

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

To the BOROUGH ENGINEER.

I hereby apply for permission to erect, repair, alter, add to, remove a building at No.

Kakapo Street, for B.L. Bridgman (owner) of 15 Joseph Street
(address) according to locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith in DUPLICATE

PARTICULARS OF LAND:

Lot No. 1 DEPT Town or Survey District
D.P. No. 8117 Frontage 17.93 m feet
Section No. Area 31 perches
Block No. LXXI Valuation Roll Number 2982/345

PARTICULARS OF BUILDINGS:

Foundations concrete Walls Brick
Roof iron
Area of Ground Floor 1700 sq. feet Bricks 2 thds.
Area of Outbuildings NONE sq. feet Concrete 30 yds.
Channel Crossing Required Yes/No No

VALUE OF WORK

Building 18000.00
Plumbing & Drainage 1980.00
Total 20000.00

This is:

Estimated
or Contract
Price.

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)

Private Dwelling

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

Yours faithfully,

Owner B.L. Bridgman
Builder B.L. Bridgman

Postal Address 15 Joseph Street Gore
Postal Address 15 Joseph Street Gore
Date 13 August 1975

SPECIAL CONDITIONS:

For Office Use Only

Plans and Specifications checked and in order.

[Signature] Building Inspector.
18.8.75 Date.
D.L. Craig Health Inspector.
18.8.75 Date.

CHECKED FOR:—

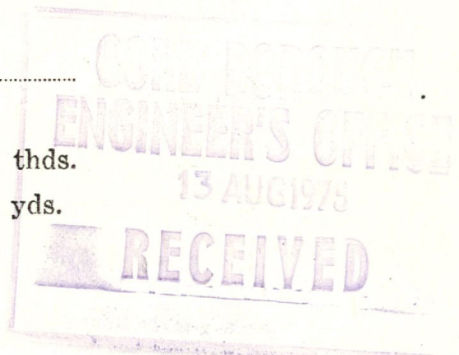
By-Law Provisions:

Town Planning Ordinances:

Issue of Permit Approved: [Signature] Date: 20.8.75

Borough Engineer.

Application No. 3483
Received
Permit No. G50909
Issued 20.8.75
Fees Payable:
Building Permit \$ 56:-
Water Fee \$:80
Footpath Deposit \$:
Channel Crossing \$:
Building Research
Levy \$ 10:-
TOTAL \$ 66:80



Fees Payable on the Issue of any Building Permit
according to the Estimated Value of the Work

Estimated Value of Work				Fees	
				\$	c
Not exceeding \$20					0.50
Over	\$20 and not exceeding	\$200			1.00
"	\$200	"	\$400		2.00
"	\$400	"	\$600		3.00
"	\$600	"	\$800		4.00
"	\$800	"	\$1,000		5.00
"	\$1,000	"	\$1,200		6.00
"	\$1,200	"	\$1,400		7.00
"	\$1,400	"	\$1,600		8.00
"	\$1,600	"	\$1,800		9.00
"	\$1,800	"	\$2,000		10.00
"	\$2,000	"	\$2,500		12.00
"	\$2,500	"	\$3,000		14.00
"	\$3,000	"	\$3,500		16.00
"	\$3,500	"	\$4,000		18.00
"	\$4,000	"	\$5,000		21.00
"	\$5,000	"	\$6,000		24.00
"	\$6,000	"	\$7,000		27.00
"	\$7,000	"	\$8,000		30.00
"	\$8,000	"	\$9,000		33.00
"	\$9,000	"	\$10,000		36.00
"	\$10,000	"	\$12,000		40.00
"	\$12,000	"	\$14,000		44.00
"	\$14,000	"	\$16,000		48.00
"	\$16,000	"	\$18,000		52.00
"	\$18,000	"	\$20,000		56.00
"	\$20,000	"	\$25,000		64.00
"	\$25,000	"	\$30,000		72.00
"	\$30,000	"	\$35,000		80.00
"	\$35,000	"	\$40,000		88.00
"	\$40,000	"	\$50,000		98.00
"	\$50,000	"	\$60,000		108.00
"	\$60,000	"	\$70,000		118.00
"	\$70,000	"	\$80,000		128.00
"	\$80,000	"	\$90,000		138.00
"	\$90,000	"	\$100,000		148.00
"	\$100,000	"	\$120,000		158.00
"	\$120,000	"	\$140,000		168.00
"	\$140,000	"	\$160,000		178.00
"	\$160,000	"	\$180,000		188.00
"	\$180,000	"	\$200,000		198.00
"	\$200,000	"	\$240,000		210 00
"	\$240,000	"	\$280,000		220.00

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

WATER FEES:

Sealed Roads

Gravel Roads

$\frac{3}{4}$ "

\$ 70.00

\$ 43.00

1"

\$ 75.00

\$ 48.00

Larger sizes - estimates of cost will be provided by the Borough Engineer.

Concrete 2c per cu yard. Bricks 10c per 1000.

Channel Crossing Fee \$3.00 per foot (Minimum \$36.00)

Footpath and Channel Deposit — Residential \$20.00. Commercial \$40.00.

Building Research Levy — 50c per \$1,000 of total cost when greater than \$3,000.

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.

Date 20.8.75 Locality
Pl 2982/345 D.P. Street Kakapo
 Owner BL Bridgeman
 Builder Self Plumber AG Tayles
 Work Dwelling Value 20,000
 Area 1700 Foundations Walls Roof
 Permit No. Bldg. G 50909 Pl. Dr.
 Remarks

Inspections Date	Instructions to Builder
18.9.75	Footings dug, - off G. fees
15.10.75	Found in.
25.11.75	Roof on.
17.12.75	Closed in
19.1.76	Lining
24.2.76	" & Finishing
18.3.76	Finishing
28.4.76	Painting

Date of Final Inspection 16.6.76
 Maximum Number of Occupants
 Occupation Certificate No.

 Inspector.

GORE BOROUGH COUNCIL

Certificate of Occupation—Completion
Building Bylaw Part VIII Cl. 803.

To..... B. L. BRIDGMAN
.....
..... 15 JOSEPH STREET
.....
..... GORE
.....
.....

This is to certify that the building described below has been inspected and approved for human habitation, in accordance with the Gore Borough Council's Building Bylaws, and other applicable Bylaws.

Owner..... B. L. BRIDGMAN

Address of Work..... KAKAPO STREET

Legal Description..... LOT 1 D.P. 8117

Building Permit No. 450909 Application No. 3483

Number of persons for which accommodation is provided in each dwelling unit.

Dwelling No. 1..... 6

„ No. 2.....

„ No. 3.....

„ No. 4.....

Signed..... S. J. O'Dain

For Borough Engineer.

Date..... 1-7-76

Roll No. 2982/345



BOROUGH OF GORE

Application for Permit for Sanitary Plumbing or Drainage Work

Application No. 3483

Received

Permit No.

