws and until a Building Permit and other necessary Permits have been issued for the work, and ALL Fees duly paid.
(See Scale of Fees on Back)

BOROUGH OF GORE
BUILDING APPLICATION
FORM

Application No.....
Received.....
Permit No.....
Issued.....
Fees Payable:.....
Building Permit \$ 36 : 00
Water Fee \$ 218 : 98
Water Connection Fee \$:
Footpath Deposit \$ 20 : 00
Channel Crossing Fee \$ 24 : 00

To the BOROUGH ENGINEER,

I hereby apply for permission to erect, ~~repair, alter, add to, remove a building~~ at No..... Street, for..... *J Sinclair*..... (owner) of
..... *Gore* *11 Windo Sinclair*..... (address) according to locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith in DUPLICATE.

PARTICULARS OF LAND

2980/36/3
Lot No..... *(1) DP 6315* ✓
Section No..... *38* ✓
D.P. No..... *6315* ✓
Frontage..... *68 FT*.....feet ✓

Block No..... *16* ✓
Town or Survey Dist..... *GORE* ✓
AREA..... *22 POLE* ✓

PARTICULARS OF BUILDINGS

Foundations..... ✓
Roof.....
Area of Ground Floor.....sq.ft.
Area of Outbuildings.....sq.ft.

Walls..... *Incl 2 Inward Wall Incl*
Bricks..... *5000*.....thds. *50*
Concrete..... *20*.....yds. *40*
90

VALUE OF WORK

Building... .. \$ *10000.00*)
Plumbing & Drainage ... \$ *1023.00*)
Total.. ... \$ *11023.00*)
P

This is:

(Estimated or
Contract
Price.

\$ 4230
11023

Proposed purpose for which every part of buildings is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose).....

New Residence

This office is to be notified when foundations are excavated so they may be inspected before any concrete is poured.

Yours faithfully,

Owner..... *J Sinclair* ✓
Builder..... *J J M*

Postal Address..... **K. J. MASON LTD.**
BUILDERS & JOINERS
Postal Address..... **Box 28 Phone 182**
Date..... **TAPANUI**

SPECIAL CONDITIONS:

FOR OFFICE USE ONLY.

Plans and Specifications checked and in order.
..... *11-7-69*..... Building Inspector.
..... *11-7-69*..... Date
..... *11-7-69*..... Health Inspector.
..... *11-7-69*..... Date
Checked for:-

By-law Provisions:.....
Town Planning Ordinances.....
Issue of Permit Approved..... Date..... *11.2.69*

..... *Chudana*..... Borough Engineer.

FEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT ACCORDING TO THE
ESTIMATED VALUE OF THE WORK.

Estimated Value of Work				Fees	
Not Exceeding	\$20			\$	0 : 50
Over	\$20 and not exceeding	\$200			1 : 00
"	\$200	"	"		2 : 00
"	\$400	"	"		3 : 00
"	\$600	"	"		4 : 00
"	\$800	"	"		5 : 00
"	\$1,000	"	"		6 : 00
"	\$1,200	"	"		7 : 00
"	\$1,400	"	"		8 : 00
"	\$1,600	"	"		9 : 00
"	\$1,800	"	"		10 : 00
"	\$2,000	"	"		12 : 00
"	\$2,500	"	"		14 : 00
"	\$3,000	"	"		16 : 00
"	\$3,500	"	"		18 : 00
"	\$4,000	"	"		21 : 00
"	\$5,000	"	"		24 : 00
"	\$6,000	"	"		27 : 00
"	\$7,000	"	"		30 : 00
"	\$8,000	"	"		33 : 00
"	\$9,000	"	"		36 : 00
"	\$10,000	"	"		40 : 00
"	\$12,000	"	"		44 : 00
"	\$14,000	"	"		48 : 00
"	\$16,000	"	"		52 : 00
"	\$18,000	"	"		56 : 00
"	\$20,000	"	"		64 : 00
"	\$25,000	"	"		72 : 00
"	\$30,000	"	"		80 : 00
"	\$35,000	"	"		88 : 00
"	\$40,000	"	"		98 : 00
"	\$50,000	"	"		108 : 00
"	\$60,000	"	"		118 : 00
"	\$70,000	"	"		128 : 00
"	\$80,000	"	"		138 : 00
"	\$90,000	"	"		148 : 00
"	\$100,000	"	"		158 : 00
"	\$120,000	"	"		168 : 00
"	\$140,000	"	"		178 : 00
"	\$160,000	"	"		188 : 00
"	\$180,000	"	"		198 : 00
"	\$200,000	"	"		210 : 00
"	\$240,000	"	"		220 : 00

For every \$40,000 or part thereof in excess of \$280,000 an additional fee of \$10.00

<u>WATER FEES:</u>	<u>Sealed Roads</u>	<u>Gravel Roads</u>	<u>Concrete 2c per cu yd</u>
$\frac{3}{4}$ "	\$48.00	\$24.00	
1"	\$50.00	\$26.00	Bricks 10c per 1000.
1 $\frac{1}{4}$ "	\$56.00	\$32.00	

Channel Crossing Fee \$2.00 per foot (Minimum \$24.00)

Footpath & Channel Deposit - Residential \$20.00 Commercial \$40.00

FEES PAYABLE FOR SPECIAL DUTIES

Nature of Duty	Fees
For inspection required in the case of proposed structural alteration before drawings and other documents are submitted for approval.....	\$2.00
For inspecting old timber before reusing the same in a new building..	\$2.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid.....	\$1.00
For searching drawings and other documents after completion of work ..	\$0.50
For the inspection of a building for removal (and if such building so requiring to be inspected is situated outside of the Borough of Gore at the time of such inspection then in addition to the inspection fee a mileage fee of 10c per mile (both ways) calculated from the Gore Borough Council Offices to the site of such Inspection	\$2.00
In any dispute the Engineer shall determine the value of the work in accordance with Clause 2:13.	

Gore Borough.
Bulldy Inspector.
Dear Sir.

Please valuate fees
for this new house in Gore.

A/Whison



K. J. Mason Ltd.

Cambridge Street, Tapanui
Postal Address: P.O. Box 28
Telephone - - - - 182 S

Building Inspector,
Dear Sir,

We have enclosed another plan, and a site plan for the proposed house, I have instructed Mr R Meechang to forward a plumbing and drainage plan, as asked for in your previous letter.

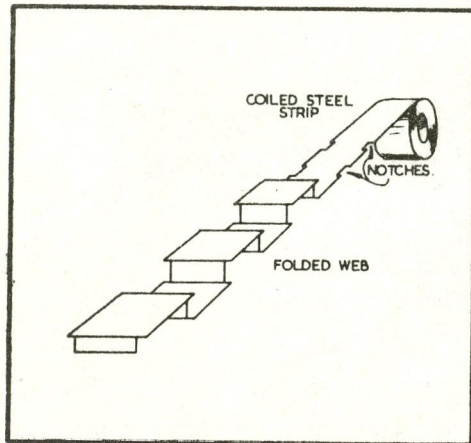
We would also wish to change the RSJ to a Scotweb beam as they are a easier to man handle on the job, I have enclosed a loading chart for you.

Yours Faithfully ,
K J Mason Ltd,

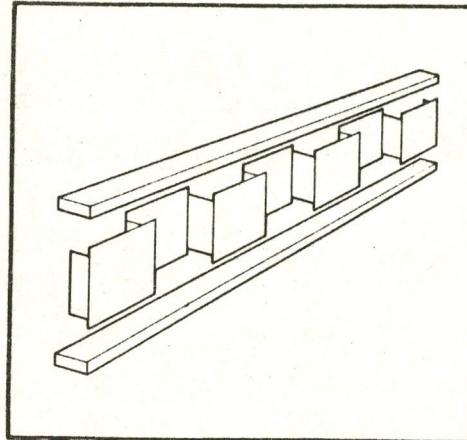
[Handwritten signature]
.....

Unfortunatly after looking I find there are no charts left but will forward one as soon asx they come to hand.

