

12274

BUILDING APPLICATION FORM.

2475

Gisborne... 6-3-59

To THE CITY ENGINEER,  
GISBORNE.

I hereby apply for permission to Erect a dwelling  
at Seymour Rd. Street. For ( Owner ) L. Parker  
of ( Town ) Gisborne according to Locality Plan and Detailed  
Plans, Elevations, Cross Sections and Specifications of Building, deposited  
herewith in duplicate. Section No. .... Length of Boundaries.....  
Area..... D.P. 4649.....

PARTICULARS OF BUILDING:- Foundations. Concrete  
Walls. Timber Roof. Iron  
Area of Ground Floor. 2300 sq. ft. Area of Outbuildings. .... sq. ft.

ESTIMATED COST:- Building £5000 Planting & Drainage £350  
Total £5350

Proposed use or occupancy of other part of building.....  
.....  
Nature of ground on which building is to be placed and of the sub-jacent strata....  
.....

Yours faithfully,

L. Parker.....Owner.  
L. Parker.....Builder.

Postal Address Seymour Rd......

Fees payable in respect of above - Building Fee.....£ 18 - -  
Water Service.....£ : :  
Deposit re Footpath.....£ : :  
Total 18 - 0



#### SITE

The site of the proposed ~~dwelling~~ *dwelling* is *Seymour Rd.*.....

#### PERMITS ETC.

All permits and insurance in connection with the above work to be taken out by the Contractor.

#### EXCAVATING

Do all excavating for piles, drains and chimney foundations to extent required. All filling to be well rammed as it proceeds and surplus earth placed on site clear of building and evenly spread.

The sides of trench for chimney foundations to be straight and plumb bottoms down to solid ground, levelled, settled and rammed if required.

#### CONCRETE

All steps and terrace shown on plan to be of coloured concrete.

#### FOUNDATIONS

Foundations for house, chimney and porches to be concrete continuous foundations 6" thick, going 18" into solid ground. Embed in bottom of same two  $\frac{1}{2}$ " diameter M.S. rods well lapped at joints. Fox openings in foundation walls for 24 12" x 9" galvd. vent grids to be pointed in position by plasterer.

Fix concrete blocks of at least 8" x 8" base and going 12" into solid ground under all sleepers at 4'6" centres in rows, and rows not more than 6' apart. All foundation walls and blocks to be of 1.2.4 concrete, to have No. 8 galvd. wires in piles and  $\frac{1}{2}$ " bolts set in outer wall foundations for securing sleepers and plates. To have a strip of malthoid on top to prevent concrete and timber coming into contact. Sleepers butting to foundations to rest on at least 6" projection carried to ground.

Concrete to be 5 parts Nuhaka shingle, 1 sand, 1 cement.

#### CHIMNEY

Erect on the concrete slab pumice concrete reinforced chimney as shown on plan. The external surface to be rendered with compo  $\frac{5}{8}$ " thick, and finished to match house. Note: chimney is for "Wonder Heater."

#### CARPENTER AND JOINER.

#### TIMBER

All timber to be the best of its respective kind, free from bark, shakes, or other imperfections, cut square and to hold the sizes specified less saw gauge.

Bottom plates of external walls, sleepers and ground floor joists to be building heart rimu. All other scantlings to be O.B.Rimu.

External door and window sills Ht.Matai, sashes redwood or totara, window frames and flooring Ht.Rimu. All other joinery to be clean O.B.Rimu.

Timber seen when building is complete to be well wrot and all machine or other marks to be removed therefrom.

Specification of Labour & Materials required in  
Erecting a Residence at.

Seymour Rd  
Gisborne

For L. Parker.



(2)

SPACINGS

Studs, floor and ceiling joists are not to exceed 18" centres, rafters 36" centres.

SCHEDULE OF TIMBER.

Bottom plates of external walls	4 x 2 B.H.R.
Sleepers	4 x 3 "
Ground floor joists	5 x 2 "
1st. floor joists	12 x 2 O.B.R.
Bottom & top plates of walls & partitions	4 x 2 "
Opening studs of large openings	4 x 3 "
Ordinary studs	4 x 2 "
Trimmers over large openings, 2	6 x 2's "
Braces	4 x 1 "
Ceiling joists and runners over same	4 x 2 "
Rafters	4 x 2 "
Purlins under rafters	4 x 3 "
Battens over rafters to take tiles	3 x 1 "
Beam	8 x 3 "
Flooring T. & G.	4 x 1 Ht. Rimu
Herring bone struts	3 x 1½

FRAMING

The whole of the framing to be built up true and perpendicular and of sizes specified. All timbers accurately fitted and put together and evenly spaced. Scarfs in plates, stringers of sleepers to be made over a stud or pile. Sleepers and bottom plates to be secured by wires bent over sleepers and stapled thereto.