Issued

Fees Payable:

Plumbing \$ 21: -

Drainage \$:

Street Reinstat. \$ 35: -

Sewer Con. \$ 35: -

Storm Water Con. \$:

Water Con. \$:

TOTAL 91-00

TO THE BOROUGH ENGINEER,

I, the undersigned Alfred George Taylor of Gore
(Name in full)

hereby apply for permission for the work described herein, and set out in the plans attached hereto, to be carried out in the premises situated in Kod Street
Kakapo (Address in full)

DESCRIPTION OF PROPERTY:

Lot No. 1

D.P. No. B117 Block No.

Section No. Town or Survey District

Name and address of Person for whom work is to be carried out:

(Name) Mr & Mrs B.L. Bridgman

(Address) Kod Street
Kakapo

Name and address of Registered Plumber or other person entitled to do the work:

(Name) Alfred George Taylor

(Address) 51 Cherry Street
Gore

DESCRIPTION OF WORK:

State if New Work or Repairs New

Sanitary Fittings to be installed Bath Basin Sink W.C.

Approximate Length of Drain 4.0 Meters

State if Street Opening Yes

Is a Water Connection required, Yes/No No

Value of Proposed Work Including Materials

Estimated Value of (a) Plumbing \$1700.00 \$1700.00

(b) Drainage \$280.00 \$280.00

TOTAL \$1980.00

Signature A.G. Taylor

(Registered Plumber/Drainlayer)

Dated this 18 day of August 19 75

FOR OFFICE USE ONLY:

Health Inspector's Report

1. Application Approved for Issue of Permit. ☒

2. Application Deferred. ☐

Date 18-8-75

Date 20.8.75

Health Inspector.

Borough Engineer.

Fees Payable on the Issue of Drainage Permit
according to the Estimated Value of the Work

PLUMBING and DRAINAGE—

Not Exceeding \$50	\$1.00
„ \$50 to \$100	\$2.00
„ \$100 to \$200	\$3.00
„ \$200 to \$300	\$4.00
„ \$300 to \$400	\$5.00
„ \$400 to \$600	\$6.00
„ \$600 to \$800	\$7.00
„ \$800 to \$1000	\$8.00
Plus \$1.00 per \$200 thereafter.	

STREET REINSTATEMENT—

Bitumen	\$24.00
Gravel	\$7.00

WATER FEES:

	Sealed Roads	Gravel Roads
¾"	\$48.00	\$24.00
1"	\$50.00	\$26.00
1½"	\$56.00	\$32.00

FEES PAYABLE FOR SPECIAL DUTIES

Nature of Duty Fees

Date 20.8.75 Locality
PT 2982/345
D.P. Street Kakapo

Owner B L Bridgeman

Builder Self Plumber A G Tayles

Work New Plumbing Value 1980

Area Foundations Walls Roof

Permit No. Bldg. A074 Pl. Dr.

Remarks 2.2.76 Water tested 4" PVC

O/Kay D/L A.G. Tayles
Stormwater to Kerb

Date of Final Inspection 2.2.76

Maximum Number of Occupants

Occupation Certificate No.

J. H. Kennedy Inspector

House Connection Plan-Drainage

All drawings must be correct to Scale, in INK, and show Compass direction, land boundaries and all necessary information.

Scale: $\frac{1}{4}$ in. to 1 ft.

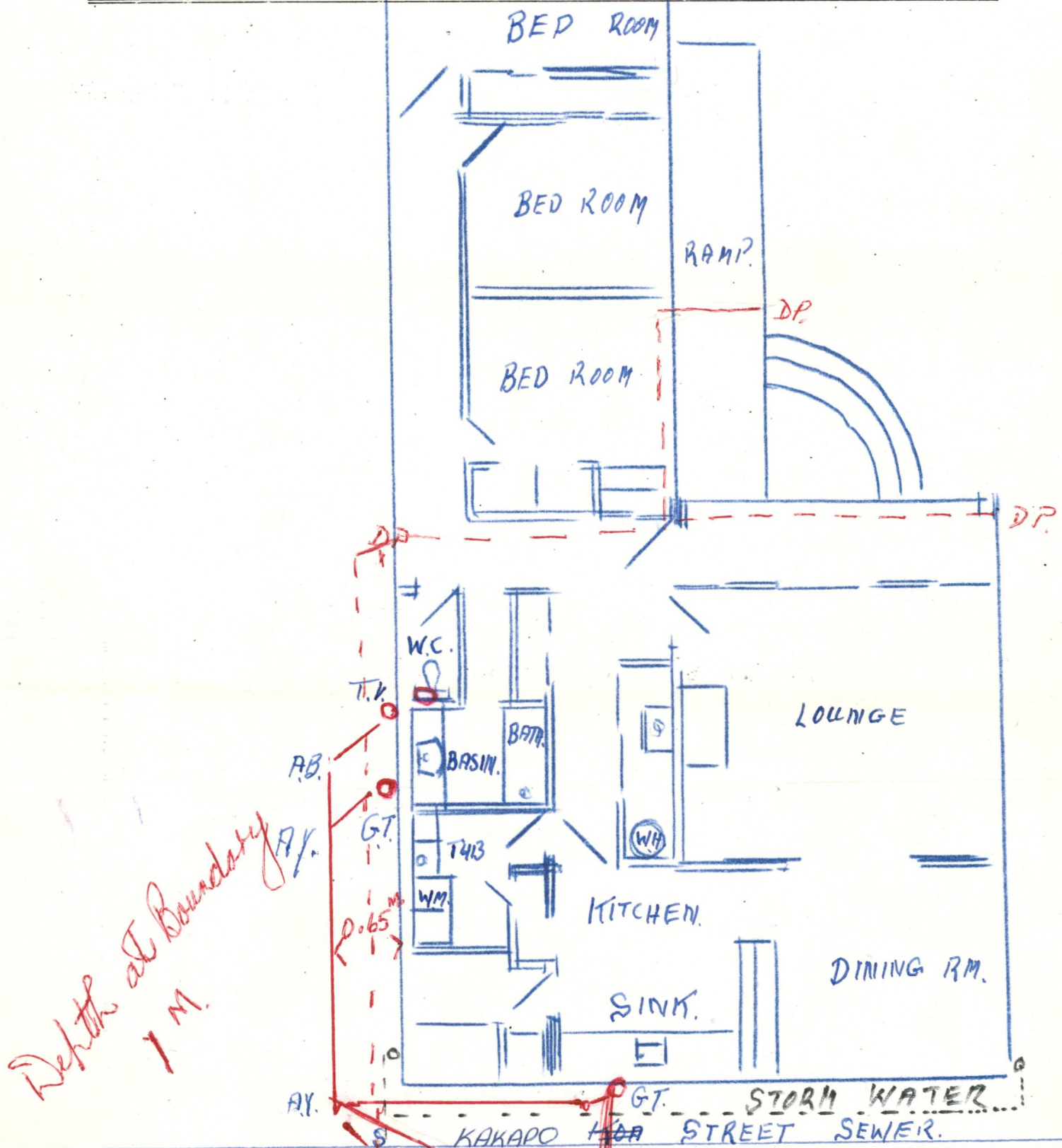
To be submitted in DUPLICATE.

