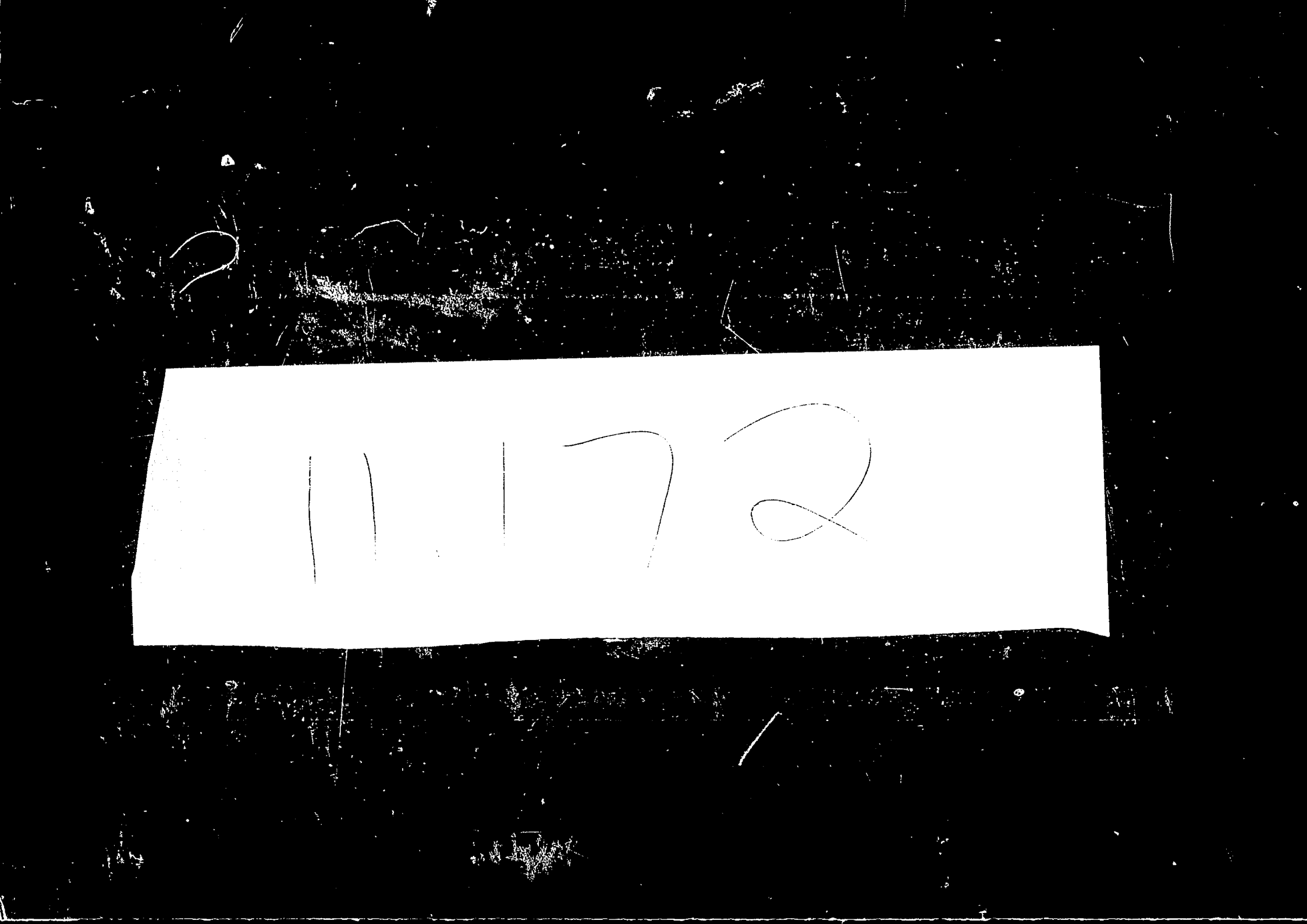

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BUILDING APPLICATION FORM.

Gisborne 2nd July 1956.

TO THE BOROUGH ENGINEER,
G I S B O R N E.

I hereby apply for permission to Erect a dwelling
at Gordon Street. For (Owner) Mr B. Rae
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. Lot 1 D.P. 3994.

PARTICULARS OF BUILDING:- Foundations Concrete
Walls Timber Roof Iron
Area of Ground Floor ..... sqft. Area of Outbuildings ..... sqft.
ESTIMATED COST:- Building £ 2720 Plumbing & Drainage £. 380
TOTAL £ 3100

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,
B. Rae .....Owner
L Davies .....Builder

Postal Address .....