All studs to be stumped ½" into plates for width of studs and spiked with 4" nails. All walls and partitions braced wherever possible with 4 x 1 braces cut in flush with face of studs and to foot over a pile.

Fix solid diagonal bracing over opening.

All external walls to have three rows of 4 x 2 noggings, where required for sheets between studs cut in tight and nailed. Fix proper nogging between studs of partitions for covering. Studs to be notched put for stringers under ends of ceilings joists and rafters and spike stringer to all studs.

Trimmers over opening to be spiked together and ends stumped into studs and spiked.

Floor joists to be level and straight and notched over sleepers and fix in each angle of building a 6 x 1 diagonal brace 8' long notched into joists.

Ceiling joists to be fixed over all apartments and porches and spike over same in centre of each span a runner.

Fix all necessary dwangs between ceiling joists for ceiling boards and fix across corners 6 x 1 braces as described for floors. Box in along front of bath with 3 x 2 plates and uprights 18" centres.

All plates and noggings to be ventilated where required by auger

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Beam	8 x 3 "
Flooring T. & G.	4 x 1 Ht. Rimu
Herring bone stairs	3 x 1 1/2

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All studs to be stumped 1/8" into plates for width of studs and spiked with 4" nails. All walls and partitions braced wherever possible with 4 x 1 braces cut in flush with face of studs and to foot over a pile.

Fix solid diagonal bracing over opening.

All external walls to have three rows of 4 x 2 noggings, where required for sheets between studs cut in tight and nailed. Fix proper nogging between studs of partitions for covering. Studs to be notched put for stringers under ends of ceilings joists and rafters and spike stringer to all studs.

Trimmers over opening to be spiked together and ends stumped into studs and spiked.

Floor joists to be level and straight and notched over sleepers and fix in each angle of building a 6 x 1 diagonal brace 8' long notched into joists.

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FRAMING CONTD.

holes and nitches.

Construct roof as shown and of timbers specified. Trim for chimney, care to be taken to leave 2" space between framing and chimney. Birdsmouth rafters over plates, and cut in tight to ridge. Ends of all rafters, etc. are to project beyond walls the distance shown.

Fix under rafters a 4 x 3 purlin, and strut same to top plates with 4 x 2's and thoroughly brace and strut all roof timbers to approval.

Fix collar ties and hangers to every pair of rafters. All roof timbers to be accurately fitted and thoroughly nailed.

EAVES

Put to eaves 6 x 1 fascia board and line the box soffit of building with Hardboard or Flat Asbestos.

WALL COVERING

The external surfaces of all walls of house to be covered with 6 x 1 B.B. Weatherboard.

FLOORING

Lay on all floors not definitely described 4 x 1 It. Rimu T.&G. flooring boards. Each board to be well cramped up and double nailed to every joist. All nails punched down and all bye wood planed off and no heading joints to come double. Fix margin round hearth.

SKIRTINGS

Fix round all apartments 4 x  $\frac{3}{4}$ " rounded skirtings mitred at angles and scribed to floors.

LINING

All walls not described are to be lined with  $\frac{3}{4}$ " thick Fibrous Plaster. All to be requisite sizes and nailed to studs and dwangs with galvd. clout headed nails. All joints to be filled in and rubbed down, left flush and ready for painter-end or paperhanger.

CEILINGS

Fix on ceilings of all other rooms with  $\frac{3}{4}$ " thick Fibrous Plaster sheets. All secured to joists or dwangs with clout headed nails. Fix round walls of all apartments 2" selected wooden moulds.

ARCHITRAVES

Put round all door and window openings 4 x 1 rounded architraves all mitred at angles and neatly fitted.

FACINGS

Put round all door and window openings 1" facings.

WINDOWS

Put to all window openings 3" thick heart matai weathered, throated and sunk sills and fix under each a proper galvd. iron tray. Put bedmould on outside of sills and on inside  $1\frac{1}{2}$ " rounded nosings and bedmoulds returned at ends. Nosings to go to sash and splayed to fit same and rebated on lower edge.