REFERENCES—

AB Access Bend
AP Access Pipe
AY Access Y Junction
BV Back Vent
DP Down Pipe
New Sewer Drains: RED
Old Drains: FULL BLACK

FAI Fresh Air Inlet
GA Grease Arrestor
GT Gulley Trap
IC Inspection Chamber
New Stormwater Drains:
DOTTED BLACK

MV Main Vent
S Saddle
TV Terminal Vent
WC Water Closet
Old Drains: FULL BLACK



Name of Owner Mr. B. L. Bridgman Street KAKAPO

Lot or Section No. 1 V K 4 M

Block No. DP 8117

Signature of Drainer Ch. G. Hayes

5

2000



Registration
number

H 5127

Telephone 59 989
Ext. 531 or 972

DUPLICATE for Local
Authority to return
to —

Building Projects Authority
P.O. Box 12150
Wellington North
Application for Registration of Building Project

Name and address of owner:

MR B. L. BRIDGMAN
15 JOSEPH STREET
GORE

1. Location of Building

KAKAPO STREET
GORE

(If form is to be returned to agent of applicant,
complete address panel below)

I certify that the particulars given herein are correct:

Signature: B L Bridgman

Name and address of agent of owner:

2. Estimated
start date: 30 August / 1975
3. Estimated
completion date: Dec / / 1976
4. Name of Local Authority to issue permit:
GORE BOROUGH COUNCIL
5. Type of building (see list on reverse):
House - single unit
- If house, flat or garage, provide plans and
state area: 171 square metres.
6. Estimated cost: \$20,000

FOR LOCAL AUTHORITY'S USE WHEN
ISSUING PERMIT:

Permit
number

Start date
of project:

Completion date
of project:

Estimated
cost: \$

Signature of
officer issuing
permit:

Designation:

Dear Sirs

Expiry date: 11 / 1975

The Economic Stabilisation (Building Registration and Construction)
Regulations 1974

Registration
number

H 5127

Pursuant to these regulations the issue of a building permit has been considered and is authorised immediately/deferred to allow construction to commence in August 75 (month) (year). If the building permit is not uplifted by the expiry date or construction is abandoned, this certificate shall lapse. Please quote registration number when making inquiries.

Yours faithfully,

P. G. Walker
Building Projects Authority

General instructions for completing application form

Please note that this registration form is in accordance with the procedures as laid down under the Economic Stabilisation (Building Registration and Construction) Regulations 1974 and subsequent amendments.

The regulations provide that, where the issue of a building permit has been deferred, this decision is subject to review.

Action for applicant

After completing the form BOTH copies must be forwarded to the Building Projects Authority for approval and processing. The Authority shall remove the ORIGINAL copy and return the DUPLICATE copy to the applicant with his decision noted. This shall be presented to the local authority issuing the building permit, as evidence of the Building Projects Authority's consent. Please note that space is allowed for the name and address of your agent if this application is to be returned to him.

Action for local authority

The applicant for a building permit shall present this form to you at the time of applying for a permit; the Building Projects Authority has already retained the ORIGINAL.

Place the latest reported start and finish dates together with the latest estimated cost in the places provided; arrange for some authorising officer to sign below the figures. They must be identical to those on the permit form.

The permit is not to be issued if the allowable period (three months after permitted date) has elapsed. If this has happened the applicant must re-apply to the Building Projects Authority.

Return the tearoff section to the applicant as his record and return the top section to the Building Projects Authority at the end of the month of issue.

List of building types

House — single unit
House — with one or more attached flats
Flats and multiunit dwellings
Domestic garages and carports
Hostels, homes, barracks, nurses homes
Hotels, motels, guest houses and motor camps
Hospital and nursing homes

Libraries
Public halls
Churches
Grandstands, stadiums
Zoos
Shops, restaurants, taverns
Office, and administration

Education:

Kindergartens and play centres
Primary schools
Secondary schools
Technical institutes
Teachers colleges
Universities
Others
Social, cultural, recreational, and religious
Art galleries
Cultural centres

Warehouses, stores, wharf sheds
Factories, power houses, etc.
Garages
Workshops
Vehicle shelters
Fire stations
Farm working buildings
Other buildings
Other construction
Alterations
Additions

SPECIFICATION

Specification of the work to be done and the materials to be used in the erection and completion of a residence as per the accompanying drawings

for

Mr and Mrs ... *B. N. Bridgman*

at

Lot Number ... *I. D. P. 8117* *Kakapo* Street
..... *Block LXXI*

This specification is to be read in conjunction with the accompanying drawings and any other drawing which may be issued during the currency of the contract.

Any item in this specification and not shown on the drawings and vice versa shall be equally binding as though included in both.

The Contractor shall provide a form of contract which is to be completed by all parties before the commencement of any work on the site.

Any additions, omissions or variations to the contract shall be authorised in writing and an agreed price stated.

The Owners are to ensure that all boundary marker pegs are in place and exposed for inspection.

Owners ... *B. N. Bridgman*

Contractor ... *B. N. Bridgman*

Owner's Solicitor ... *Bannerman, Byrdone, Folkes & Co.*

Loan Company ... *Southland Building Society*

City, Borough or County ... *Gore*

Contract documents

1. The accompanying drawings.
2. This specification.
3. Concrete work N. Z. S. S. No. 1900 Chapter 9.3A
4. Block work N. Z. S. S. No. 1900 Chapter 6.2
5. Construction - 'New Zealand Constructional Details' by R. J. Willson
6. Finish - 'Timber Framed Construction' by R. J. Willson

2

PRELIMINARY AND GENERAL (ALL TRADES)

1. Permits.
The Contractors shall arrange to obtain all permits to build etc., arrange all inspections and pay all fees as required by the local authorities.
2. Protection of work.
All parts of the work liable to injury and all adjoining property, existing work, footways, trees etc., are to be protected until completion of the contract.
3. P. C. Sums. (Nett sums).
The P. C. Sums quoted in this specification are nett and the contractor or sub-contractor concerned must add any cartage, fixing charges and profit he requires to all such items.
4. Site.
The site of the works will be pointed out to Tenderers who are advised to visit same and check the slope of the ground, quality of the soil etc., as no extras will be paid for foundation work, site drainage and levelling not detailed or specified.
5. By-laws.
The whole of the work in this contract is to be carried out in strict accordance with the local authorities' regulations, and to be of a standard as approved by the loan company.
6. Extent of work.
This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonably implied on the accompanying drawings and in accordance with this specification and the supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.
7. Insurance.
The Contractor shall at all times, keep the whole of the works fully covered by insurance. Fire. Public liability. Workers' Compensation etc.
8. Temporary Services.
The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, toilet, power, water, access to the building site, scaffolding.
9. Maintenance.
The Contractors shall maintain the property for a period of 30 days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense.
10. Completion.
On completion all trade debris is to be removed from the site and the building left clean and ready for occupancy, with all services and mechanical parts in good working order.
11. Contingencies.
Allow the sum of \$. for contingencies. The whole, or any amount remaining unspent at the completion of the contract shall be credited to the Owners.
12. Termite Stops.
Provision is to be made in all parts required by the Government Regulations for the fixing of termite stops should this building be erected in a gazetted termite area.