Fees payable in respect of above - Building fee ... ... £ 12 : —
Water Service... ... ... £ : :
Deposit re Footpath ... £ : :
TOTAL £ 12 : —

SPECIFICATION OF WORK AND MATERIALS REQUIRED IN THE ERECTION OF A RESIDENCE FOR MR. ROE LOT 1 D.P. 3994 GORDON STREET

EXTENT OF WORK: This Contract comprises the erection and completion in the soundest and most workmanlike manner to the satisfaction of the Owner of all the work shown or reasonably implied on the accompanying drawing and in accordance with this specification, the supply of all necessary plant, tool, and materials and the fulfilment of any guarantee demanded in this specification.

The drawings and specifications shall be read in conjunction with each other and any item shown on the drawing and not specified or vice versa shall be equally binding as though included in both.

PERMITS

The Contractor shall obtain all permits to build and pay all fees required by the local authorities.

INSURANCES

(a) Accident. The Contractor is to take an Accident Insurance Policy and indemnify the Owner against any claims for damage in respect of all workers employed on the works.

(b) Fire. The Contractor shall in the joint names of the Employer and Contractor insure and keep insured the works from the time there are any insurable materials on the site against loss by fire for the full value thereof, until they are delivered up.

MAINTENANCE

The Contractor shall maintain the works for a period of ninety (90) days from completion of the Contract and make good any faults or defects arising from material or workmanship within a reasonable time after notice has been given by the Owner.

EXCAVATOR

Remove all turf or other vegetation from the areas to be built on. Excavate as required for all foundation walls, house blocks, steps, paths, and any other concrete work.

Excavate for foundation walls, and piles to a solid bearing but in no place less than 12" below the adjacent ground level.

Backfill and ram earth round foundation and piles etc. after concrete has firmly set. Remove all rubbish at completion, reinstate any damage caused by operations and leave clean and tidy.

CONCRETOR

MATERIALS

Cement to be N.Z.Portland Cement of approved brand. Sand to be clean and sharp, free from clay and graded in size. Shingle to be clean washed river shingle screened to a ¾" gauge and to be graded in such a proportion of coarse and fine aggregate as to produce a dense concrete.

Construct for chimney on solid ground a concrete foundation 9" thick, projection 3" beyond dwarf walls under hearth and chimney backs.

Construct over above foundation 3" from all outer edges dwarf walls of concrete carried up to within 5" of floor lines of building. That under chimney back to be 9" thick, all others 6" thick. The space inside to be filled in with approved filling rammed and consolidated to finish level with top of walls. The whole of the concrete to be composed of five well washed shingle to one part of Portland Cement.

All to be measured in boxes on a mixing board and upon same the cement is to be spread. All mixed twice while dry and twice while being watered to approved consistency and immediately placed in boxing.
All steps shown on plan to be of concrete.

FOUNDATIONS — Foundations for house, tankstand and porches to be concrete continuous foundations 5" thick going 12" into solid ground. Embed in bottom of same two ½" diameter M.S.Rods well lapped at joints. Box openings in foundation walls for pumice concrete vents grids to be pointed in position by plasterer at about 6ft. apart.
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 6ft. apart. All foundation walls and blocks to be 1.2.4. concrete, to have No. 8 galvd. wires in piles and ½" 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 a 6" projection carried to ground.

PORCHES — The floors of both porches to be of coloured concrete 4" thick finished as above with proper falls. All fillings under to be well rammed.

CHIMNEY — Erect on the concrete slab concrete reinforced chimney as shown on plan. Provide ash pit. The external surfaces to be rendered with compo ¾" thick and finished to match house.

OPEN FIRE — Build open fire as shown with fire brick base and back. Allow for selected brick front fireplace. All to be set in cement mortar complete with Colonial grate.

HEARTH — The slabs previously described are to form hearth to fireplace. The surfaces to be roughened, sewpt and given a coat of cement grout and then rendered ¾" thick with 2 to 1 compo trowelled to a smooth surface.

WEATHER BOARDS — Cover the exterior of building with 6" bevel back rebated boards mitred al all angles, all to be primed before fixing, including joinings. Splay out first board ¾" level with bottom edge of sleeper plate.

CARPENTER AND JOINTER

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 plate 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 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.

SPACINGS — Studs, floor and ceiling joists are not to exceed 18" centres rafters 36" centres. Lean-to rafters 24" centres.