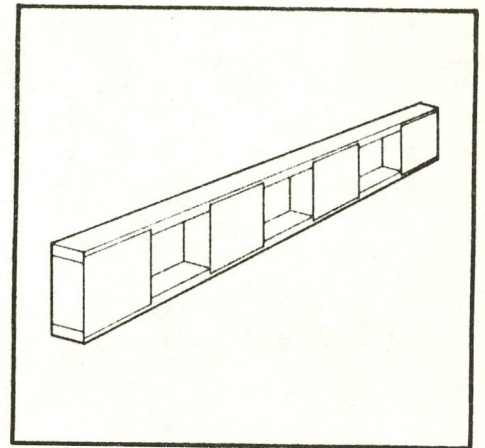
WHAT IS SCOTWEB?



Heavy gauge galvanised strip
formed in special machine tool.



Exploded view of ScotWeb
prior to assembly.



View of assembled unit.

SCOTWEB IS A STRUCTURAL BEAM WITH VERY USEFUL CHARACTERISTICS. THE WEB IMPARTS GREAT STIFFNESS AND THE CONVENIENCE OF WOOD FOR SIMPLE FIXING IS OBVIOUS. THE DESIGN GIVES GOOD PERFORMANCE WITH LOW WEIGHT AND COST.

MANUFACTURED UNDER NEW ZEALAND PATENT NO. 134246

SCOTWEB BEAMS AND PURLINS**GENERAL INFORMATION**

SCOTWEB TF Series Beams are manufactured from three main components. The web consists of specially formed tight coated galvanised steel strip of either 20 or 18 s.w.g. The flanges are machined from selected .35 tanalised timber. Special shear plates are introduced between the transverse wall of the web and the flange and the whole unit is assembled by nailing machines using a special 9 gauge nail which is punched through the steel into the timber. There are usually twelve such nails in each web face.

The longitudinal pitch of the web is twelve inches and the overall size of the beam in cross section varies with the size of the timber flange and the width of the strip used.

Although the TF Series is the most generally useful, many variations of the SCOTWEB principle are used and these include beams with steel channels spotwelded to the webs with or without timber fillets.

LOADING TABLES FOR TF SERIES

The range of beams shown on the loading tables is very comprehensive so that a choice may be made consistent with requirements for not only load carrying capabilities but general dimensions, weight etc.

Load tables are based on calculations verified by tests and a safety factor of at least $2\frac{1}{2}$ x SL is provided for.

END FIXINGS

All SCOTWEB beams are finished at each end with a spacer block lightly fixed into the ends which may be re-sited according to requirement. Fixings made on to wooden plates are in accordance with normal timber practice and care must be taken that sufficient bearing is provided. In fixing to steel a bearing plate must be provided for the bottom flange and a fixing made to the top flange to prevent twisting. Excessively large bolts should not be used and in preference use smaller bolts with circular toothed shear anchors.

GENERAL

SCOTWEB longspan purlins and general purpose beams are available for a large variety of duties. The range of beams covers most conditions calling for moderate loads over long spans and medium loads on shorter spans. SCOTWEB is not a substitute for heavy constructional materials but plays it's part in co-operation with these.

LONGSPAN PURLINS In modern building design it is often more convenient and economical to place the principal frames at wide centres. In an example where a warehouse 180' long by 60' wide is to be constructed using steel portal mainframes, it would be usual to design for the portals to be set at approximately 15' centres down the length of the building. When longspan purlins are used, the mainframes would be set at up to 30' centres so reducing the number of mainframes to half. Of course, the mainframes must be heavier to support the greater proportion of roof but substantial savings are made in frame costs, cartage, erection time, etc. The extra cost of SCOTWEB Longspan Purlins over the standard purlins still shows very good cost advantages and a reduction in building time. Superior utility is shown in a building with wide mainframe spacings and an important feature is the large wall openings for doors, future extensions, etc. SCOTWEB purlins should be set at centres consistent with the roofing materials used. End fixings are simple and of course the fixing of toofing and ceilings could not be more convenient. In some conditions it is preferable to use SCOTWEB as an under purlin to carry rafters, fewer purlins of a higher load capability then being required.

In many buildings it is possible to eliminate expensive principal frames by supporting the purlin junctions on partition walls or simple propped frames. In general, the potential uses are only limited by the loads involved and the ingenuity of the designer.

RIDGE PURLINS A SCOTWEB beam may be used in the case of a simple garage, being fixed on the ridge line by nailing or bolting to the top plate of the end frames. Standard timber rafters may then be laid from the purlin to the top wallplates to effect a normal roof. Alternatively, in the case of a wider building, two beams may be used set at about one third spans on the end frames with timber rafters laid from the top wallplates over the beams and cantilevered to a ridge board.

FLOOR JOISTS Applications in flooring are obvious and quite large spans can be designed for in single and multi-storeyed buildings where loadings are moderate. Standard floor and ceiling materials may be fixed direct by the carpenter.

SPECIFICATION OF WORK TO BE DONE AND MATERIALS TO
BE USED IN THE ERECTION OF RESIDENCE FOR :-
MR. I. SINCLAIR.....

GENERAL.

- SCOPE: This contract includes the supply and delivery of all materials, labour, fittings, tools, plant etc., necessary for the due and proper completion of the dwelling as shown on the plans, and here specified in a thorough and workmanlike manner, in strict accordance with the local By-Laws and the requirements of the Loan Body.
- PERMITS: The Contractor shall comply with all the labour and building by-laws of the district, and supply for and obtain all the necessary permits and pay all fees for same.
- PROVIDE AND FIX. Shall be construed to mean 'Provide and fix' where used separately unless otherwise specified.
- INSURANCE: The Contractor is to have all his employees covered against accident by an employee liability Policy, and to take out and insurance against fire for a sum sufficient to cover 75% of the contract sum. Both policies to remain in force until the building is taken over by the Owner.
- B. LAWS: The whole of the work is to be carried out in strict accordance with the County or Borough By-Laws. Government Health Regulations, or any other Government or any Special Council Regulation for the time being in force and shall be done to the entire satisfaction of the Owner and Council and Loan Body Inspectors.
- WORKMANSHIP & MATERIALS: All workmanship must be thorough, careful and in accordance with the best trade practices, and all materials must be the best of their respective type and grade, unless distinctly specified other-wise.
- INTERPRETATION: Workmanship shown on plans or otherwise specified and not shown must be supplied as though both shown and specified. Materials shown but not specified at be of the kind commonly employed for the service it is intended to perform. All figured dimensions shall be taken in preference to those scaled, and all detail drawings shall superseede those scaled to smaller scale.

MAINTENANCE:

The maintenance period shall be thirty days after the Owner has taken possession.

MATERIALS:

In the event of any materials herein specified not being procurable at the time it is required, such such materials may be substituted with other similar materials provided that the other similar materials conform to the local by-laws and prior approval has been obtained from the Owner and Loan Body...

EXCAVATOR.GENERAL:

The conditions set out under preliminaries apply to and are equally binding on all trades through the main contractor.

EXCAVATIONS:

Excavation of Garage floor to be done by Owner at his own cost.

EXCAVATE:

Excavate for all foundations, drains, water and electricity supply. Dig foundation trenches straight and level removing water from excavations and notifying Local Body Inspectors before pouring concrete.

BACKFILL:

Backfill immediately concrete is poured and services are laid, with clean dry excavated material, consolidated and finished at prescribed levels. Fill under floor slab with a layer of sand and consolidate.

SPOIL:

Surplus spoil from excavations will be spread where directed.

CONCRETE WORKGENERAL:

The conditions set out under Preliminaries apply to and are equally binding on all trades through the Main Contractor.

CONCRETE:

(a) MATERIALS MIXING: All concrete materials and method of mixing shall comply with N.Z.S.S. 1900 Chapter 9.3 which is to form part of and be read with this specification. Tenderers are expected to acquire this Standard Specification and be conversant with its requirements.

(b) 'ORDINARY GRADE' site mixed concrete, with a design strength for floors and foundations of 2500 p.s.i. at 28 days.

(c) SURFACE FINISH Floors with power or steel float., leaving no irregularities. No paving in this Contract.

