



B O R O U G H       O F       R O T O R U A .

APPLICATION FOR BUILDING PERMIT.

I HEREBY APPLY, in terms of your Building By-laws, for a permit to construct the undermentioned buildings in accordance with the plans and specifications which are hereby submitted and request your inspection in terms of the said By-laws.

PLEASE PRINT IN BLOCK LETTERS.

Name of Applicant: Lionel Fraser Bulwer  
Lot . . . . . Section 35 . . . . . Block 62  
Area of Section 4 . . . . .  
Zoning under Town Plan Special Residential  
Name of Road or Street O. Tonga Rd.  
Description of Building House  
Purpose for which Building will be used Living Room  
Floor Area 1490 sq . . . . .  
Existing Buildings on Section - . . . . .  
Area of existing Outbuildings - . . . . .  
Name and Address of Owner H. Pease . . . . .  
Name & Address of Builder L. F. Bulwer, Oakley St. No. 3 . . . . .  
Name & Address of Plumber W. A. Bulwer, Pease St. Peterborough . . . . .  
Name & Address of Drainlayer L. F. Bulwer, Oakley St. No. 3 . . . . .  
Estimated Cost £3000 . . . . .  
If Crossing Required - . . . . .

DATED this man day of May 25 1953.

L. F. Bulwer  
Signature of Applicant.

Proper Plans and Specifications in DUPLICATE must accompany this application.

BUILDING INSPECTED:	REMARKS.
(dates) . . . . .	
. . . . .	
. . . . .	
. . . . .	
. . . . .	
. . . . .	
Building Completed: . . . . .	

BUILDING PERMIT APPLICATION SPECIFICATION.

The matters set out herein do not purport to comprise the provisions of a contract between the builder & the owner.

Name of Applicant L. F. Bulaway.....

The following is a specification of materials proposed to be used in the erection of a building for which application is herewith made for a permit.

FOUNDATIONS:-

Concrete Mix. 5 to 1.....  
 Depth of Footings. 9".....Width of Footings. 12".....  
 Thickness of Foundation Walls. 5".....Height of Foundation Walls. 2 ft.....  
 Type & Spacing of Under Floor Ventilation. 12" x 10.....  
 Type of Damp Proof Courses. Malt.....  
 Depth of Chimney Footings. 9".....Size of Chimney Footings. 12".....  
 Size of Foundation Blocks. 9" x 9".....Depth of Foundation Blocks. 9".....  
 Spacing of Foundation Block Rows (Distance between rows). 5 ft 6.....  
 Spacing of Foundation Blocks in rows (Distance between block). 4 ft 6".....  
 Method of tying Sleepers to Foundations. W. wire.....  
 If jack studded, method of tying jack studs to foundation. W. wire.....

MATERIAL SCHEDULE :-

<u>Sleepers</u>	Size. <u>4 x 3</u> Timber. <u>Pine</u> Spacing. <u>15</u> .....
<u>Bottom Plates</u>	Size. <u>4 x 2</u> Timber. <u>"</u> .....
<u>Jack Studs</u>	Size. <u>4 x 3</u> Timber. <u>"</u> .....Length.....
<u>Jack Stud Bracing</u>	Size. <u>2 x 3</u> Timber. <u>"</u> .....Spacing.....
<u>Floor Joists</u>	Size. <u>6 x 2</u> Timber. <u>"</u> ..... Span. <u>5 ft 5</u> Spacing. <u>18"</u> .....
<u>Flooring</u>	Size. <u>4 x 1</u> Timber. <u>Pine</u> .....
<u>Studs External</u>	Size. <u>4 x 2</u> Timber. <u>"</u> ..... Height. <u>8 ft 5</u> Spacing. <u>"</u> .....
<u>Studs Internal</u>	Size. <u>4 x 2</u> Timber. <u>Pine</u> ..... Height. <u>8 ft 5</u> Spacing. <u>"</u> .....
<u>Wall Bracing</u>	Size. <u>4 x 2</u> Timber. <u>"</u> .....
<u>Dwangs</u>	Size. <u>4 x 2</u> Timber. <u>Pine</u> No. of Rows. <u>3 of</u> .....
<u>Top Plates</u>	Size. <u>4 x 2</u> Timber. <u>"</u> .....

Building Permit Application Specification Continued.

Ceiling Joists      Size *4x2* . . . Spacing *18"* . . .  
Span *9 ft.* . . . Spacing . . . . .

Runners over Ceiling

Joists      Size *4x2* . . . Timber *Prime* . Spacing *18"* . . .

Roof Struts:      Size *4x3* . . . Timber *Prime* .

Collar Ties      Size *4x2* . . . Timber *"* . . . Spacing . . . . .

Rafters      Size *4x2* . . . Timber *Prime* .

Span . . . . . Spacing . . . . .