To all openings shown as casement 4 x 2 rebated and grooved frames and heads and on outer edge of heads run a proper drip. Mullions 4 x 3 each double rebated and grooved. All to be properly fitted and put together.

Carpenter must fit and fix all flashing round frames.

SASHES

All sashes to be  $1\frac{1}{2}$ " thick Redwood rebated and splayed on inside. All sashes shown as casement are to be fitted with opening apparatus and fit to each a selected fastener. Unique fasteners to double hung sashes.

Fix bars as shown.

Put to external doorways 2" thick and to internal doorways, including those to wardrobes and cupboards,  $1\frac{1}{2}$ " thick rebated casings.

SASHES CONT'D. Put to openings in laundry  $1\frac{1}{2}$ " framed ledged doors. All to be hung with three 4" butt hinges and fit to doors mortice locks and furniture.

Put to front and kitchen entrance doors selected 2" thick Redwood sash doors. To be hung with three 4" butts and fit ironmongery and bell.

Put to all internal doorways including those to wardrobes, cloak and linen cupboards,  $1\frac{1}{2}$ " flush doors. Each to be hung with three butt hinges and fit to each selected mortice locks and furniture. Wardrobe lock sets.

Put to cupboards in kitchen flush plywood doors with selected spring catches complete. Catches to be N.P.Pallo.

#### GLAZING

Glaze with selected glass the panels of entrance doors. windows in bathroom to be glazed as above.

Glaze with 21oz. clear sheet glass all lights not differently described.

Landscape windows to be  $\frac{1}{4}$ " polished plate.

All to be free from defects, bedded, bradded and puttied with good oil putty.

#### SINK BENCH

Supply and fit Stainless Steel sink bench and skirting round two sides and support same on 3 x 2 wrot framing. Leave toe space under sink and form cupboards with 1" thick boarding.

Form false floor in cupboard with 2" thick joists and flooring boards. Fix in cupboards a 1" thick batten shelf and put to each front  $1\frac{1}{2}$ " thick margins and flush doors hung with butts and fit selected spring catches.

Fix a nest of drawers on end of bench, where directed, construct cupboards above windows over sink bench across wall.

Put to front of cupboards 1" thick margins and construct top of lower portions with  $1\frac{1}{2}$ " thick boarding properly put together and supported on wrot framing and across front on floor a 2" thick scantling grooved on upper edge for front of bins and form ends with 1" thick boarding.

Put under top proper drawers.

Put to front of upper cupboards 1" thick flush doors hung with 3" butts and fitted with spring catches. Fit in these cupboards three 1" thick shelves on cleats and form ends with like boards and finish along front edge of top with small moulds returned across end.

Put to linen cupboard and other cupboards where required a false floor formed with 2" thick joists inside linen cupboards, seven 1" thick shelves. Doors to linen cupboard and wardrobes to be in two heights. Fix shelving in other cupboards as directed.

SHAVING CABINET Provide and fix shaving cabinet in bathroom with mirror on inside of door. Cabinet to be 3' x 1'6" with pair of doors.

#### STAIRS

Construct stairway as shown with stringers out of 9 x 2. Treads and risers out of 1" stuff.

Treads and risers properly tongued, glued, blocked and housed into strings. Provide suitable handrails.

HOT WATER CYLINDER CUPBOARD Fix hot water cylinder cupboard where shown on plan to go to ceiling. Doors to be in two heights. Provide for slatted shelving.

#### MANTELS

Put to fireplace a 9 x 3 Ht. Rimu shelf from wall to wall picked for figure and properly secured. Fix over same on wall a 4" x  $\frac{3}{4}$ " splayed board. Fix under, shelving, with glass panelled sliding doors.



JOBGING Perform to the building and fittings all such work as may be necessary in the nature of jobbing and cut all holes in woodwork for Plumber.

CLEAN FLOORS All floors are to be swept and then washed and clean both sides of all glass and leave the premises ready for use.

RUBBISH All rubbish and useless materials are to be collected from time to time and carried away.

MATERIALS All materials shall be supplied by the Contractor and to be the best of their respective kinds.  
If any materials are unprocurable, substitutes to be approved before being used,

### P L U M B E R .

ROOF COVERING *26 G. Iron.* Cover roof with ~~Asbestos or Duckworth~~ concrete-tiles.