SCHEDULE OF TIMBER

Bottom plates of external walls	4x3 B.H.R.
Sleepers	4x3 "
Ground floor joists	5x2 "
Bottom and top plates of walls & partitions	4 x2 O.B.R.
Opening studs of large openings	4x3 "

Ordinary studs	4x2	O.S.R.
Trimmers over large openings	6 x2's	"
Braces	4x1	"
Ceiling joists and runners over same	4x2	"
Rafters	4x2	"
Purlins under rafters	4x3	"
Purlins over rafters to take fibrolite	3x2	"
Beam	8x3	"
Flooring T.& G.	4x1	Bt. R.
Weather Boards	6x1	D.Bt.R

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 8" into plates for width of studs and spiked with 4½ 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 nogging where required for sheets between studs cut in tight and nailed. Fix proper nogging between studs of partition for ceiling joists and rafters and spike stringer to all studs. Those on outer walls to be in one length.
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 ft. long notched into joists.
Ceiling joists to be fixed over all apartments and porch 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 floor.
Box in along front of bath with 3 x 2 plates and uprights 18" centres.
All plates and nogging to be ventilated where required by auger holes and nitches.

ROOF

Roof shall be made having a 18° pitch as shown with 4" x 2" rafters spaced at 3 ft. centres, birds mouthed over securely fastened to plates, fix to rafters 2" x 3" purlins spaced at 27 C/C for galvanised iron roof, 3" x 1½" runners along studs with 3 x 1½" bearers at 18" centres 6" x 1" collar ties to every alternate rafter.
Provide struts and stringers placed on edge extending the full length of the roof under all rafters. The struts are to be fixed to a 4" x 2" bearer plate fixed above ceiling joists over partitions. The framing around chimney to be fixed 1½" clear of chimney stack.
Cover the whole roof with Building Paper and 2" x 20 galvanised wire netting and 26 gauge galvanised corrugated iron (first quality) put on with 9 inch end lap and 1½ corrugations side lap, secured with lead headed nails in every third corrugation to purlins.
Paint all meeting surfaces of galvanised iron with red lead and oil paint before fixing.
Cover ridge, and hips with 26 gauge 15" lead edged ridging secured with lead headed nails, junctions with ridge and hips to be finished with lead, the whole to be made thoroughly water-tight.
Ridge and hip rafters 8" x 1" valley rafters 4" x 2" and valley boards 1" thick.

EAVES

Finish the eaves with 6" x 1" fascia boards and line soffits with flat fibrolite sheets, joints covered with quarter and half round battens.

FLOORING Lay on all floors not definitely described 4 x 1 R.W.U. T.&.G. flooring boards. Each board to be well cramped up and double nailed to every joist. All nails punched down and all byewood planed off and no reading joints to come double. Fix margin round hearth.

SKIRTING Fix all apartments not matchlined 4 x ½ rounded skirtings mitred at angles and scribed to floors.

LINING Line with 4 x ⅜" T.G.& V.jointed lining boards the ceilings of each porch and walls of back porch. Similarly line walls and ceilings of laundry and walls only of all cupboards and wardrobes throughout. That on all walls to be fixed vertically to dwangs and to go right down to floor. The whole to be well cramped up and secret nailed.
Rough line front of bath recess. Cover walls of bathroom and kitchen with plaster board. Joints covered with ⅜" shaped battens.
Allow for 6 x 1 round top of bath, properly bedded down.
All walls not differently described are to be lined with plaster board. All to be requisite sizes and nailed to studs or dwangs with galvd. clout headed nails. All joints to be filled in and rubbed down left flush and ready for painter.

CEILINGS Fix on all ceilings not differently described ⅜" thick fibrous plaster sheets. All secured to joists or dwangs with clout headed nails. Fix round walls of all apartments selected plaster moulds.
All joints of sheets to be filled in and rubbed down, left flush and ready for painter.
Fix round matchlined ceilings a 1½" scotia mould and up angle of matchlined walls a quarter round bead.

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

FACINGS Put round all external 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 1½" rounded nosings and bedmoulds returning at ends. Nosings to go to sash and splayed to fit and rebated on lower edge.
Carpenter must fit and fix all flashings round frames.
Put to D.H. openings proper box frames formed with 1" stiles and heads, parting beads, slips and internal heads complete. All sashes in these windows to be hung with strong sash cord, iron weights and brass faced axle pulleys. Fit to each sash a strong fastener and a pair of lifting rings.

SASHES All sashes to be 1¾" thick Redwood rebated and splayed on inside. All sashes are to be fitted with selected fasteners. Fix bars as shown on plan.

TRAP DOOR Form in ceiling a hinged trap door with 1" thick casings round openings. Form trap door in wall under laundry.

DOORS Put to external doorways 2" thick and to internal doorways including those to wardrobes and cupboards, 1½" thick rebated casings.
Put to opening in kitchen 1¾" framed ledged door. Flush inside. All to be hung with three 4" hinges and fit to doors lock and furniture value 10/-. Fix similar door to laundry.
Put to front entrance door a selected 2" thick Redwood sash door. To be hung with three 4" butts.