- REINFORCEMENT: (a) Type Plainbars for foundations, diameters shown on drawings and deformed for blockwork $\frac{1}{2}$ " dia generally one in top of foundation and 2 in bottom;
(b) LAPS & HOOKS. as in N.Z.S.S.
- BOXING: (a) GENERAL N.Z.S.S. 1900 Chapter 6.3 applies to all boxing.
(b) STRIKING BOXING N.Z.S.S. 1900 Chapter 6.3. requirements to apply.
- VENTS: Build in as specified 9" x 6" vermin proof concrete vents into Brickwork at not more than 6' centres and no more than 3' from any corner.
- BUILD IN: Provide and embed in concrete all blots, flashing traps as may be necessary for the securing of timber (such) and satisfactory completion of work. Make or Provide such chasings as are required for pipes, wirings and fittings.
- FOUNDATIONS: Generally 5" ~~ap~~ slying to 10" footing, steps and terrace walls 4" splying to 6" with $\frac{3}{8}$ " rod top and bottom.
Tie all steps to foundations.
Form 4" slab over Porch foundations reinforced with 1 layer of 655 in each case to take hearth.
- STEPS: Reinforced 665 mesh with 4" min slab thickness, 15" trends and 6" rises.
- SEPTIC TANK: Construct a 1 chamber septic tank with 4" concrete with removable cover panels according to local Health Inspectors requirements.
- BRICKLAYER
- GENERAL: Conditions set out under Preliminaries apply to and are equally binding on all trades through the Main Contractor.
- WORKMANSHIP: Only first class workmanship will be accepted.
Brick laying shall conform in all respects to relevant clause of N.Z.S.S. 95 part X.
- BRICKS: McGill concrete Split masinary 6" Colour Buff or Coffee Colour.
- MORTAR: Cement, sand and lime all to conform to relevant N.Z.S.S. Mix 1 part cement $\frac{1}{4}$ to $\frac{1}{2}$ " parts lime.

MORTAR CONTD.

3 - 4½ Parts sand....

LAYING:

Build up walls true and plumb with well fitted joints. Keep inside clear of drappings and excess mortar - clean out cavity at finish. Ties as required by N.Z. S.S. 1900 aluminium 'Century' ties nailed to face of stud.

36" crs. and every third course staggered.

Brick work to be Pointed as work proceeds.

Leaving a natural mortar finish, but allow for colouring painting if required.

FACE WORK:

Clean down at Completion.

CILLS:

Form cills with matching paving slabs.

PLASTERER:GENERAL:

Conditions set out under Preliminaries apply to and are equally binding on all trades through the Main Contractor.

MATERIALS:

Cement as for Contractor.

Sand, Clean hard sharp and free from salt and organic matter.

WORKMANSHIP:

Carry out all work in a tradesmanlike manner.

SMOOTH PLASTER:

At steps, back porch, and foundations. Splatter dash 1 to 1½" = 3 cement - sand by volume.

Screed coat 1 = 2 cement sand ½" thick in the case of porch and terrace to leave an even fall out on surface.

CARPENTER & JOINER.GENERAL:

Conditions set out under Preliminaries apply to and are equally binding on all trades through the Main Contractor. Wait upon and co-ordinate the work of other trades. Carry out all work with first class workmanship using approved methods of construction. Use only clean grained, well seasoned dry material free from shades and bad knots. mildew or other defects and in accordance with grades as specified in N.Z.S.S. Stack all timber on site as soon as possible after signing Contract and cover to protect from sun.

TIMBER GRADES:

Plate Boldden treated Pine 4" x 2" No. framing.

Joists " " " 5" x 2" No. 1. Framing

Joists Over Grange 10" x 2" No. 1. FRAMING or Oregon.

Studs Boron or Oregon 4" x 2" No. 1. Framing

Lintels over opening Boron Treated.

Ceiling Joists Boron Treated Pine 4" x 2" No. Framing
 Rafters Boron Treated Pine 4" x 2" No. 1. Framing.
 Purlins Boron Treated Pine 3" x 2" Building A.
 Flooring Pinus Boron Treated ex 4" x 1" Dressed A. Ht.
 Internal Joinery and facings Rimu Ht.
 External Joinery - Rimu Ht.
 Flooring to be prelayed and given one coat of Prime
 Sealer.

D.P.C.

Protect all timber in contact with concrete, by
 bituminous sheeting. This also applies to concrete
 Block work and battens.

PLATES:

4" x 2" on edge secured with Ranset Gun or concrete
 nails and halved at joints, spaced at 6'6" crs max.

STUDS:

4" x 2" studs at 18" centres max into plates.
 Brace with ex 6" x 1" continuously see elevations.
 Block corners, bore and splice plates.
 Lintels over openings Boron Treated Pine.
 2 - 4" x 2" across 4'6" 2 - 5" x 2" across 6'
 2 - 6" x 2" across 7'0". 2 - 7" x 2" across 9'
 1 - 10" x 2" over terrace and 2 - 10" x 2" over W.I.
 3 Dwangs in eheight of wall and skirting dwang.

CEILING JOISTS:

4" x 2" at 18" crs. spacing no further than 6'0" with
 4" x 2" runners strapped to rafters, and 8 x 1 fastened
 to side edge...

ROOF:

4" x 2" at 3' crs/ Birds mouthed over plates.
 Lay 3" x 2" purlins at 36" crs. over Ridges 8" x 1"
 Hips and valleys 8" x 1" valley boards 8" x 1"
 Strutt up of partitions as shown in 4" x 2" struts
 with 5" x 2" bearers purlins, Form eaves with 8" x 1 1/4"
 8" x 1 1/4" fascis grooved for 3/16th" soffit board,
 carried on 4" x 1 1/2" bearers with dwangs at wall line.

FLOORING:

To be floated of with power float to a reasonably
 smooth finish.

LONGRUN G.G. IRON ROOF: To be fitted by Builder to the manufactures
 requirements, building paper to be used under Iron

INSULATION:

Single sided foil with foil side out on inside of all
 exterior stud walls with breather type paper in
 exterior.

LININGS:

Gibraltar Board. 3/8" spaced well secured with Galv clouts
 Punched...

Gib foil may be used on exterior walls in place of
 Gib board and single sided foil.

Hardboard 3/16th" arrised edges to sheets at joints, well secured with cadimum plated pins, punched and stopped.

Flex Board 3/16th" for soffit lining.

CEILINGS:

On ex 2" x 1" dry battens packed down true to line, Fix $\frac{1}{2}$ " Pinex cheets and Hardboard 3/16th" where indicated.

SCHEDULE OF LININGS:

<u>ROOM</u>	<u>FLOOR</u>	<u>CEILING</u>	<u>WALLS.</u>
Back Entry	Concrete	Pinex	Hardboard
Laundry	"	Hardboard	Hardboard
W.C.	Wood	"	"
Bath	"	"	"
Shower	"	"	Formica wall-board Cement fixed.
Bedrooms	"	Pinex	Gib Board.
Lounge	"	Fibrous Plaster	"
Living	"	Pinex	"
Kitchen	"	Pinex	Hardboard
Hall & F Ent..	"	Fib Plaster	Gib Board

FIBROUS PLASTERED: All Bedrooms to have fibrous conices on to Pinex ceilings and all Gib Board to be stopped.

JOINERY FITTINGS: Fit all joinery without cover beads and quarter rounds as detailed or directed. Attend on and make good after all trades and fit all hardware.
Hang all and fit all doors.

FACINGS:

Architraves to doors and windows 3" x $\frac{1}{2}$ " round 2 edges and skirting 3" x $\frac{1}{2}$ " round one edge.

WARDROBES LINEN.. HOT WATER CYLINDER CUPBOARD. Build as detailed, and install cupboard fronts and shelves as supplied b Joiner Fix 1" shelves and $\frac{1}{4}$ " hanging rails. Fit ex 2" x 1" salatted shelves to H.W.C. Cupboard.

KITCHEN:

Fit all joinery and supply and fit all shelves, false floors, receesed skirtings, as are necessary. Make cupboards, bins and drawers mouseproof.

BATHROOM:

Build in bath supplied by Plumber, with front framed and lined with hardboard. Form recessed skirtings. Shower box wall 3" x 2" solidframing.

WINDOWS:

To be Allumium as per Plan....

- FINISH: Machine sand all exposed timber No. hammer marks, splits or other defects will be permitted.
- ACCESS: Form access to ceiling in pproved positions.
- HARDWARE: Allow the sum of \$50.00 for Hardware, including door gear and furniture.
- SHIPLAP: Porch Panel shiplap where indicated on plan.

JOINERY LIST.