FLASHING Include to supply 26 gauge galvd. iron flashing for heads and down sides of all openings in walls and on to frames. Supply 26 gauge galvd. iron trays for under all window sills.  
Chimney to be flashed with 26 gauge galvd. iron with 5lbs. lead tips. Turn iron well into joints and point with cement. Beat lead into tiles.

SPOUTING Fix to building 24 gauge copper spouting properly secured on brackets at 3' centres.

DOWNPIPES Connect spouting to copper downpiping and all led to concrete tank and where possible.

BATH Supply and fix in bathroom a 5'6" cast iron recessed enamelled bath and fit to same a brass, nickel plated plug, washer and chain. Provide and fix large double type soap fitting to be fitted in recess.

BASIN Fix in bathroom where shown a toilet basin and supply and fit to same 1½" brass nickel plated plug, washer and chain.

SINK Supply and fix in kitchenette a 21" stainless steel sink unit and put to same a 2" brass nickel plated plug, washer and chain.

TUB Fix in laundry a reinforced concrete tub and support same on 3 x 2 wrot framing.

WASTE PIPES Put to wash tub a 2" brass plug, grid and chain. Put to bath, sinks and tub 2" screwed galvd. iron waste pipes fixed so as to discharge into gully. Wastes going under floor to be suspended from joints with proper holders. Waste from basin to be 1½" pipe discharging into gully.

TAPS Fix approved ¾" brass cold water tap over tub. Fix one brass hot water tap over tub.  
Fix on stand pipe front and back of building ¾" brass taps with hose pipe nozzles.  
Fix over sink ¾" brass nickel plated taps marked "hot" and "cold."  
Fix over bath ¾" brass nickel plated taps marked "hot" and "cold."  
To toilet basin fix a ¾" nickel plated tap marked "hot" and "cold."  
Fix on supply to cylinder where directed a 1" and on all cold water services, stop cocks of size required for pipe to which they are fixed.

SLUDGE PIPE Fit to hot water cylinder a 1" diameter screwed galvd. iron sludge pipe discharging over gully and fit to end of same an approved plug.

WATER SUPPLY. Lay water from existing supply to 100 gallon roof tank in  $\frac{3}{4}$ " screwed galvd. iron piping.

Allow for copper piping from hot water service to sink and where required all pipe connections to be made with brass unions. Vent pipe to be copper to tee-off.

Lay water from tank in piping as above and from this tank lay water to hot water cylinder in 1" piping.

Lay water to taps over copper and wash tub in  $\frac{3}{4}$ " piping.

Lay cold water from tank to all other cold water taps in  $\frac{3}{4}$ " and  $\frac{1}{2}$ " piping.

Fit to cylinder a 1" diameter expansion pipe carried up to required height and finish with a neat bend and from this pipe lay hot water to all hot water taps in  $\frac{3}{4}$ " and  $\frac{1}{2}$ " piping.

All hot water piping including expansion pipe as high as ceiling to be double lagged with thick felt secured with copper wire for full length of all pipes.

#### PEDESTAL

Fit grid in floor and from same to outside a proper waste pipe.

Fit up trap complete and connect same to drain. Trap to be back vented according to By-laws and provide and fit an approved low down flushing system complete. Connect same to basin with  $\frac{1}{4}$ " piping and leave in working order. Fit to basin a hinged polished seat with flap.

#### GULLIES

Gullies to be salt glazed stoneware square on top with 4" outlet and lags as required and bedded in concrete 4" thick. Gullies to have cast iron grids. Provide for concrete kerbs roundsame. All to be in accordance with the Sanitary By-laws.

#### DRAINAGE

Excavate for and lay 4" diameter salt glazed earthenware pipes laid to a uniform fall, jointed in strong cement compo, wiped clean inside and connected to ~~septic tank~~. (Aithans.) *Borough Sewer.*

Provide for drains all bends, inspection pipes, junctions etc. and all in accordance with the Sanitary By-laws.

Fit to head of drain a 4" diameter cast iron terminal vent well secured and finished with cowl. Lead effluent in field tiles in two lines of 10' each, 2' deep and 2' wide. Tiles embedded in full width and depth of trench.

#### PAINTER.

The paint to be made with an approved genuine white lead properly mixed with raw linseed oil, turps etc. and the requisite colours ground in oil.

Knot, stop, and prepare for paint the whole of the internal and external woodwork exposed to view and paint and varnish as follows:-

All external woodwork of buildings, vent or other pipes and all piping in bathroom not nickel plated, to receive three good coats of oil paint, the priming coat to count as one of such tints as will be directed.