Provide 11 internal privies including [illegible] yard. Put to trunk [illegible] cupboards, 18" [illegible] pots. Each cupboard in three butt hinges and [illegible] to each selected mortice locks and [illegible] value 17/6. Wardrobe lock sets, value 12/-. Put to cupboards in kitchen flush plywood doors with selected spring catches complete. Catches to be N.P. Patio.

GLAZING

Glaze with selected obscure glass the panels of entrance door. Window in bathroom to be glazed as above. Glaze with 21 oz. clear sheet glass all lights not differently described. All to be free from defects, bedded, bradded and puttied with good oil putty.

SINK BENCH

The sink bench shall be to the dimensions and details shown and shall have a [illegible] sink, with a formica sink top. Leave toe space under sink and form cupboards with 1" thick boarding. Form false floor in cupboards with 2" thick joists and flooring boards. Fix in cupboards a 1" thick batten shelf and put to each front 1½" thick margins and flush doors hung with butts and fit selected spring catches.

CUPBOARDS

Put to front of cupboards 1" thick margins and construct top of lower portions with 1½" 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. Fit under top, proper drawers. Provide and fit two proper bins of 1" thick timbers fitted and put together, the bottom of each to be shaped to operate in groove in scantling. Fit to front of each a selected pull handle 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. Form trunk cupboard over. Fix shelving in other cupboards as directed.

WARDROBES

Fix in wardrobes an 8 x 1 shelf, under same fix a ¾" thick hardwood rod. Wardrobes to go to ceiling.

CABINET IN BATHROOM

To be recessed in wall and line back with plywood. Fit round opening 1" thick casing 4" wide and put 1" board on bottom with rounded edge and round outside of casing fix a quarter round bead and inside two 5" shelves. Door to be 1" thick. Hang door with 3" nickel plated hinges and fit selected nickel plated spring catch. Construct recess for soap where directed.

CYLINDER CUPBOARD

Construct proper cupboard for cylinder and fix in cupboard 1" thick shelves spaced as directed. Put to doorway casings and door complete with lock etc. to match others in all respects.

MANTEL

Put to fireplace a 9 x 3 Ht.Rimu shelf picked for figure and properly secured.

TANK STAND

Erect tank stand where shown. To be concrete foundations as before specified. Bottom plates to be 4 x 3 scarfed at joinings bolted to concrete. Posts 4 x 4 notched at upper end for plates. Studs to be 4 x 2 at 18" centres. Top plates 4 x 3 joists 6 x 2 18" centres.

EARTH CLOSET

Construct closet to match house complete with sanitary pan.

Plating 1½" thick. All to be properly braced and fitted and nailed together at all joinings.
Wall round stand for utility shed to match main building. Complete with door and fastener properly hung.

JOBBING — 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 to be swept and then washed and clean both sides of all glass and leave the premises ready for use.

PLUMBER

FLASHINGS — Include to supply 26 gauge galvd. iron flashings for heads and down sides of all openings of walls and also between walls and chimney. Supply 26 gauge iron trays for under all window sills. Chimney to be flashed with 24 gauge galvd. iron with 3 lbs. lead edge. Turn iron well into joints and point with cement. Beat lead into corrugations. Flash with 3 lbs. lead all pipes that come through roof.

DOWN PIPES — The roof water is to be conveyed to 2-600 gallon tanks.

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

SINK — Connect up in kitchen a sink and put to same a 2" brass plug, washer and chain and fit bench as specified under Carpenter. Bench is to be formica.

BATH — Fix in bathroom enamel bath 5'6" long. Supply one large plastic soap recess and install in wall at back of bath.

TUBS — Supply and instal set of Aitken's Concrete tubs.

COPPER — Supply and fix in laundry a 12 gal. pumice concrete boiler complete.

WASTE PIPES — Put to bath and sink 2" screwed galvd. iron waste pipes fixed so as to discharge into gully. Wastes going under floor to be suspended from floor joists with proper holders. Waste from basin to be 1½" pipe discharging into gully.

SUPPLY TANK — Provide 40 gallon copper supply tank for main cold water supply and hot water service and connect where most convenient. Fit same on tray with overflow to exterior.

TRAPS — All waste pipes to have regulation lead traps with caps for cleaning and fix so as to be easily accessible. Fix antisyphon pipes where required.

TAPS — Fix proper approved ¾" water taps where required. Fix one stand pipe at front and back of building with ¾" brass taps with hose pipe nozzles. Fix over sink ½" brass nickel plated taps marked "Hot" and "Cold". To toilet basin, two ½" nickel plated pillar cocks marked "Hot" and "Cold". Fix on to cylinder where directed a ½" and on to all cold water service, stop cocks of size required for pipes to which they are fixed.