EXCAVATOR

1. Generally

Remove all turf or other vegetation, including trees, stumps etc., from the area to be built on.

Bulldoze the site to the levels shown on the drawings.
(Check original conditions).

Excavate as required for all wall footings, pile footings, steps etc., as shown on the drawings.

Footing excavations are to be taken down to a solid bearing and to be not less than 12" (300 mm) deep.

Excavations are to be stepped to suit the slope of the ground, and kept level at the bottom, maintained free from water or fallen material and shall be firm before placing reinforcing or concrete.

Backfill and ram the earth around the foundations after concrete work has firmly set.

Deposit the surplus spoil on the site as directed by the Owners.

CONCRETOR

1. Materials

Concrete to be pre-mixed with a test of 2,500 lbs per sq. in. (17,500 kPa) after 28 days.

Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, loose rust, paint, grease, dirt etc.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified. The formwork is to be hosed out and kept wet before and while the concrete is being placed.

2. Concrete Work

Construct the various footings as detailed on the drawings and reinforced as shown.

Construct the various concrete corners, base walls, steps and porch slabs, chimney foundations etc. as indicated on the drawings and reinforced as shown. Steps to have 6" (150 mm) risers and 12" (300 mm) treads.

Hard filling to be 3" (75 mm) down scoria or 'run of the pit' metal compacted in layers of 6" (150 mm) depth maximum. Blind with 1" (25 mm) of sand and overlay with black polythene damp proof course with taped joints.

All floor slabs to be laid to true and straight surfaces, screeded, wood floated and finished with a steel float or power float to a fine finish. Thickness and reinforcing as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires etc., as required, prior to the pouring of the concrete. Holding down bolts to be 1'3" (375 mm) maximum from corners and at 4'6" (1.2 m) centres maximum.

All exposed concrete work (except floors) to be roughened or scratched for subsequent plastering.

Piles to be pre-cast, 24" x 8" x 8" (600 x 200 x 200 mm) set out as shown on the foundation plan and supported on 12" x 12" x 4" (300 x 300 x 100 mm) thick concrete footings.

BLOCKLAYER

Materials

Blocks are to be of the sizes as shown on the drawings, delivered to the site on pallets and to be free from cracks and chipped edges.

Mortar is to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

Laying

Construct the various block walls as shown on the drawings.

Corners to be plumbed both ways, courses to be level and straight.

The blocks are to be kept dry before and during laying and while the mortar is setting.

Sills are to be purpose made masonry unit sill blocks. Jamb blocks are to be rebated.

Ventilators are to be matching in colour and size, spaced 2'0" (600 mm) from the corners and at 6'0" (1.8 m) intervals.

Joints are to be 3/8" (10 mm) thick max, rounded on exposed faces.

Build in holding down bolts 1'0" (300 mm) from the corners and at 4'0" (1.2 m) centres.

Reinforce and concrete fill the various bond beam courses and vertical cavities as shown on the drawings.

On completion clean down all exposed faces of the block work and leave free from all defects and mortar stains.

BRICKLAYER

Materials

Bricks to be hard square, well burnt bricks, delivered to the site in packets and free from chipped edges. The bricks are to be wetted before laying.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

Laying

Construct the various brick and brick veneer walls, chimney, flower boxes etc., as shown on the drawings.

All corners are to be plumbed both ways and the courses are to be level and straight. Perpendes are to be in alignment. Joints to be 3/8" (10 mm) thick maximum weatherstruck on exposed faces.

Sills are to be bricks on edge, or purpose made will bricks as directed protruding 1" (25 mm) beyond the face of the wall.

Build in vermin proofing at bottom plate level and galvanised ties spaced at not more than 20" (500 mm) horizontally and every third course vertically.

Maintain a 1½" (40 mm) min. cavity to be kept clear of all mortar droppings and to be drained and ventilated.

Co-operate with the Carpenter in the building in of all exterior joinery.

On completion clean down the exposed faces of all brickwork and leave free from all defects, mortar stains etc.