#### OILING

Oil two good coats all wrot internal woodwork of fittings and lining in laundry, also inside all cupboards, wardrobes and other.

#### VARNISHING

All lining and wrot internal woodwork where required including skirtings, to be oiled one good coat, spirited one coat and varnished one good coat of eggshell varnish to approval.

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ENAMELING Enamel in approved shades, walls of kitchen, bathroom and laundry. Four coat work. To include insides of all kitchenette cupboards.

PAPERING All plaster boards of walls of rooms where required to be given a good coat of glue size and hang selected papers average value 15/- per roll.

PLASTER BOARDS All plaster boards on ceiling to be given three good coats of distemper of approved shade.

ELECTRIC LIGHT.

Switches, holders, lamp shades etc. to be the best of their respective kind and to be approved before fixing.

Provide switch-board in glass fronted case and all other materials and all labour necessary to complete the installation.

Supply and install as required by the Power Board one 40 gallon Electric Water Heater with all switches, wiring etc. also one Electric three-ring Cooking Range with pipe to conduct steam off.

Provide and fix twin tube Fluorescent lights in recessed glass panels in kitchen and Lounge.

Ordinary light points to three bedrooms, bath, laundry, passage, hall and porches. Allow also 5 heating points fixed where directed.

Provide and install wiring and switch and one  $\frac{1}{2}$  H.P. motor to pump. Washing machine supplied by Owner, also jack pump.

Provide and install Mercury float control switch to roof tank.

CONCRETE TANK.

To be installed by Owner one 5000 gallon concrete storage tank.

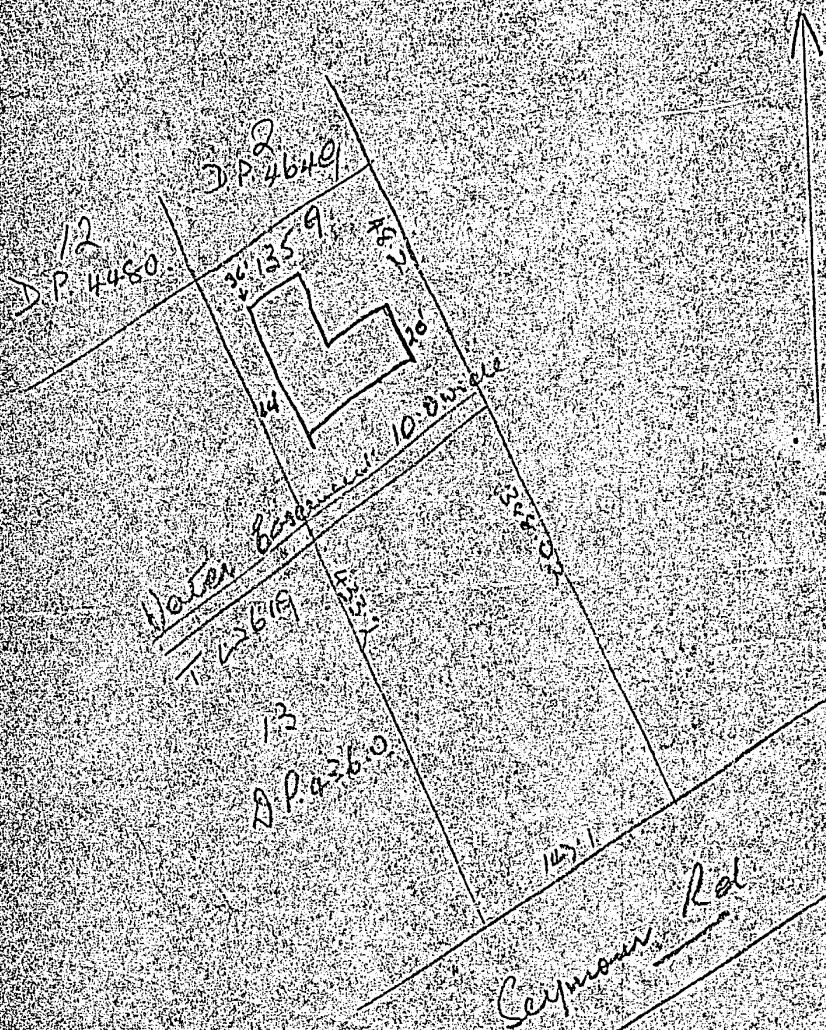
WONDER HEATER.