SLUDGE PIPE & CYLINDER — Fit to hot water cylinder a 1" diam. screwed galvd. iron sludge pipe discharging over gully. Fit to end of same an approved plug. Allow for the supply and fixing of a 35 gallon cylinder properly cased and lagged.

WATER SUPPLY — NOTE Section out of sewerage and watered area in Borough.

All piping and sewerage to be so fitted as to allow future connection to sewerage and water supply, etc.

Lay water from tanks in ½" screwed galvd. iron pipes. Allow for copper piping from hot water service to sink, bath, basin and where required. All pipe connections to be made with brass unions. Vent pipes to be of copper and to be of . Lay water to hot water cylinder in ½" piping and to taps in ½" piping. Lay cold water to all other cold water taps in ¾" and 1" piping. Fit to cylinder a 1" diam. expansion pipe carried up to required height and finish with bent bend. All hot water piping including expansion pipe as high as ceiling to be double lagged with thick felt and secured with copper wire for full length of pipes.

W.C. Install complete, porcelain W.C. pan with double flap seat and copper lined low down flushing cistern. Also allow for supply of toilet fixture, p.c. value 7/6.

GULLIES Gullies to be salt glazed stone ware on top, with 4" outlet and lugs as required and bedded in concrete 4" thick. Gullies to have cast iron grids. Provide for concrete kerbs round same. All to be in accordance with the Sanitary By-laws.

DRAINAGE 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" diam. cast iron terminal vent well secured and finished with cowl.
Connect W.C. and gully traps with 4" earthenware pipes to extend through foundation wall and suitably pluged.

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. Stop and prepare for paint the whole of the internal and external woodwork exposed to view and paint as follows.
All external woodwork of building, vents, weatherboards etc. to receive three good coats of 1st. grade oil bound paint to approval. Other piping in bathroom not nickel plated to receive three good coats of paint, the priming to count as one of such tints as will be directed.
All interior painted walls to be covered with three coats of 1st. grade oil bound paint.

ENAMELLING & VARNISHING Enamel in approved shades the bathroom W.C. and kitchen including doors, architraves etc. Enamel cupboards and fittings inside. All other skirtings, cornices and doors throughout house to be oiled and varnished to approval. Bench top of lower portion of store cupboards to be stained and to receive two good coats of eggshell varnish to approval. All hardware to be removed before painting and replace on completion.

PAPERING All plaster boards of walls or rooms where required to be given a good coat of glue size and hang selected papers value 10/- per roll, single width.

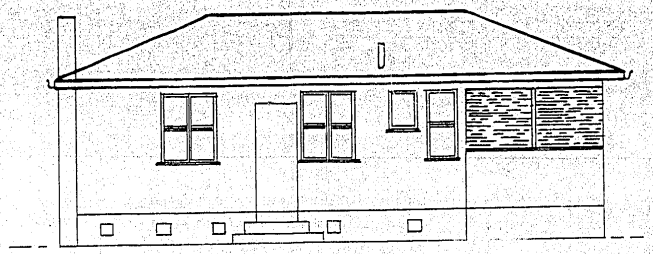
WINDOWS & DOORS All glass is to be thoroughly cleaned on completion.

ELECTRICIAN

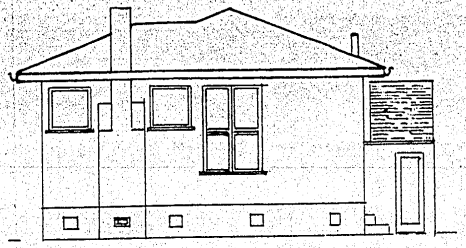
Install six heating points where directed and as shown on plan. Provide and fix to 10 points inside house where shown T.R.S. cable and finish with half watt lamps of 60 c.p. Allow for bakelight shades, also allow the sum of £2 per shade for lounge, hall and porches to be selected.
All switches to be of the flush type. All to be fitted

fixed in accordance with the Borough By-Laws and the rules of the Fire Underwriters Assn.
Provide necessary wiring, switches etc. Switches, holders, lamp shades etc. to be the best of their respective kinds and to be approved before fitting.
Radio point to be fixed where directed. Provide switchboard and all other materials and all labour necessary to complete the installation.
Supply and install as required by the Power Board a 1000 watt element to cylinder with all switches, wiring etc.
Supply and install one standard electric 3 ring cooking range where shown, allow £60 for same.