CARPENTER

Materials Schedule

Material	Size	Grade	Remarks
Sub-floor jack studs	4" x 3" (100x75mm)	Rad P. P. T.	
Sub-floor bracing	4" x 3" (100x75mm)	Rad P. P. T.	
Bearers	4" x 3" (100x75mm)	Rad P. P. T.	Wired down
Wall plates	4" x 2" (100x50mm)	Rad P. P. T.	Bolted down
Floor Joists	5 1/2" x 2" (135x50mm)	Rad P. P. T.	At 16" (400mm) centres
Herringbone strutting	2" x 1 1/2" (50x40mm)	Rad P. P. T.	At 8'0" (2.4m) crs.
Solid bridging	Joist depth x 2"	Rad P. B. T.	At 8'0" (2.4m) crs.
Top and bottom plates	4"x2" (100x50mm)		
	3" x 2" (75 x 50mm)	Rad P. B. T.	Long lengths
Studs	4" x 2" (100 x 50mm)		
	3" x 2" (75 x 50mm)	Rad P. B. T.	At 18" crs max. (450mm)
Trimmer studs		Rad P. B. T.	See table below.
Lintels		Rad P. B. T.	See table below.
Nogging (Dwangs)	4" x 2" (100 x 50mm)		3 rows to walls
	3" x 2" (75 x 50mm)	Rad P. B. T.	4 rows to vert. boards
Bracing	6" x 1" (150 x 25mm)		
	4" x 1" (100 x 25mm)	Rad P. B. T.	Checked in flush
Ceiling joists	4" x 2" (100 x 50mm)	Rad P. B. T.	At 20" (500mm) crs max.
Ceiling bracing	6" x 1" (150 x 25mm)	Rad P. B. T.	
	4" x 2" (100 x 50mm)	Rad P. B. T.	Diagonal
Ceiling nogging	3" x 2" (75 x 50mm)	Rad P. B. T.	At 6'0" (1.8m) crs max.
Rafters	4" x 2" (100 x 50mm)	Rad P. B. T.	At 18" (450mm) crs (tiles) At 30" (750mm) crs (iron)
Ridges and Hip rafters	8" x 1" (200 x 25mm)	Rad P. B. T.	
Valley rafters	6" x 1 1/2" (150 x 40mm)	Rad P. B. T.	
Valley boards	6" x 1" (150 x 25mm)	Rad P. B. T.	
Underpurlins	4" x 3" (100 x 75mm)	Rad P. B. T.	As detailed
Roof struts	4" x 2" (100 x 50mm)	Rad P. B. T.	5'0" crs max. (1.5m)
Collar ties	6" x 1" (150 x 25mm)	Rad P. B. T.	5'0" (1.5m) crs max.
Purlins (Iron roof)	3" x 2" (75 x 50mm)	Rad P. B. T.	30" (750mm) crs max.
Roof trusses	Gangnail or similar		At 30" centres (750mm)
Eaves framing	3" x 1 1/2" (75 x 40mm)	Rad P. B. T.	
Fascia boards	ex 8" x 1" (200 x 25mm)	Rad P. P. T.	Huttloc. Grooved.
Barge boards	ex 8" x 1" (200 x 25mm)	Rad P. P. T.	Huttloc. Grooved.
Weatherboards	ex 6" x 1" (150 x 25mm)	Rad P. P. T.	Huttloc. B. B.
Vertical boards	ex 8" x 1" (200 x 25mm)	Rad P. P. T.	Huttloc
Exterior facings	ex 3" x 1" (75 x 25mm)	Rad P. P. T.	Huttloc
Scribers	Standard	Cedar	Primed
Flooring	12' x 6' (3.6m x 1.8m)	high density	particle board
Interior door jambs	ex 1" (25mm)	D. A. Rimu	1/2" (13mm) bevelled stops
Architraves	1 5/8" x 1/2" (40 x 13mm)	D. A. Rimu	Bevelled two edges
Skirtings	2 5/8" x 1/2" (65 x 13mm)	D. A. Rimu	Bevelled one edge
Sill boards	ex 1" (25mm)	D. A. Rimu	Sanded
Cornices	1 1/4" (30mm)	D. A. Rimu	Bevelled
Splash boards	ex 1" (25mm)	Rad P. P. T.	Primed
Shelving	ex 1" (25mm)	Rad P.	Dressing grade
Exterior trim	Mouldings as required	Rad P. P. T.	
Interior trim	Mouldings as required	Rad D. A. Rimu	

Trimmer Studs

Single or top storey

Openings up to 4'6" (1.3m) wide	4" x 2" (100 x 50mm)
Openings 4'6" (1.3m) to 9'0" (2.6m) wide	4" x 3" (100 x 75mm) Solid or built up
Openings 9'0" (2.6m) to 13'0" (3.9m) wide	4" x 4" (100 x 100mm) Solid or built up

Bottom of two stories

Openings up to 3'6" (1.05m) wide	4" x 2" (100 x 50mm)
Openings 3'6" (1.05m) to 7'0" (2.1m) wide	4" x 3" (100 x 75mm) Solid or built up
Openings 7'0" (2.1m) to 10'6" (3.15m) wide	4" x 4" (100x100mm) Solid or built up

Lintels

Opening Width

Up to 4'6" (1.35m)
4'6" (1.35m) to 6'0" (1.8m)
6'0" (1.8m) to 8'0" (2.4m)
8'0" (2.4m) to 10'0" (3m)
10'0" (3m) to 12'0" (3.6m)
12'0" (3.6m) to 14'0" (4.2m)

Lintel Size

4" x 3" (100 x 75mm)
4" x 4" (100 x 100mm)
6" x 4" (150 x 100mm)
8" x 4" (200 x 100mm)
10" x 4" (250 x 100mm)
12" x 4" (300 x 100mm)

2. Construction

All materials are to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper tradesmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course.

Sub-floor jack studs are to be wired to foundation piles with No. 8 ga. (4mm) galv. wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined.

Sub-floor bracing to be diagonal, in both directions, as required and as directed by the local authority inspector.

Floor joists to be on edge, set out to suit the flooring sheets, nailed with one 4" (100mm) and one 3" (75mm) nail at every crossing and trimmed as required for stairwell openings, slabs etc. Double the floor joists at each end of the building and under the bearing partition. Floor joists spanning more than 8'0" (2.4m) are to be stiffened with herringbone strutting or solid bridging in rows at 8'0" (2.4m) centres maximum.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be halve jointed or butt jointed and fastened with 4n. nail plates.

Studs are to be set out to accommodate 8'0" (2.440m) high wall lining sheets, and are to be held to the plates with two 4" (100mm) flat headed nails at each end. Bowed studs are to be straightened with saw cuts, wedges and 4" x 1" (100 x 25mm) or 3" x 1" (75 x 25mm) strapping.

Lintels are to be checked $\frac{1}{2}$ " (15mm) minimum into solid trimmer studs. Where built up trimmer studs are used one 4" x 2" (100 x 50mm) stud is to be run up past the trimmer to the top plate and the 4" x 1" (100 x 25mm) or 4" x 2" (100 x 50mm) remaining is to run up to the underside of the lintel.

Nogging (Dwangs) shall be wall thickness x 2" (50mm) spaced in rows at 32" (800mm) centres maximum, set out to accommodate the wall lining sheets and drilled or notched for ventilation. To be nailed with two 2½" (65mm) nails at each end.

Ceiling nogging (dwangs) to be set out to accommodate the ceiling lining sheets and cornices. Around the perimeter of each room and in rows at 6'0" (1.8m) centres maximum.

Bracing to be let in flush with the face of the wall frames and raked as nearly as practicable to 45 degrees and dog-legged as required.

Walls up to 15'0" (4.5m) long	-	1 brace
Walls 15' (4.5m) to 35' (10.5m) long	-	2 braces in opposite direction
Walls 35' (10.5m) to 60' (18m) long	-	3 braces
Walls 60' (18m) to 85' (25.5m) long	-	4 braces (2 each way)

The wall frames are to be assembled, squared, braced and erected. The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways using a plumb bob and line and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be on edge and spiked to the wall plates with one 4" (100mm) and one 3" (75mm) nail at each end. Where practicable, the ceiling joists are to come alongside rafters and to be spiked thereto.

Ceiling joists spanning more than 8'0" (2.4m) are to be stiffened with ceiling runners well spiked at every crossing.

6" x 2" (150 x 50mm) runners will span up to 12'0" (3.6m)

8" x 2" (200 x 50mm) runners will span up to 16'0" (4.8m)

Ceiling bracing is required at all gable ends. 6'0" (1.8m) each way from each corner, diagonally fixed.

Rafters to be plumb cut to ridges and hip rafters and to be birdsmouthed to plates and fastened with one 4" (100mm) and one 3" (75mm) nail to the plates.