- DOORS: Internal flush type generally placereel or approved similar type. edge fillets. Mahogany Ply. Frame ex 4" x 1½" planted stops solidly fixed plumb and true. Exterior doors, doors Cedarobscure glass with not less than 12" bottom rail.
- FRONT DOOR: To be a cedar 4 Panel wooden door.
- GARAGE DOORS: 6'6" x 8' Roller door.
- DOORS: Hang interior door with 3" x 3½" butt exterior with 3" x 4" butts.

PLUMBER.

- GENERAL: Conditions set out under Preliminaries apply to and are equally binding on all trades through the main Contractor Carry out all work with the licenced Tradesmen in confirmity with Local Authority and Health Department regulations and N.Z.S.S. 671. All pipe work concealed.

- CONTRACT OF METALS: To avoid corrosion by Galvanic action do not allow copper to contact Galv. Iron or aluminium. Where the two metals are lapped or otherwise adjoining they shall be separated by a layer of bituminous fabric.

- SPOUTING: 24g. P.C.I. 5" quadrant with joints double soldered, and rivetted supported on heavy galv. brackets at 30" crs with.....straps.

- DOWNPIPES: 24g. P.C.I. 2½" dia seamed pipes secured with G.I. Straps, screwed and plugged into blockwork.

- FLASHINGS: Flash all roof penetrations at expansion pipes, vents with 5lb lead. Provide carpenter with flashings as required at window sills. Flash chimneys with 24g. Iron flashings, over flashings with 24g. Iron.....

WATER SUPPLY: Water supply to house and section to be owners responsibility..

COLD WATER SUPPLY: Allow cold water supply from connection on S.W. side of dwelling to 50 gal Plastic tank in ceiling. Lay cold water supply from ceiling tank in $\frac{1}{2}$ " Plastic pipe to bath, basin, W.C. tub, sink and shower.

HOT WATER SUPPLY: Hot water supply lead water in $\frac{1}{2}$ " copper pipe to shower, hot water cylinder, basin, bath, tub and sink all lagged with heavy felt and wired on. Fit up 50 gal. copper system at roof and discharge overflow at eaves.

TAPS & VENTS: All taps chromium plated brass ultraline pattern, marked 'hot' and cold. Fit $\frac{1}{2}$ " gate valve at supply to each unit and $\frac{1}{4}$ " gate valve to W.C. system.

- FITTINGS:
1. Provide and install one 5' stainless steel sink top (Mercer 20" x 14" bowl. Island bench to have Formica top.
 2. Hand Basin - 22" x 16"
 3. W.C. pan of White glazed earthenware, with dux system (New Model) and black plastic modernite seat and flap.
 4. Stainless steel Tub 26" x 18" fitted into wooden cabinet supplied by joiner.
 5. One 3' x 3' shower tray and tapless Mixer.
 6. One 5'6" white Plix Bath.
 7. One 40 Gal encased and lagged cylinder with provision for element and thermostat and recieve pipes for central Heating Unit if required.

WASTES AND TRAPS: Wastes $1\frac{1}{2}$ " P.B.C. plastic with round traps. Pipes adequately supported in length of horizontal runs to give continuous and even falls.

DRAINS: Lay sewer drains in best quality glazed flanged earthenware with flexible rubber seal joints, laid to falls with no sags in line.
Lay storm water in 'B' class pipes.
Provide all traps, bends, inspections, cleaning eyes earthenware bowl gullies etc., as may be required.
Thermal vent to have done on top and vent taken up in thickness of wall.
Drains under foundations encase in concrete.
Connect up sewer or septic tank and soak pit.
Storm water drain taken into Borough Drain.

NOTE:

It will be advisable for the Contractor to inspect site as to soak pit and storm water drains.....

PAINTER.GENERAL:

Conditions set out under Preliminaries apply and are equally binding on all trades through the main Contract or Adequately protect the work of other trades and make good any damage. Roof not painted.

MATERIALS AND WORKMANSHIP:

All materials shall be the best of their respective grades and qualities. Only freshly opened paints ect., shall be used and successive coats of paint shall be of the same brand, mixed and applied as recommended by the manufactures and lightly sanded down between coats. Use only generally approved types of paints and methods of application. All workmanship shall be the best class and carried out by competent tradesmen.

Supply priming to other trades as requires.

PRIMING AND STOPPING:

Stop all nail holes cracks and other blemishes in soft board, hardboard and timber surfaces. Seal all hardboard surfaces with pigmented sealer and all joinery with Brolite Sanding sealer. All outside woodwork painted to be primed with 50/50 Red/White lead in oil primer.

PAINTING:

All Spouting, downpipes, door frames timber door, fascias, timber facings, soffits, shiplap with 2 undercoats and one finishings coat of oil based exterior house paint or 2 coats of Acrylic Flat paint. Painter must state in his tender price to main Contractor which has been allowed for. Lightly sand down between all coats.

Interior hardboard which includes backs and ends to inside of cupboards, all cupboard shelves, recessed skirting and cornices, architraves skirting and window frames and door in hardboard rooms specified painted.

Cupboard and wardrobe shelves given 2 coats of Brolite, sanding sealer.

Pinex and Fibrous Plaster ceilings two coats of Mono coat.

PAPER:

Allow the sum of \$1.80. per roll for paper on Gibraltar board walls, ensuring surfaces are satisfactory before starting. Paper inside walls of wardrobes, linen and cloak cupboard.

SCHEDULE EXTERIOR

As in First paragraph of Painting. Allow for colour wash on foundations.

INTERIOR

<u>SPACE</u>	<u>WALL</u>	<u>CEILING</u>	<u>SKIRTING</u>	<u>DOORS</u>	<u>WINDOWS</u>	<u>FITTINGS</u>
BACK ENTRY	GE	M	GF	V	GE	Cupbd Front V
PASSAGES	P	M	V	V		V
LAUNDRY	GE	GE	GE	GE	GE	V
W.C.& BATH	GE	GE	GE	GE	GE	GE
BEDROOMS	P	M	V	V	V	V
LOUNGE	P	M	V	V	V	V
KITCHEN	GE	GE	GE	V	GE	CUPBD DOOR V RECESS GE.

UP. Unpainted. V - Varnished; GE-GLOSS ENEMAL. M - MONCOAT. P - PAPER.

ELECTRICAL.GENERAL:

Conditions set out in Preliminaries will apply to be equally binding on all trades through the main Contractor, Carry out all work in accordance with Local By-Laws and to the satisfaction of such Authorities. All gear B.G.E.A.S.E.A. English Electrical or proven equivalent. Bore only through centre of structural members, not close to top or bottom.

SUPPLY:

Provide temporary power connect on and permanent supply.

Supply erect and fit in a thorough workmanlike manner all cables, switches and meter wirings, conduit where requires by regulations, lamb holders etc., for the complete installations of all lighting and power points shown on drawings.

PROVIDE:

Builder supply to site complete with Box and meter.

CABLES:

All power point outlets to be wiered in not less than 7/029. Where plugs are looped, the wiring to be 3/036 light points wired in 1/044.

SWITCH BOARD:

Recessed into south side of back porch with hinged metal front and glass panel.

RANGE:

Allow the sum of \$ 200.00 for the supply of electric range to be installed by Electrical Contractor.

HOT WATER SUPPLY CYLINDER: Connect up Hot and water Cylinder as supplied by Plumber, and fit 2,000 W. element and thermostat of approved brand.

Supply and install authomatic switching device for over the hot water cylinder control.

FITTINGS:

Allow the sum of \$30.00 for the supply of all light fittings to be selected by Board and fitted by Contractor.

- RADIO: Supply connections in Living Room.
- T.V. Supply 2 core cable to point in Lounge.
- BELL:
- SWITCHES: Switches, rocker type and plugs to be approved pattern. Bakelite flush switches set to height as directed. All Plugs to be switched flush.
- EXPLAIR FAN: Supply and fit one 7 $\frac{1}{2}$ " Explair fan over range. White.

SCHEDULE:

Bedroom No. 3. One light and one Plug.
 Bedroom No. 2. One light and one plug.
 Bedroom No. 1. One light and one plug.
 Front Passage - and Back Passage Two lights and one Plug
 Outside Lights Two.
 Wash house One light and one Plug.
 Toilet One Light.
 Bathroom One Light and One shaving Plug.
 Lounge One Light and Two Plugs.
 Kitchen One Light and Two Plugs.
 Living Room One Light and One Plug.

MONETARY ALLOWANCES.