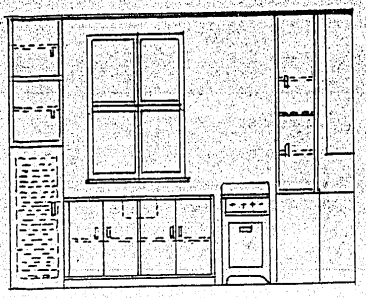
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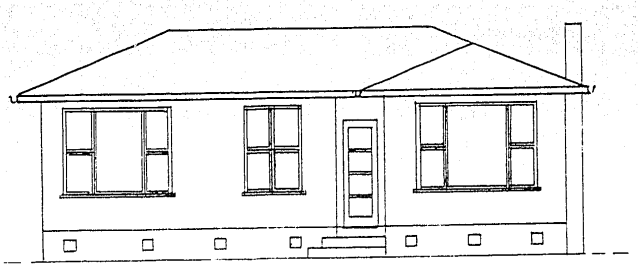
REAR ELEVATION



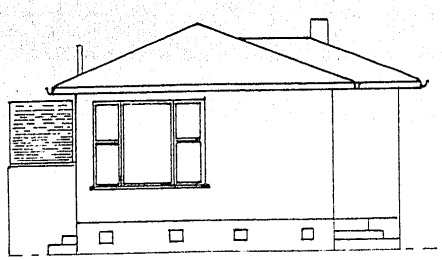
SOUTH SIDE ELEVATION



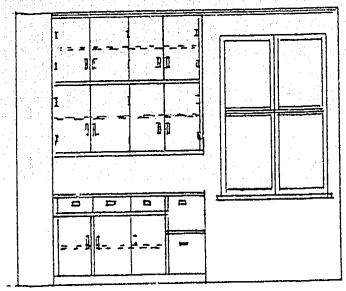
CUPBOARDS ETC. "A"