Supply and fix the necessary ridge boards, hip rafters, valley rafters, valley boards, underpurlins and roof struts and collar ties as required to complete the roof framing and as detailed on the drawings.

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed 'Gangnail' roof trusses fixed plumb, fastened to the plates with framing anchors, stiffened with runners and braced at each end of the building. The trusses are to be positioned directly over studs or supporting nogging is to be fixed between the studs directly under the top plate.

Purlins (iron roof) to be spaced to accommodate the roof covering and ridding and fastened to the rafters with one 4" (100mm) nail and one 3" (75mm) skew nail at every crossing.

Eaves runner to be nailed to the outside of the wall frames.
Eaves bearers to be nailed securely to each rafter overhang.

3. Exterior finish

All exterior joinery, exterior timber linings or trim and all end grain joints are to be given a coat of primer or stain prior to fixing.

Behind all asbestos-cement wall linings and as detailed on the drawings, fit a breather type building paper, lapped 4" (100mm).

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred where joined and fastened with galvanised nails.

Wall areas are to be covered with exterior lining as shown on the drawings. Weatherboards are to have scribed internal corner joints and mitred external corners without soakers. Fix with 2½" (65mm) galv. nails.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths with 2¼" (60mm) galv. nails.

Soffits, verges and proch ceilings to be lined with flat asbestos-cement sheets with plastic jointer moulds.

Build in the various exterior Joinery frames as supplied under "Joiner". Fit sill trays, head capping and flashing, trim at sides with scribes and under the sill with a quadrant mould, all as required.

Exterior doors to be fitted on one and a half pairs of 4" (100mm) galvanised loose pin (brass) butts.

Provide and fix a ledge and brace type foundation, access door and frame, positioned as directed.

4. Interior Finish

Flooring to be laid in large single sheets of high density particle board with joints in alignment both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Check with the Owners regarding the laying of flooring before the wall framing is erected.

Nail the flooring with 2¼" (60mm) galv. brad head nails at 5" (125mm) centres on the joints and at 8" centres (200mm) on intermediate floor joists.

On completion of the contract the floor nails are to be punched and the floor machine sanded with two papers to a fine finish.

Care must be taken that the flooring is not stained by rust marks, tea or coffee etc.

Interior wall linings generally to be 3/8" (10mm) gibraltar board sheets fixed with vertical joints and nailed with flat headed galvanised clouts, double nailed to studs and nogging. Sheets to service rooms may be glue fixed with horizontal joints.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected Lamiwall sheet with plastic jointer and corner mouldings.

Ceiling linings to be fibrous plaster sheets, well glued or wadded to ceiling framing and with all joints, nail holes and other imperfections stopped flush and left ready for the painter.

Nog for and build in the various joinery fitments as supplied under "Joiner" and trim to walls, floor and ceiling with quadrant and bevelled mouldings as required.

Nog for and build in the various fittings as supplied under "Plumber" and trim around with splash boards primed and set in mastic and other finishing trim and mouldings as required.

Interior doors are to be fitted with $1\frac{1}{2}$ pairs of $3\frac{1}{2}$ " (90mm) A.C. or F.B. loose pin butts.

Architraves to be fitted in single lengths, with glued mitred joints.

Skirtings to be scribed to the floor and internal corners and mitred at external angles.

Sill boards to be housed to jambs and mullions and bevel scribed to sashes. To finish flush with the inside of the jambs and to be finished with a returned architrave.

Coat cupboard and wardrobes to be fitted with one shelf ex 12" (300mm) wide fixed 5'6" (1.750m) above the floor and with a $\frac{3}{4}$ " (20mm) galv. pipe hanger rail under.

Linen, hot water and other cupboards to be shelved with slatted shelves ex 4" x 1" (100 x 25mm) as directed.

Allow the P.C. sum of \$ for all hardware, and allow to order, take delivery of and fix same.

Form a ceiling access door in a convenient and inconspicuous place (wardrobe).

Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess lined with fire resisting material and trimmed around as required.

Supply and fix the sundry internal finishing mouldings and trim as required. $\frac{1}{2}$ " (15mm) quadrants to internal corners of service rooms etc.

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.

All internal finishing timbers shall be sanded to remove machine marks and on completion, shall be free from all hammer marks, splits or other defects.

All nails in exposed work (interior and exterior) are to be punched.

SOLID PLASTERER

1. Materials

Cement to be ordinary Portland cement.

Sand to be clean river sand free from saline, vegetable or earthy matter.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

2. Chimney

Supply and erect one precast concrete chimney as indicated on the drawings.

All units to be well bedded in mortar.

The corners are to be plumbed both ways and reinforced with No. 4 rods, well grouted in.

3. Plastering

All exposed concrete steps and slabs, concrete base walls, precast concrete chimney, reinforced concrete columns and beams etc. as indicated on the accompanying drawings shall be solid plastered to a fine finish.

All sharp exposed edges are to be rounded. Steps and slabs to fall slightly away from the building and not to hold water. Slabs to be coved up against the residence, under door sills etc.

Columns, beams and chimney to be textured as directed.

ROOFER

1. Generally

Refer to the drawings for the type of roofing to be used.

2. Concrete tiles

Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles.

2" x 1" (50 x 25 mm) battens for rafters at 18" (450mm) centres.

2" x 2" (50 x 50mm) selected quality battens for rafters or roof trusses at 30" (900mm) centres.

Tiles are to be set out with a full tile at the top.

Tiles to be laid with standard laps and nailed or wired down in accordance with standard practise.

Hips and ridges to be covered with hip tiles bedded in mortar.

Parge all hips, ridges and barge with coloured mortar to suit the colour of the tiles.

On completion leave 5 ordinary and 2 ridge tiles under the building for future maintenance purposes.

Supply the Owners with a guarantee for the tiles and a separate two year guarantee for the laying of the tiles.

3. Coated galvanised tiles

Battens to be splay cut, two ex 3" x 2" (75 x 50mm) timber and set out to suit the gauge of the tiles, and nailed firmly to the rafters. Co-operate with the Carpenter in the determining of the rafter length to finish with a full tile at the top.

Ridges, hips and barge to be covered with purpose made accessories, coated as for tiles.

Fix the tiles and accessories in accordance with standard practise and touch up all exposed nail heads with bitumastic coating coloured as for tiles.

S Supply the Owners with the standard guarantee for the laying of the tiles.

4. Galvanised iron

The roof area is to be covered with 2" x 19ga. (50mm x 1mm) galvanised wire mesh stretched taut and securely stapled to the purlins. Overlay with breather type building paper.

Roofing to be 26 gauge (.5mm) galvanised corrugated iron sheeting, with primed laps, in single lengths, with 1½ corrugations side lap and nailed with lead headed or spring head nails in accordance with standard practice.

Ridges and hips to be covered with lead edged ridging, primed on the underside, in long lengths with the lead edge dressed down into the corrugations of the iron.