- PRIME COST SUMS: Prime cost sums are retail prices.
 Contractor to allow for any delivery charges and Installation Costs.
- HARDWARE: Allow the sum of \$50.00 for the supply of all door and Window hardware.
- RANGE: Allow the sum of \$200 for the supply of electric range.
- ELECTRICAL FITTINGS: Allow the sum of \$50.00 for the supply of fittings.
- PROVISIONAL SUMS: Provisional sums for nominated sub-contractors work are nett. Contractor to add percentage he feels necessary for the work.....

.....C . p . c . ,.....

GORE BOROUGH COUNCIL

APPROVED

.....*B. J. L.*..... Date *11-7-69*
Health Inspector
.....*J. Thompson*..... Date *11-7-69*
Building Inspector
.....*Blumana*..... Date *11. 7. 69*
Engineer

THIS PERMIT IS ISSUED SUBJECT TO THE WORK BEING
CARRIED OUT IN ACCORDANCE WITH THE BY-LAWS
OF THE COUNCIL.

SPECIFICATION FOR PROPOSED BUILDING

Length of road frontage
Name of road or street abutting on section
Minimum distance of external walls from boundaries of adjoining sections
Distance from nearest building on adjoining section
Is natural drainage satisfactory?
Space at side or rear of buildingsq. ft.
MATERIALS:— Foundations Walls Roof
Foundations (if stone, concrete or brick)—Width Height
Foundations (if Piles)—Area Height Centres
Size of Plates—Bearer Sleeper Wall
Studs—Size Centres Height
Floor Joists—Size Centres Span
Ceiling Joists—Size Centres
Rafters—Size Centres
Is old material to be used?
Window sizes (to be 1-10th of floor space)

FOR CONCRETE, BRICK or STONE BUILDINGS

External Walls—Width Height
Footings—Width

CONCRETE WORK

Gravel—To be not larger than 2½ inch diameter for foundations.
To be not larger than 1½ inch diameter for work above ground.
Concrete—Foundationsparts cement. Other workparts cement.
.....parts sand.parts sand.
.....gravel.parts gravel.

DESCRIPTION OF DAMP COURSE TO BE USED:—

Single line ground plan showing size and nature of rooms and system of drainage is attached hereto.

.....
Signature.
.....

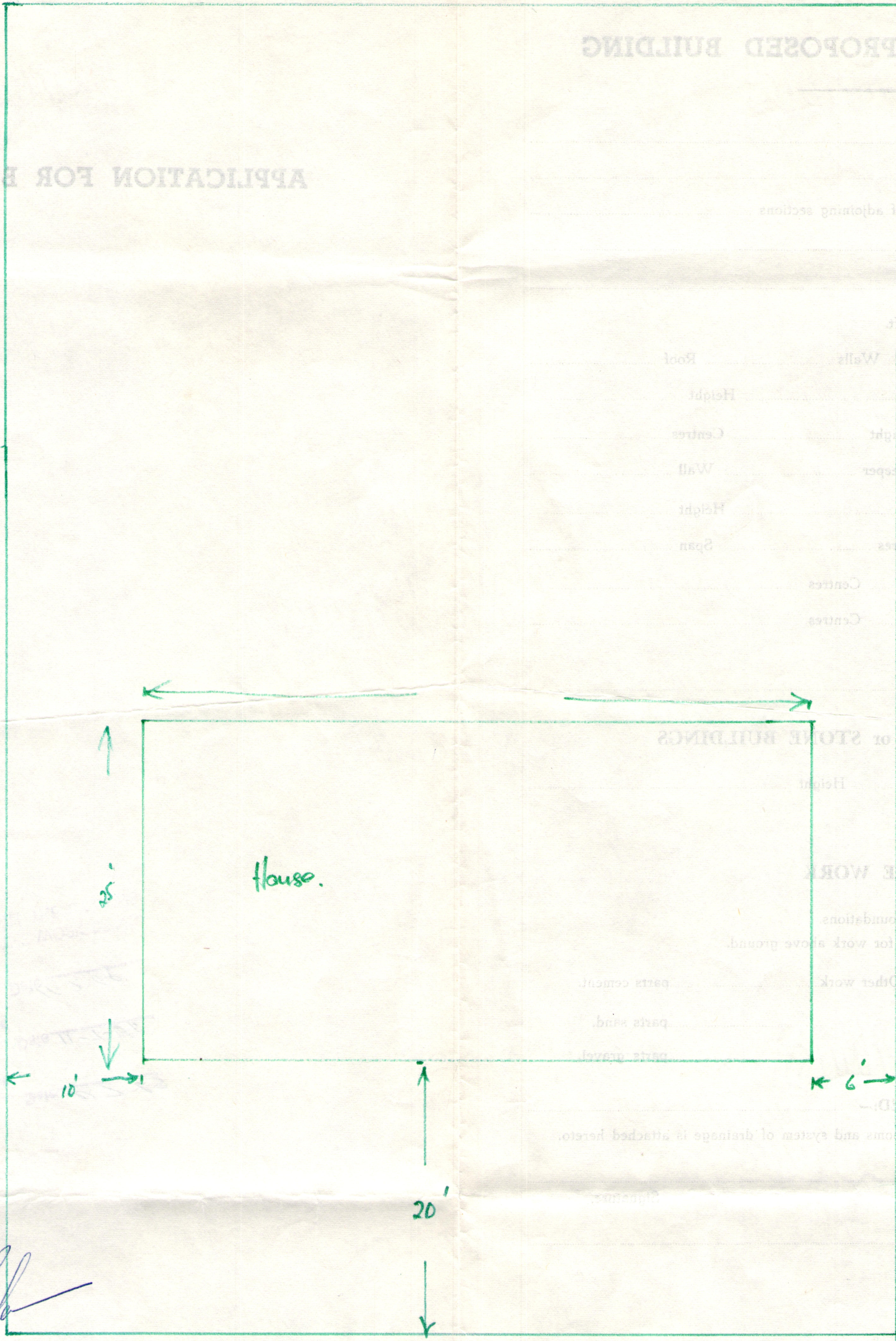
APPLICATION FOR BUILDING PERMIT

THIS PERMIT IS ISSUED SUBJECT TO THE WORK BEING
CARRIED OUT IN ACCORDANCE WITH THE BY-LAWS
OF THE COUNCIL.
Engineer
Date 11-2-69
Building Inspector
Date 11-7-69
Health Inspector
Date 11-7-69
COUNCIL

Site Plan.