Purlins      Size *4x2* . . . Timber *"* . . . Spacing *18"* . . .

Ridge, Hip & Valley Boards      Size *9x2* . . . Timber *Prime* .

Cover Boards      Size *9x2* . . . Timber *"* . . .

EXTERIOR COVER:-

Weather Boards      Size *stucko* . Timber . . . . .

Other Materials (State) . . . . .

INTERIOR LININGS:-

Material (State) *fiber* . . . . .

ROOFING:- Material (State) . . . . .

WINDOWS:-

.Number & Type:

Living Room *2 of* . . . . .

Kitchen *1 of* . . . . .

Bedroom 1: *2 of Landscape* . . . . .

Bedroom 2: *1 of* " . . . . .

Bedroom 3: *2 of* " . . . . .

SANITARY FITTINGS:- (State)

Kitchen *Sink* . . . . .

Bathroom *1 Bath* . . . . .

Laundry *Tubs* . . . . .

W.C. *1 of* . . . . .

DRAINAGE:- Type (State) *4"* . . . . .

SPOUTING:- Material (State) *Gal* . . . . .

SIGNATURE OF APPLICANT: *L. F. Bulwag* .

DATE: . . . . .

## SPECIFICATION FOR DWELLING.

The work included in this Contract comprises the giving of all necessary notices to Local Authorities if required and payment of fees if any, the erection of dwelling as shown on plan and as specified hereafter, or in such further details or instructions as may be furnished in elucidation thereof; protection of material which may be injured by exposure to weather. Every item expressed or implied either in drawings or specifications or necessary in accordance with the best trade practice for the due and proper completion of the work shall be deemed to be allowed for by the contractor and the supplying, fixing and finishing of same, complete in every detail shall be made to the satisfaction of the owner.

### CONCRETOR:

Excavate at least 9" into ground for all base walls, concrete piles and steps - ground to be rammed before pouring of concrete. Concrete to be composed of five parts Henderson metal, one sand, one cement. Base walls to be 5" reinforced with two  $\frac{1}{2}$ " mild steel rods. Porch floors terrace and steps to be reinforced with  $\frac{3}{4}$ " steel and 18" centre both ways. Form ventilation openings in continuous concrete foundation walls at a distance of 2ft. from end of each wall and space at 6ft. maximum. Set 13" x 10" vermin proof precast concrete ventilator. Build in 2'3" wide tongue and groove door in foundation approximate to plumbing. Build in  $\frac{1}{2}$ " rods at 4ft. centres to tie down stringers. Concrete piles to be 6" x 6" and have two strands of number 8 gauge galv. wire built in to tie down stringers. Piles under bearing partitions to be set on 12" x 12" x 4" concrete pad.



<u>CARPENTER FRAMING:</u>	Stringers	4 x 3	D.A.H.Rimu
	Floor Joists	6 x 2	ditto
	Bottom Plate	4 x 2	"
	Sheathing	6 x 1	D.A.H.diagonal $\frac{3}{4}$ spaces
	Studs	4 x 2	D.A.Rimu
	Minor Partitions	3 x 2	"
	Rafters	4 x 2	"
	Under Purlins	4 x 3	"
	Struts	4 x 2	"
	Collar Ties	6 x 1	"
	Hip & Valley Rafters	6 x $1\frac{1}{2}$	"
	Ridges	6 x 1	"
	Internal Braces	4 x 1	"
	Eaves, Bearers & Stringers	3 x $1\frac{1}{2}$	"
	Window Beams		
	2 Light	4 x 3	"
	3 "	6 x 4	"
	4 "	8 x 4	"
	Ceiling Runners	6 x 2	"
	Flooring P.T.G.	4 x 1	D.A.H.Rimu
	Fascia Boards	8 x 1	" " "
	Soffits Eaves	Pinex Hard Board on $\frac{1}{2}$ " Fibrolite	
	Skirtings	4" x $\frac{3}{4}$ "	Rounded at top
	Inside Facings	3 x $\frac{3}{4}$	With edge rounded
	Cover Beading	$\frac{3}{4}$	Half Round

SPACING: Framing timbers shall be spaced not more than 18" centres.

SEASONING: Flooring, skirting, scotia, architraves, linings inside fittings etc. to be mill yard seasoned and dry dressed.

FINISH: Outside timbers shall be generally machine dressed, inside finishings hand dressed. Floors to be sanded on completion of building.

MOORING: Fix two rows of noggings to fibrous plaster walls and three rows to hard board walls. Fix scotia to angle of wall and soffit.