Barge to be covered with purpose made barge flashings.

Supply and fix all flashings, lead caps etc., to make the roof thoroughly watertight and birdproof.

Priming to be calcium plumbate.

5. Flat roofs

Supply and fix over galv. netting and breather type building paper and as per the manufacturer's directions, the flat roofing as shown on the drawings, complete with matching spoutings, downpipes, barge flashings and flashings as required.

PLUMBER AND DRAINLAYER

1. Generally

The whole of the plumbing and drainlaying shall be done in strict accordance with the local authorities' by-laws and drains shall be laid by registered workmen only.

The plumbing contractor shall obtain all necessary permits for the work and pay all fees in connection thereto.

2. Exterior work

Supply and fix all necessary flashings, lead caps, sill trays etc., in conjunction with the Builder to make a thoroughly watertight job.

Supply and fix galvanised spouting to all eaves, laid with even falls to 3" (75mm) diameter galvanised downpipes. Downpipes to be sealed into stormwater drains at foot.

Valleys to be standard, galvanised, laid over building paper.

3. Water service

Lay on cold water from the main, feed through a pressure reducing valve to a hot water cylinder, set up as shown on the drawings. Provide and set up the cylinder, complete with casing, lagging and thermostatically controlled electric element.

Lay on hot and cold water services to the various fittings as shown on the drawings and to 2 hose standards positioned as directed. Hot water service to run in copper. Main and cold water may run in plastic if approved by Owners, Loan Company and Local Authority Inspector.

4. Fittings

Provide and set up the fittings as shown on the drawings and provide regulation traps and wastes to same. Traps and wastes may be plastic if approved.

Bath, first quality, white.

Vanity unit - selected formica top, white basin, drawers and doors under.

Sink top - selected stainless steel.

Shower tray - stainless steel.

W.C. - White, china, wash-down pedestal with plastic double-flap seat and low-down plastic flushing cistern.

Tub - Stainless steel, with cupboard under.

Washing machine - to be supplied by the Owner.

Taps - C.P. as selected by the Owners, exterior hose taps - brass,

Shower rose - c.p. swivel type.

Shower mixer unit as selected by the Owners.

Waste disposal unit to be type fitted with a copper trap and waste.

5. Drains

Stormwater to be taken in second quality socketted earthenware pipes to stormwater main connection, or standard soak holes.

Sewer drains to be first quality glazed socketted earthenware pipes, 4" (100mm) laid with even falls and easy bends to a main connection as directed.

Provide and fix all necessary gulley traps, terminal and back vents, cleaning eyes, inspection junctions and bends etc., as may be necessary to comply with the local authorities' regulations.

Provide and set the field tile drains set in scoria, if shown on the site or basement plan.

JOINER

1. Timber Grades

Exterior Joinery	Heart Rimu or Rad. P. P.T. Huttloc
Door Sills	Heart Matai
Sashes	Redwood, or Rad. P. P.T. Huttloc
Interior Joinery	D. A. Rimu
All to be dry seasoned timber run to standard profiles.	

2. Windows

Aluminium windows where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc. To be installed as per the manufacturer's directions.

Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J. M. F. 'Sundyne' profile, of standard construction and high class workmanship. Opening awning type sashes to be fitted with 'Interlock' stays of approved sizes.

The windows are to be glazed with standard quality glass, with selected obscured glass to bathroom and W.C. windows and as directed.

3. Doors

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flush type, with D. A. Rimu facing sheets and clashing strip to the closing edge.

Sizes:

Main doors	6'6" x 2'6" (2m x 750mm)
Bathroom, W.C.	6'6" x 2'4" (2m x 700mm)
Wardrobe and	6'6" x 2'2" (2m x 650mm) <u>OR</u> 6'6" x 2'0" (2m x 600mm)
Cupboards	<u>OR</u> 6'0" x 2'0" (1.8m x 600mm) with upper cupboards

Interior door jambs are to be ex 1" (25mm) with $\frac{1}{2}$ " (15mm) bevelled planted stops.

Glazing to doors or door frames to be selected obscured glass.

4. Fittings

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units as directed.

Sink top as specified under "Plumber". Other bench tops to be of selected "formica" or "laminex" with matching edges.

Cupboard doors to have solid core hardboard faced doors.

Drawers to have sides dovetailed to fronts and hardboard bottom.

Supply a standard bathroom cabinet with a mirror rebated and beaded to the door.

5. Stairs

Closed type - To be constructed with strings ex 10" x 2" (250 x 50mm), treads ex $1\frac{1}{2}$ " (40mm) thick and risers ex 1" (25mm) thick. The treads and risers are to be housed $\frac{1}{2}$ " (15mm), glue wedged and glue blocked to the strings. Nosing to be $1\frac{1}{4}$ " (30mm) maximum.

Open type - To be constructed with undercarriages ex 6" x 2" (150 x 75mm) tread cleats and treads ex 2" (50mm) thick timber - no risers.

Supply handrails ex 3" x 2" (75 x 50mm) bevelled and rounded to one side of each flight of stairs.

ELECTRICIAN

1. Generally

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange for all inspection required.

2. Supply

Arrange for a mains supply to the building. Check the conditions before tendering.

3. Boards

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient to the Owners.

4. Lights

Provide and fix the lights, switches and power outlets as listed hereunder, all to be positioned by the Owners after the floor has been laid.

Passage and stairwell lights to have two way switches.

..... Interior lights

..... Exterior lights

..... Power outlets with switch gear

5. Fittings

Allow the P.C. Sum of for the purchase of an electric range and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element, supplied under "Plumber".

Allow the P.C. Sum of for the supply of an electric wall heater and allow to order, take delivery of and install same.

Allow the P.C. Sum of \$ for the purchase of special light fittings and allow to order, take delivery of and fit same.

Allow to supply and install an exhaust hood or fan as detailed on the drawings.

Allow to wire up for the waste disposal unit supplied under "Plumber".

Allow to provide and install a selected razor outlet positioned as directed by the Owners.

Earth all metal waste pipes and metal fittings as required by the regulations.

Aerial, earth and T.V. aerial sockets as directed by the Owners.

PAINTER AND PAPERHANGER

1. Generally

Allow to submit the plan to a colour service for a colour scheme and to the Owners for approval.

All paint and varnish is to be delivered to the job in new tins, unopened and currently usable.

2. Exterior

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a high gloss finish.

Stained work - One coat of stain prior to fixing, the nail holes etc. are to be stopped with coloured stopping followed by one further coat of the stain.

Metalwork, including spoutings, downpipes, wrought iron work etc. - Approved primer for galvanised iron, one undercoat and one finish coat.

Asbestos - cement sheets. - Two coats of plastic paint. Solid plaster and concrete block work to be left unpainted.

Iron roof - to be left unpainted.