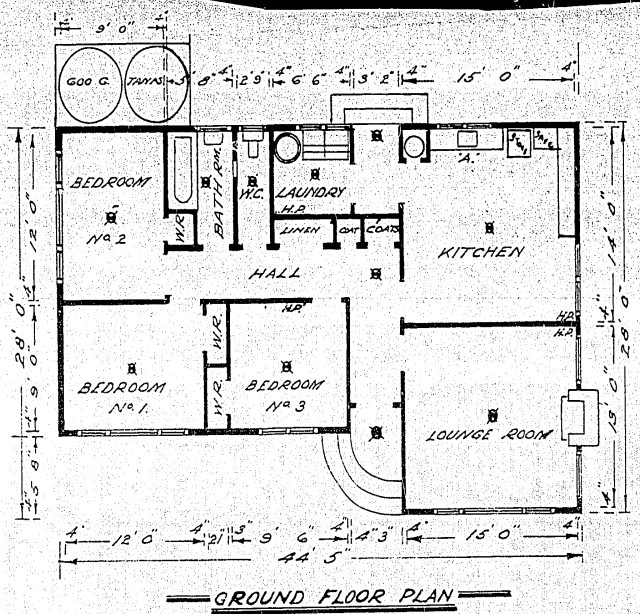
FRONT ELEVATION



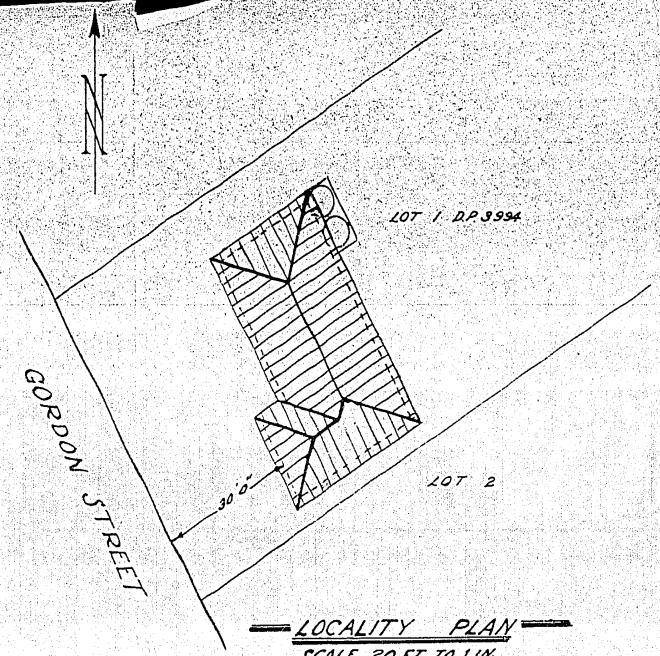
NORTH SIDE ELEVATION



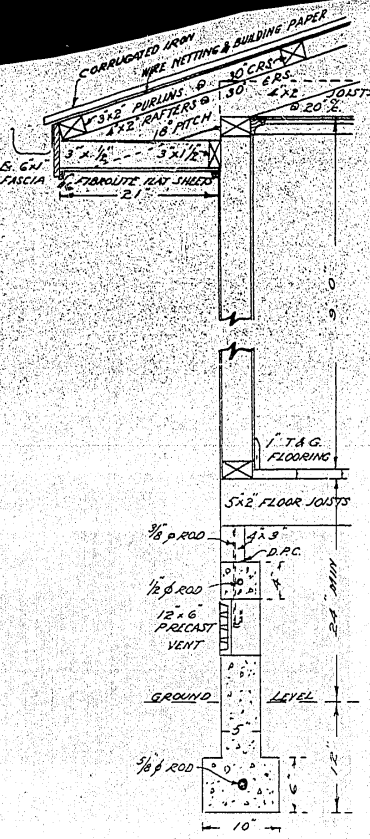
CUPBOARDS "B"



GROUND FLOOR PLAN



LOCALITY PLAN
SCALE 20 FT TO 1 IN.



RESIDENCE FOR Mr. ROE.

LOT 1 D.P. 3994 GORDON St

Scale 8 Ft to 1 In

Feb 1956

City of Gisborne

R18

8/75

The City Engineer
Gisborne City Council.

P O Box 747
Fitzherbert Street
Gisborne.

APPLICATION FOR A BUILDING PERMIT

Sir,

I/We hereby apply for permission to: EXTEND EXISTING DWELLING according to the site plan, elevations, cross-sections, detailed drawings, specifications and drainage plan, drawn to scale and deposited herewith in duplicate.

AT: 9 GORDON ST (House number and Street)

NAME OF OWNER: MR. B. ROE PRESENT ADDRESS: 9 GORDON ST.

PARTICULARS OF LAND: Lot 1 ✓ DP 3994 ✓ Section _____ Block No. _____

Survey District _____ Area _____ Assessment No. 830/463

TYPE OF BUILDING: DWELLING Area of ground floor: 8.95 m²

PURPOSE FOR WHICH BUILDING WILL BE USED: PRIVATE

NAME OF BUILDER: MARTIN & ENGLISH

ADDRESS OF BUILDER: 201 STANLEY RD

NAME OF PLUMBER: —

NAME OF DRAINLAYER: —

SIGNATURE OF APPLICANT R Martin

Date 24/5/76 Phone No. 87614

ESTIMATED VALUE	
BUILDING	1200
PLUMBING & DRAINAGE	
TOTAL	$ 1200-00

FOR OFFICE USE ONLY.

CASHIER [illegible] DATE 24/5/76

Building Receipt No. 164642

B.R.A.N.Z. Receipt No.

Building Fee	7-00
B.R.A.N.Z. Levy	—
Footpath Deposit	—
TOTAL	$ 7-00

Building File No. 11172

Drainage File No. 5468

Building Permit No. H23395

Received By: [signature]

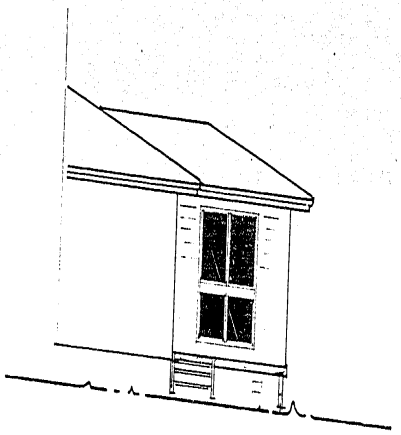
Date: 24/5/76

	BUILDING PERMIT PROGRAMME		
	Rates Clerk	[signature]	Date 24/5/76
	Bldg. Insp.	[signature]	Date 25/5/76
	F.S. Officer		Date
1	Town Planner	[signature] *	Date 1:6:76
	Health Insp.		Date
	D.G. Insp.		Date
	Struc. Eng.		Date
	P & D Super.	[signature]	Date 24-5-76
2	Bldg. Insp.	[signature]	Date 1/6/76
3	Issuing Clerk	[signature]	Date 1/6/76

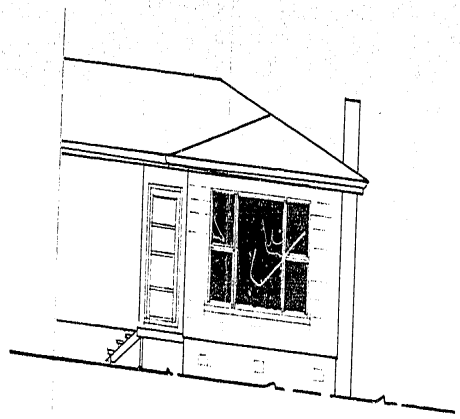
Service Contribution: yes / no PAID....