JOINERY: Window Sashes & Frames: (Approved Factory manufacture)

Sashes to be 4'6" x 2" x 1½" with dividing bars as shown all glazed with 16 oz. clear glass; except bathroom and W.C. which is to be glazed with ripple glass. Sashes to bathroom, W.C. & above sink and washhouse to be 3'3" high and to have one split rail fan light in each frame. Large window in sitting room to be glazed with 32 oz. glass. Frames to have 9" x 3" sills, 4" x 3" jams and heads. Jams and heads to be throated for plaster. Sills sunk and weathered. Sashes, styles and mullions to be grooved. Front door to be 2'10" x 6'6" H.T. Rimu and to be glazed with one full length glass panel sand blasted pattern to approval. Back door to be framed and ledged and flush pannelled inside. Washhouse to be frame ledged 6'6" x 2'6" Outside W.C. Door ditto 6'6" x 2'. Inside doors to be 4½" flush French doors each panel 6'6" x 4'9" glazed similar to doors. Rimu windows.

LININGS: Line walls of bedrooms, living room and hall with ½" Fibrous plaster. All other rooms to be lined with Pinex hard-board.

CEILINGS: All ceilings to be fibrous plaster. Living room ceiling to have 6" plaster corners. All other ceilings to have 1½" scotia.

SKIRTINGS: Place 4 x ½" rounded at top, dressed skirting to all fibrous plaster and wallboard walls. Skirtings to be full length doubly nailed and neatly scribed to floors, facings and angles.

WARDROBES: Place rods for coat hangers and fix six approved coat hooks, provide hat shelf, solidly floor top of wardrobes in bedroom 1 and provide second cupboard above same fully lined and vermin proof. Place two rods in wardrobes for shoes of ½" galvanized pipe. Line wardrobes and linen cupboards with hard-board and finish with cover battens over joints and ½ rounds in corners. Allow for 30ft. shelving in linen cupboard to be placed where directed. Wardrobe doors to be 6'6" x 2'2" x 1½".

SINK BENCHES & KITCHEN CUPBOARDS: Construct benches with 3 x 2



dressing framing, stainless steel sink and top in one piece to be placed 2'10" from floor. Other cupboards to details supplied.

#### BATHROOM CUPBOARDS:

Recess adjacent to basin small cupboard 5'6" high x 14" wide. Bottom of cupboard to sit on top of skirting. Fix five shelves and fit door with 16" x 9" mirror top. Build in cupboard under basin and fix full width shelf. Build in bath on two cradles 5" off floor.

#### PLUMBING:

Spouting to be 4" fibrolite, allow for four 3" downpipes. Bore post holes 6ft deep and lead downpipes into 4" glazed earthenware pipes. Cold water service to be laid on from main in 1/2" pipe. Lead to bath, basin, sink tubs, W.C. and to cylinder. Provide two hose taps and leave the at back of house for extension to garden.

#### HOT WATER SERVICE.

Fix on stand in cupboard an Electric 30 gallon copper circulating cylinder, tin lined of approved manufacture, lagged & cased. Connect to cylinder a "Champion" dual heating stove i.e. incinerator. All hot water pipes to be in copper.

#### SUPPLY TANK:

Fix a 15 gallon 24 gauge Galv. Iron tank in roof - fit underneath tray 24 gauge galv. and carry overflow to discharge through eaves soffits. Give two coats of bitumen paint before fixing.

BATH: Provide and fix a standard 1st. quality Metters porcelain enamel bath 5'6" on cast feet - to be built in.

SINK: To be 6ft. stainless steel standard size with 9" upstand back and chrome finished taps.

BASIN: Provide and fix a 22" x 16" porcelain wall basin, holed for taps and complete with overflow and plug. Cupboard underneath basin.

TAPS: To be high pressure bib chrome taps for hot water service marked "hot" and "cold". Size of taps to be 1/2" except



bath which is to be  $\frac{1}{2}$ ". Top at tubs to be brass, remainder to be chrome plated. Fit chains to plugs.

WASTES: All wastes and traps to be 6lb. lead complete with cleaning eyes.

GULLY TRAPS:

Provide and fix gully traps where shown. Keep 3" above ground on concrete floorings dish and neatly trowel with cement and mortar. Provide and place gratings. Pipes laid from gully traps and lavatory to septic tank.

SEPTIC TANK:

Build two chambered septic tank at approximately 40 feet from back of house - each chamber to be 3' x 3' x 3'6" deep, centre wall to have three 3" dia. holes at 9", 18" and 27" centres from bottom of tank. Dish top of wall 1".

LAVATORY BASIN. Fix pan on 2'6" x 12" concrete block - complete with seat and cistern.

VALLEY: To be 6lb. lead soakers 2'6" long with at least 6" laps.

FLASHINGS: Flash chimney and copper flue from dual heater with 6lb. lead.

TRAYS: Fit 9" Galv. trays to all windows - overflash into saw cut in stud. All water pipes to be screwed with graphite.