3. Interior

Interiors of all service rooms to be primed or sealed, stopped, undercoated and finished with high gloss enamel.

All other ceilings to be given two coats of flat ceiling paint.

All other wall areas to be lined with wallpaper, hung in single lengths, plumb, and with butt joints.

P.C. value \$ per roll.

Flush doors only to be sealed, and given two coats of satin finish varnish. To be rubbed down between coats.

All other interior finishing woodwork to be primed, stopped, undercoated and finished with a semi-gloss paint.

4. Completion

On completion the residence is to be left clean and tidy, window and other glasswork is to be cleaned. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

GORE BOROUGH COUNCIL

APPROVED

St. Craig Date 18-8-75
High Inspector

[Signature] Date 18-8-75
Bul. Inspector

[Signature] Date 20.8.75
Engineer

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

PAINTER AND PAPERHANGER

1.1. General

Allow to estimate the plan to a colour scheme and

to the owners for approval.

All paint and varnish is to be delivered to the job in new tins, unopened

and correspondence

2.1. Exterior

Woodwork - trim, stop and paint in one hand, and one hand coat

with high gloss finish.

Stain & work - One coat of stain prior to staining, the rest before etc. and

to be stopped with coloured stopping followed by one further coat of

the stain.

Plasterwork - including openings, downpipes, window iron work etc.

Approved primer for galvanized iron, one undercoat and one finish coat.

Windows - cement sheets. Two coats of plastic paint, solid plastic

and concrete block work to be left unpainted.

Iron work to be left unpainted.

3.1. Interior

Interiors of all service rooms to be primed or sealed - stopped &

undercoated and finished with high gloss enamel.

All other ceilings to be given two coats of flat ceiling paint.

All other walls to be primed with wallpaper, hung in single lengths

trim and with base joints.

P.C. value \$ per roll.

Flush doors only to be sealed and given two coats of semi-gloss

varnish. To be rubbed down between coats.

All other interior finishing woodwork to be primed, stopped, undercoated

and finished with a semi-gloss paint.

4.1. Completion

On completion the residence is to be left clean and tidy, windows

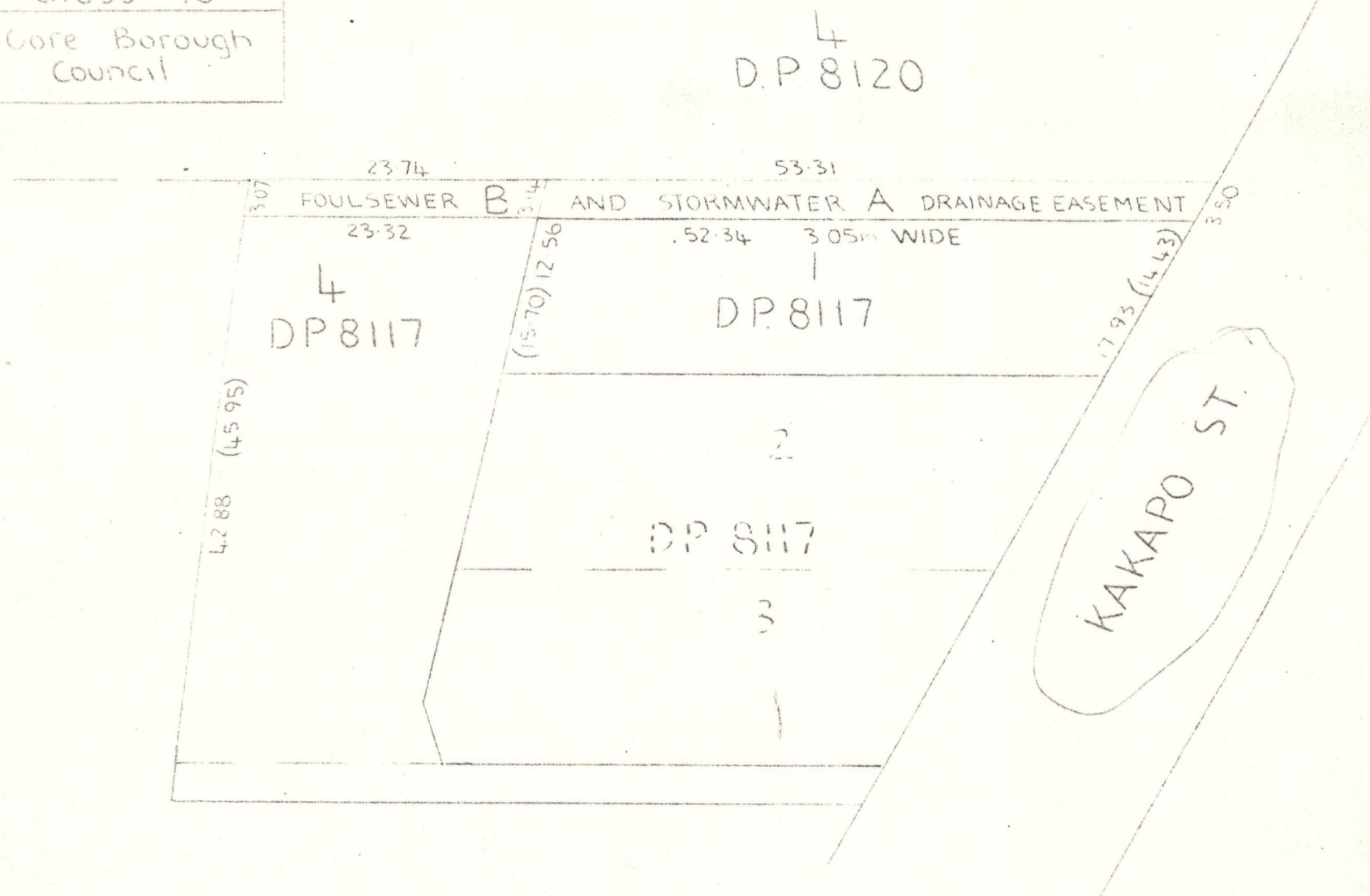
and other glasswork is to be cleaned. All trade debris is to be

removed from the site and the building left clean and ready for

occupation.

Trade Costings (1973) Ltd.
P.O. Box 3376, Auckland 9

Letter	Tenement	Tenement
A	Lot 1 DP 8117	Easement In Gross to
B	Lot 4 DP 8117	Core Borough Council



Supplied as per
Scheme approved

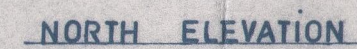
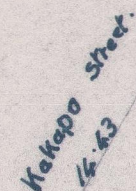
PLAN OF FOULSEWER AND STORMWATER
DRAINAGE EASEMENT THROUGH LOTS 1 & 4 D.P. 8117
Scale 1:500

APPROVED

Date. 18-8-75

Date. 18.8.75

Date 20.8.75



AT KAKAPO STREET GORE

LOT. I DP 8117

scale 1:100