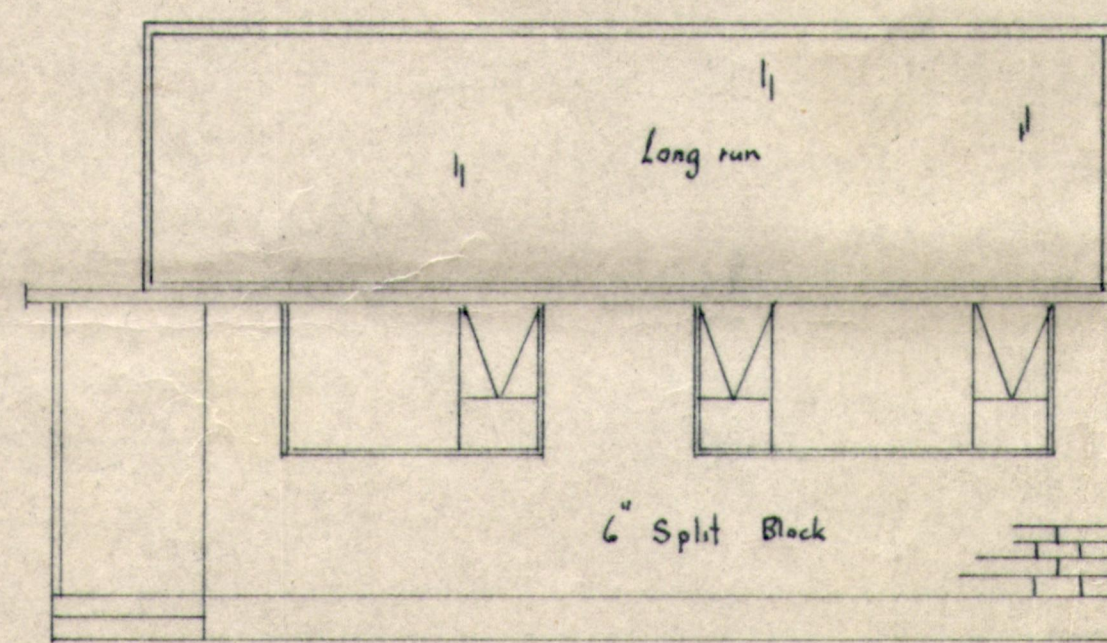
SPECIFICATION FOR PROPOSED BUILDING

APPLICATION FOR BUILDING PERMIT

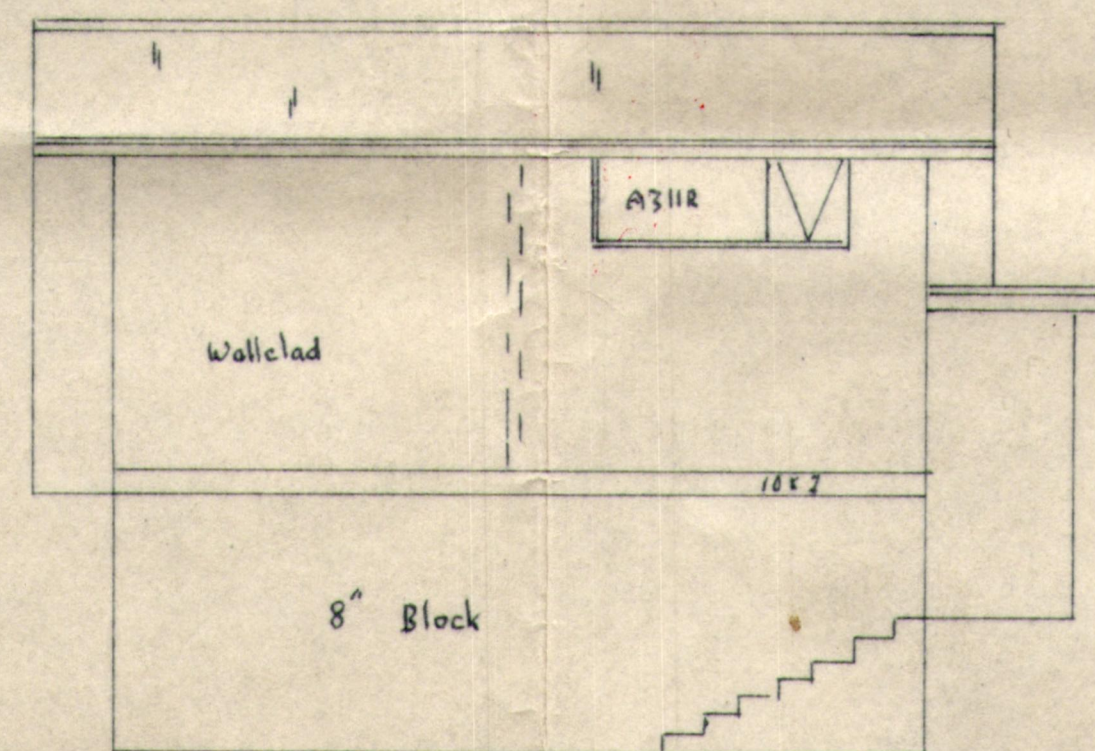


150 Links

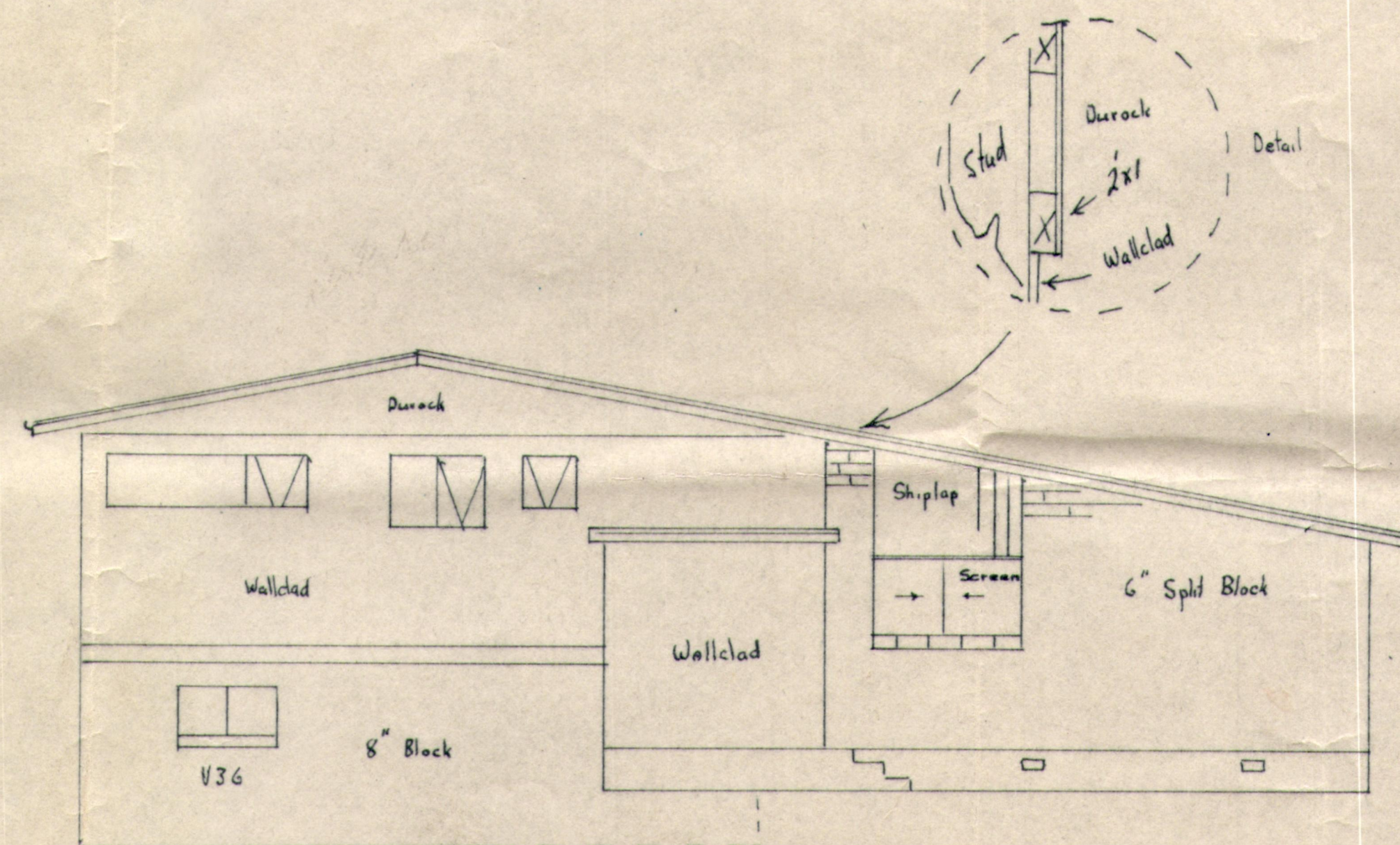
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ELEVATION B