REMARKS

Amended site plan attached

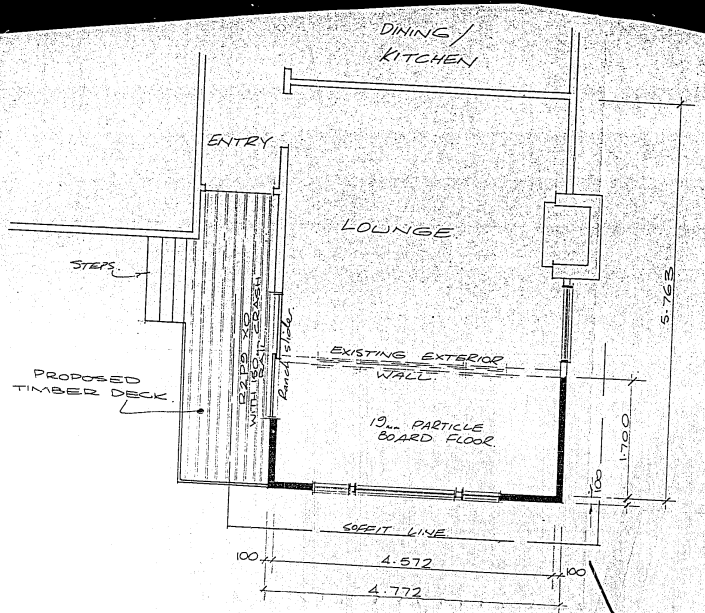


ELEVATION. A.



ELEVATION. B.
SCALE: 1:100

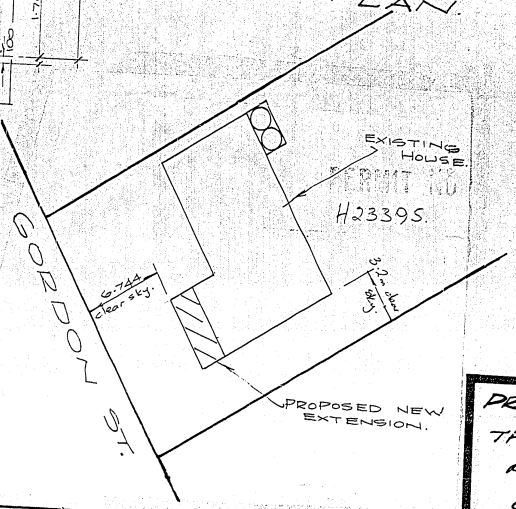
26" CORR. IRON ROOF



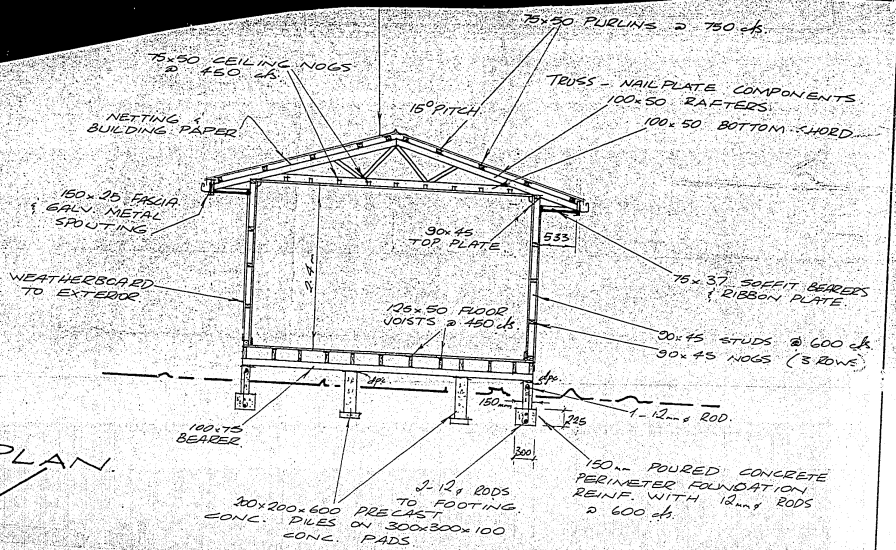
FLOOR PLAN.

SCALE: 1:50

AREA OF NEW EXTENSION:
8.59 m^2 or 92.42 sq. ft.



SITE PLAN.



TYPICAL CROSS SECTION

SCALE: 1:50

PROPOSED EXTENSION TO THE RESIDENCE OF MR. ROE AT LOT 1, D.P. 3994 GORDON ST. GISBORNE.

SCALES AS SHOWN.
DATE: 7.4.74
DRAWN BY: GISBORNE DRAUGHTING SERVICE PHONE 89-569
LOCAL AUTHORITY: GISBORNE C.C.
BUILDER: MARTIN & ENGLISH.