PLASTERERS: Cover sheathing with a good bituminous building paper lapped 3". Cover whole horizontally with 1" mesh 18" gauge wire netting properly stretched and stapled with 1" staples at approximately 9" centres both ways. Lap to be 3" at edges and 9" at ends. Wire netting to be kept clear of wall with 1" long  $\frac{1}{2}$ " x  $\frac{1}{2}$ " totara strips. First coat of wall plaster on wire netting to be composed of 1 part cement 3 parts sand and 10% hydrated lime with 1lb. of cow hair to 2 cubic feet. Thoroughly trowel the plaster to give a dense coat  $\frac{1}{2}$ " thick and thoroughly bedding the netting. Heavily cross scratch to provide a key for second coat. Keep wet for seven days before applying the second coat. The second coat shall be similar to the first coat, without cow hair but with waterproofing compound and shall be  $\frac{1}{2}$ " thick. lightly scored for finishing coat. Thoroughly wet the first coat in-



mediately before applying the second coat. Keep the second coat wet for fourteen days before the last coat is applied. Porch floors and terrace to be plastered and finished with 1" radius cove. Finish all surfaces to approved texture and surface.

ELECTRICIAN:      Switchboard:      Switchboard shall be flush type 18" x 18" x  $\frac{3}{4}$ " hinged to wood frame in accordance with detail where shown on drawings. Height to top of switchboard 6'10" from floor. Drill panel as required for supply Authority's meters. Provide and wire all necessary equipment with at least two circuit fuses for lighting. All fuses shall be clearly marked to show the circuit they control. Each item of equipment on switchboard shall be neatly labelled with transfers or to approval.

LIGHTING SWITCHES:      All lighting switches shall be flush type white and with flush plates to match. Shall be fixed in 4'6" above floor level. Flush plates shall be flat against finished wall surface. Two way control switches shall be provided in kitchen.

PLUG SOCKETS:      All plug sockets shall be flush type, minimum capacity 10 amp.. They shall be fixed 4'6" above floor level and without control switches, except in dinette.

LAMP HOLDERS:      All light points shall be equipped with batten type moulded plastic lampholders, placed hard against ceiling in position indicated on drawings. Lampholders shall be bayonet type complying with N.Z.S.S. 144. Instal bracket for reading lamp in Bedroom 1.

LAMPS:      Allow for supplying and fixing lamps as specified in Schedule below. Lamps shall be 3 C./ coiled coil and shall comply with N.Z.S.S. 153 and 144. Lamps shall be pearl where used in open type shades and clear where enclosed in opal glassware.



SCHEDULE OF POINTS.

<u>LOCATION</u>	<u>LAMPS</u>	<u>PLUG SOCKET</u>	<u>FITTINGS.</u>
Front Porch	60 watts	-	Special
Hall	2 - 60 "	-	Special
Living Room	100 "	1	Special
Kitchen	100 "	1	
Bedroom			
<del>Bedroom</del> 1.	2 - 60 "		Special
Bedroom 2.	60 "		
Sun Room	60 "		
Bathroom	60 "		
W.C.	60 "		
Laundry	60 "		

Range (Electric) Install standard "Nesco" Electric range colour Green. Provide Plumber approved element and thermostat for fitting into hot water cylinder. The water heating element shall comply with N.Z.S.S. 364 and both element and thermostat shall carry 2 years' guarantee. Allow for 1000 watt element.

WASHING MACHINE: Install 15 amp. plug socket in washhouse for washing machine

WIRELESS AERIAL: Install in roof space a wireless aerial, complete with dropper radio outlet plate, earth wire etc. - in living room and kitchen.

CEILINGS: Ceilings of bedrooms, living room and hall to have one coat of "Gen-Seal" and two coats of paint, off white, flat finish. Skirtings, doors and architraves to be sixed and one coat white shellac and one coat clear Dulux.

PAINTER AND PAPERHANGER. External work to have three coats of white B.A.L.M. paint.

NOTE: Priming paint or coat not to be killed with thinners. Window sills to be green - tint approved.



Allow 10/- per roll for papering 2 bedrooms, lounge, hall and sunporch.

INTERNAL WORK. Bathroom, kitchen and W.C. to be "Duluxed" - Four coats, colour off white. Washhouse to have two coats of paint, French Grey.

TILER: All tiles to be concrete grey - the work shall be carried out by skilled Tiler in accordance with best trade practice of sound repute, using material and apparatus adequate to ensure a first class job.

BATTENS: Battens shall be building A heart rim; spaced to finish up with full tile at ridges. Place wedges under valley tiles; All ridges shall be bedded and ridged with mortar and shall be undercut to pass over the head of the tile. Pointing shall be carried out only in suitable weather and all tiles shall be well wetted before pointing. Care shall be taken at all times to protect the roof from damage and any broken or defective tiles shall be replaced immediately with sound tiles. Leave twelve spare tiles on ceiling joist.