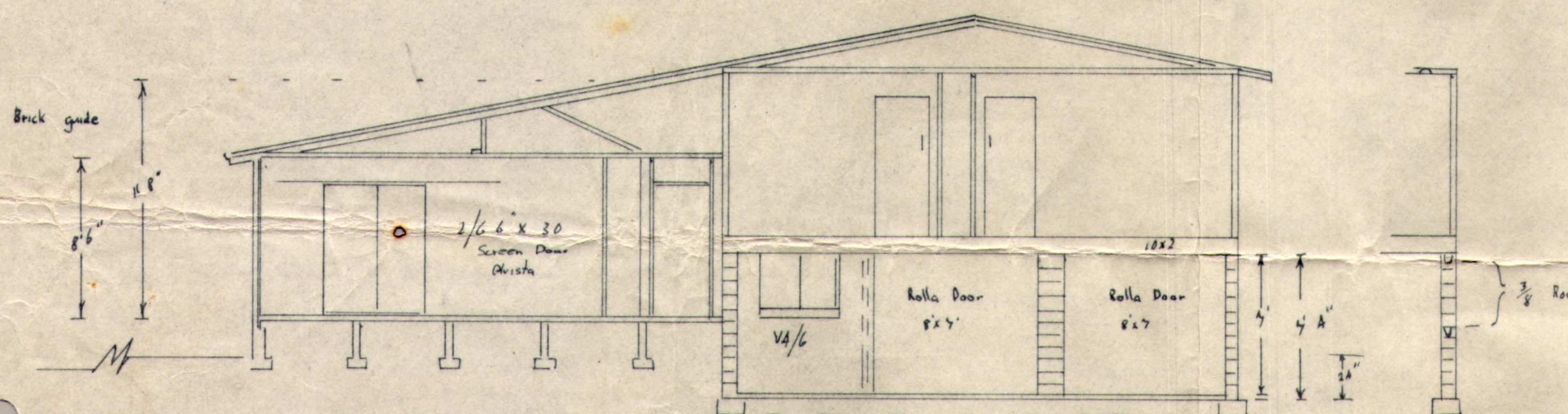


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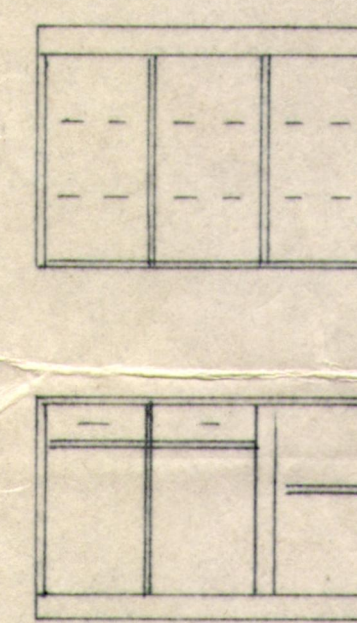