To be supplied by Owner and installed by Builder with selected tiled surround.

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Sight Plan for I Park Seymour Rd. Gisborne.

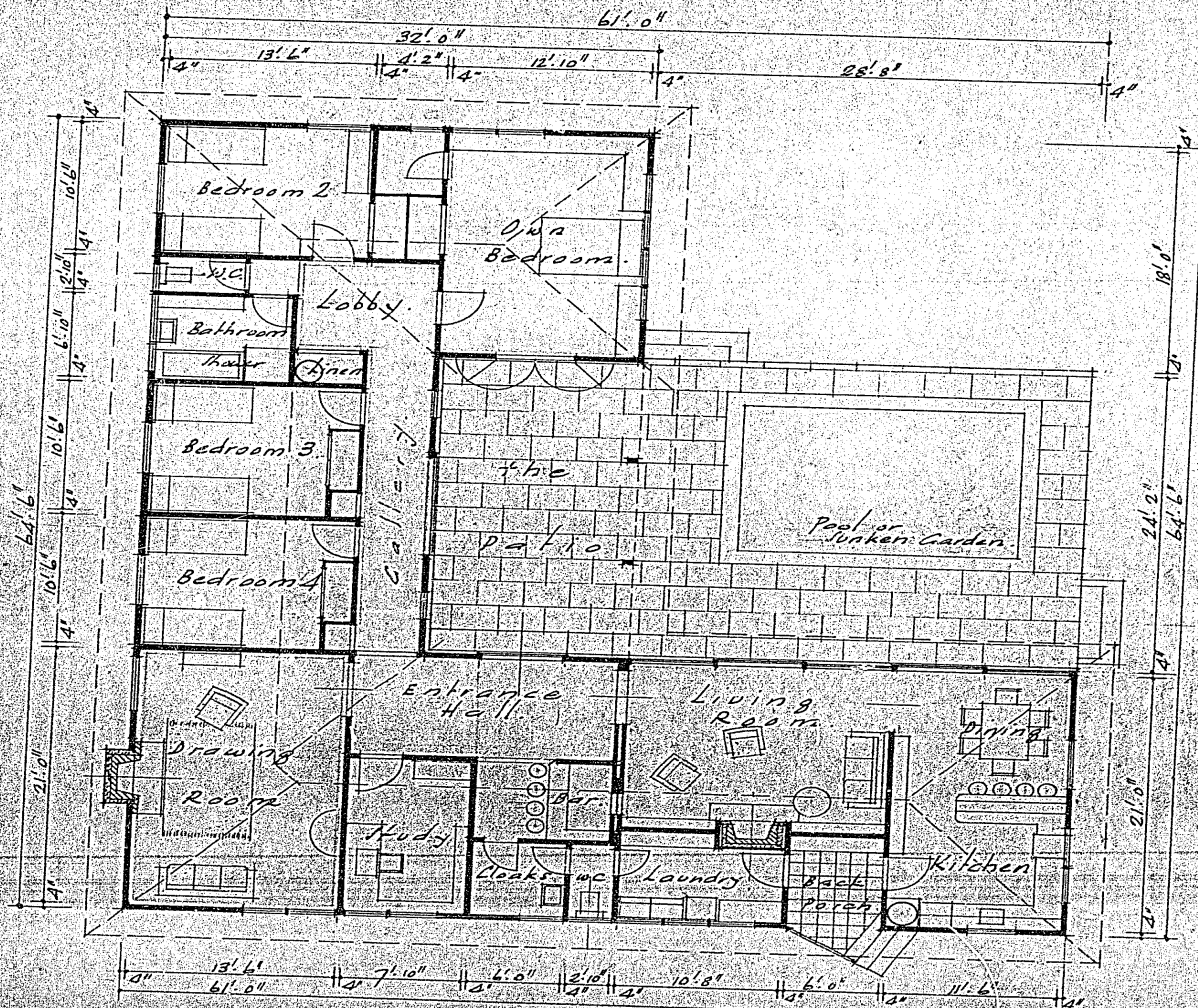


Tracing of plan on  
C.T. 116/59

File No. 1221



# HOUSE for Mr & Mrs L. PARKER Kaitiaki, Gisborne



Side Boundary A

Side Boundary A

FLOOR PLAN.  
Scale: Eight feet to one inch.

File no 12279  
Plan by: Edward Amelung  
FRIBA, AA Dipl.  
Jan. 1959.