ELEVATION C

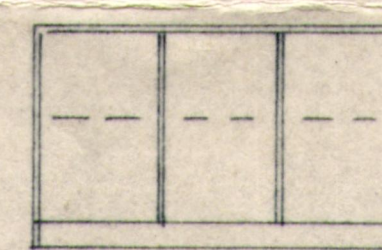
Windows Colorado by Fisher



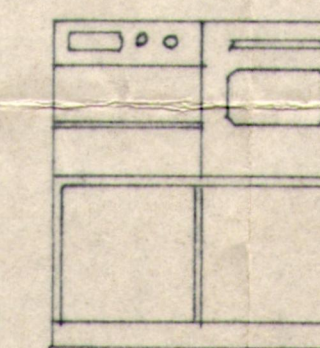
ELEVATION A



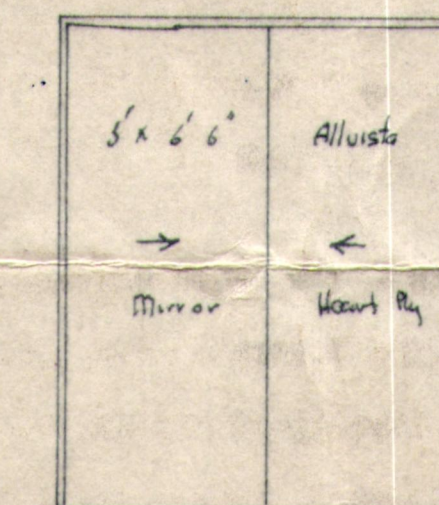
Island



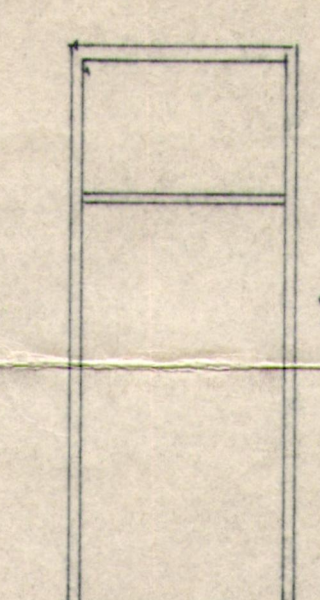
Sink Unit



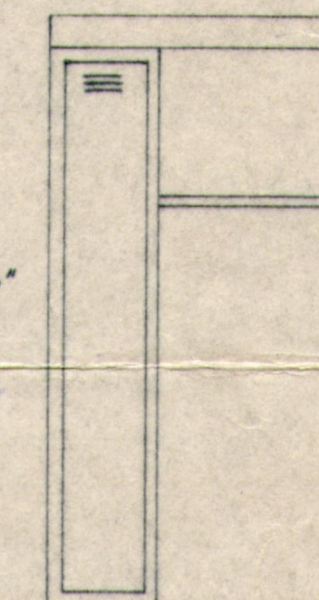
Range unit



Wardrobe



LINEN & WD

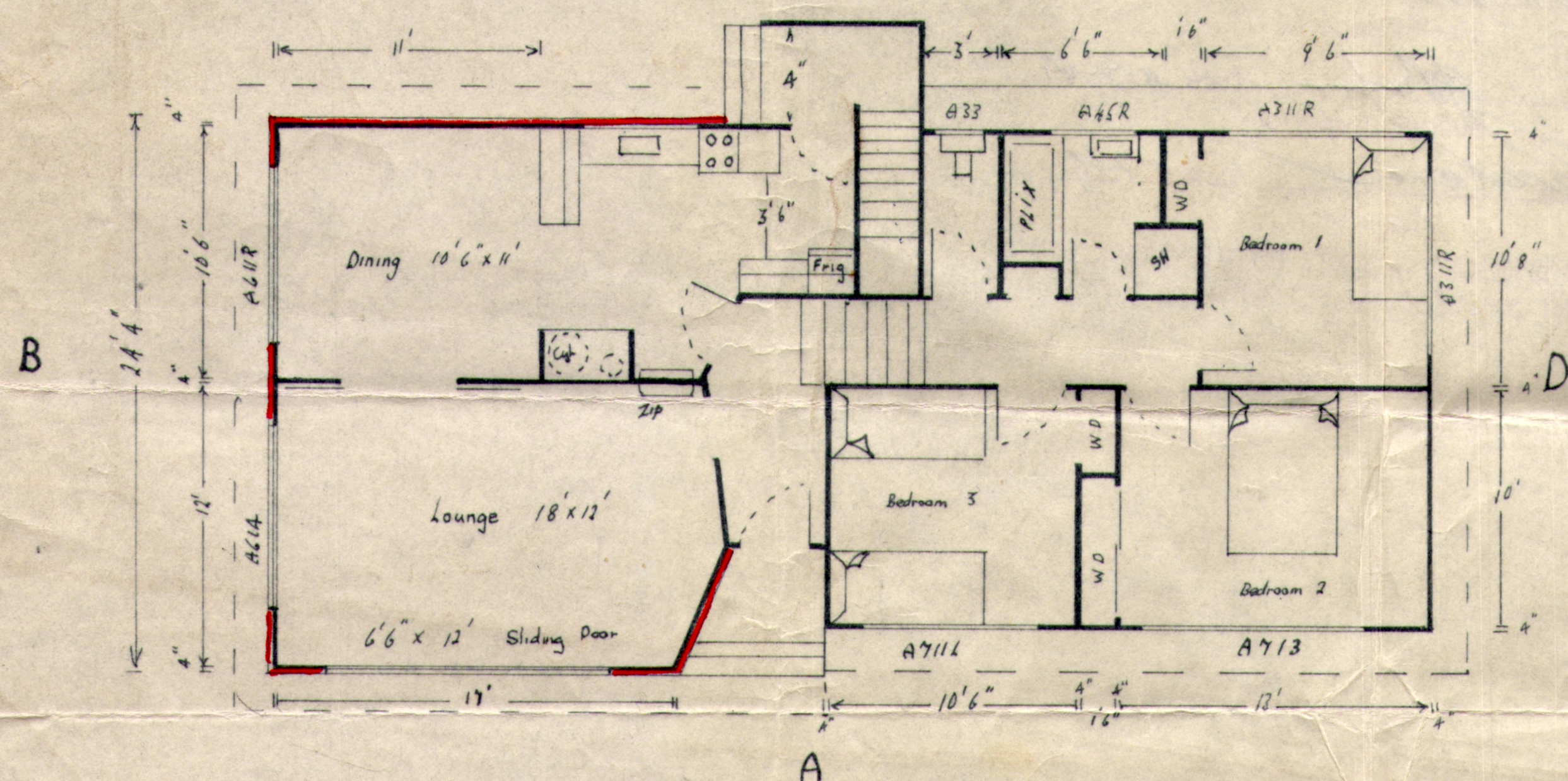


Cup Cup

1/4" to 1 ft

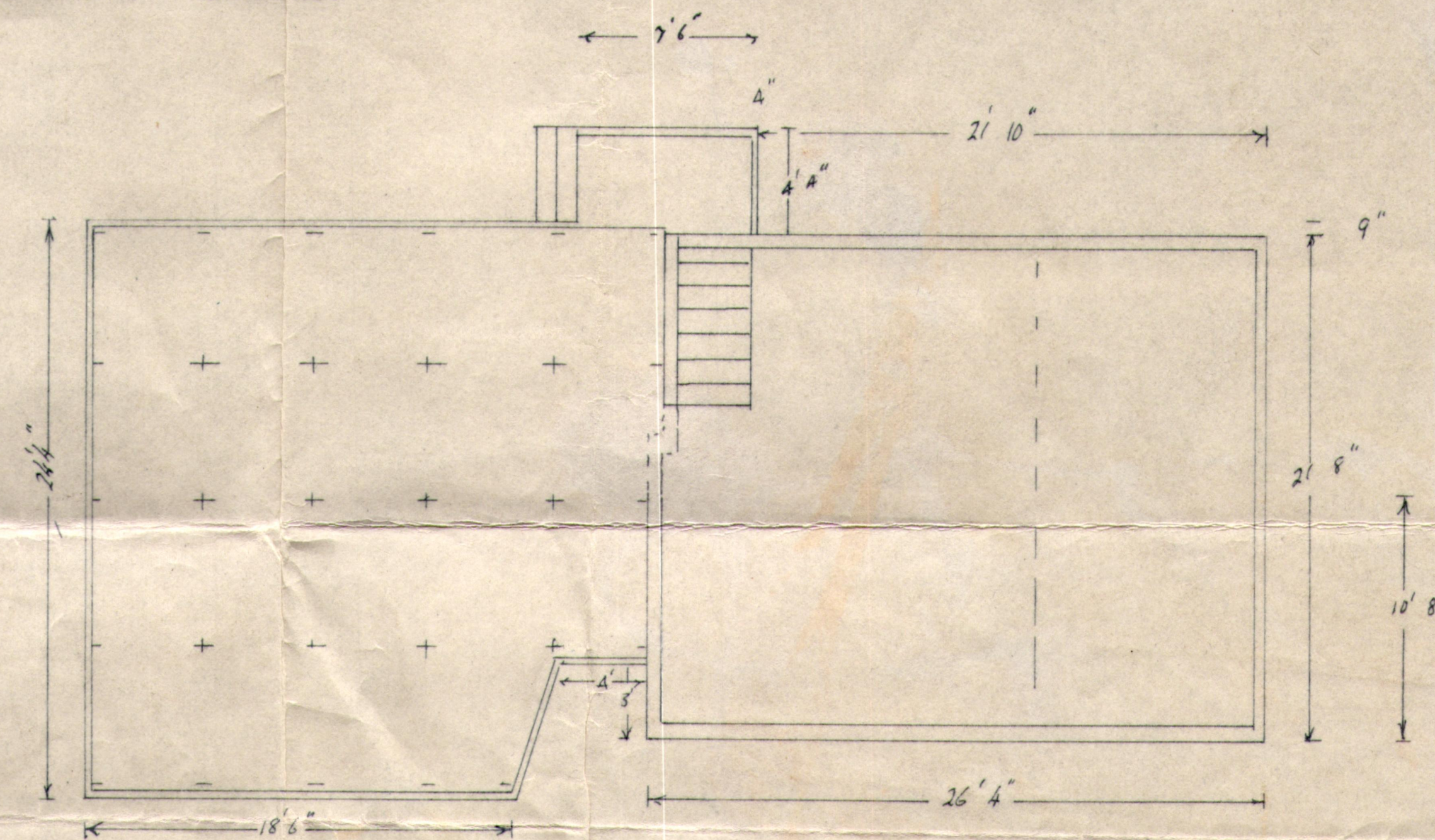
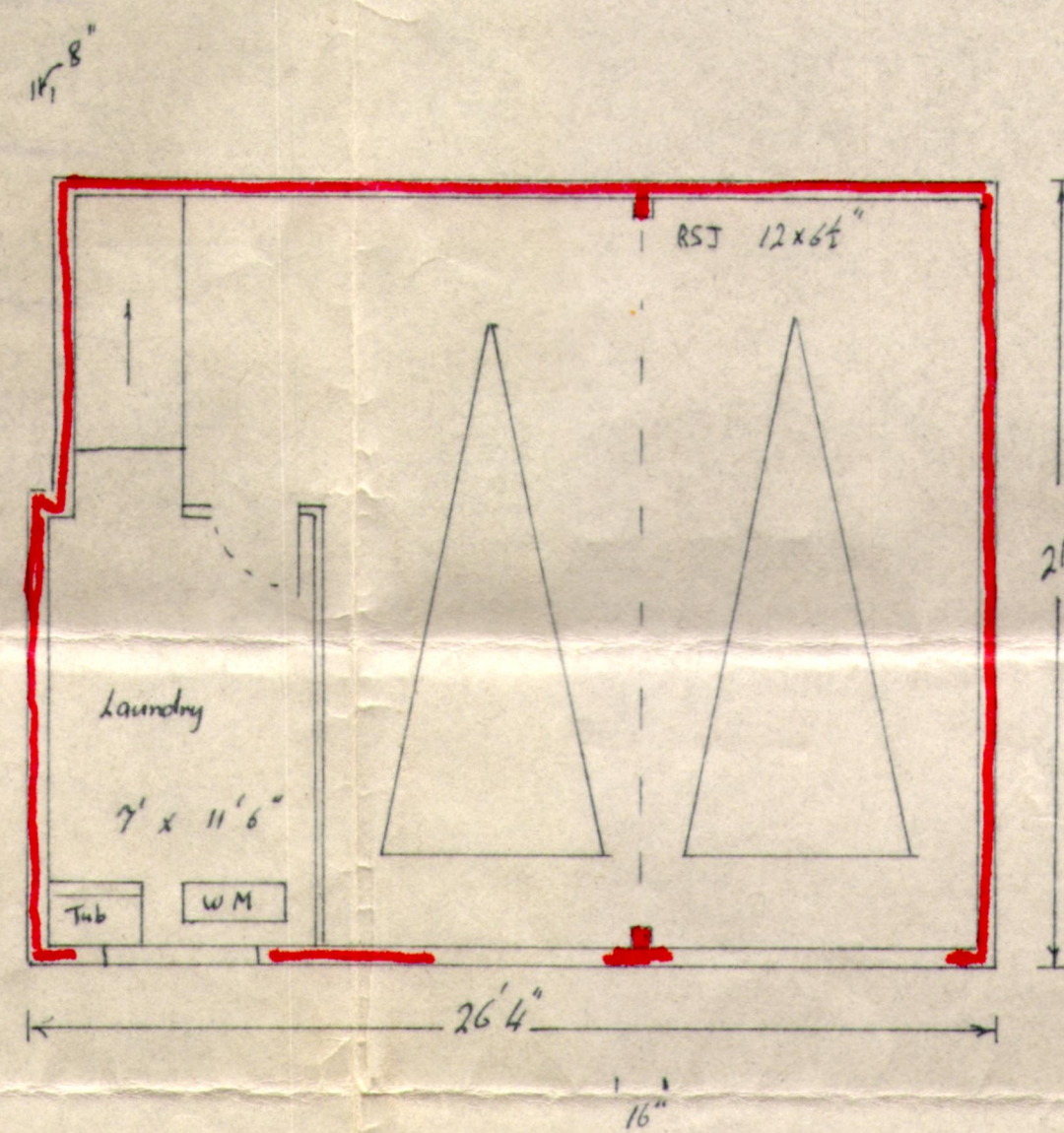
JOINERY DETAILS

C



A

Broughly



FOUNDATION PLAN

DRAWN by KJ MASON
Scale 1/8" to 1 ft.

GORE BOROUGH COUNCIL
APPROVED

M. J. H. Date 11.7.69
Health Inspector

E. H. H. Date 11.7.69
Building Inspector

R. H. H. Date 11.7.69
Engineer

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