

APPLICATION FOR BUILDING PERMIT

N^o 2610

WANGANUI,

Jan 15th 1958.

TO THE CITY ENGINEER,

I hereby apply for permission to Erect duly

at Goodfoot St -
for A Lemon Ltd. of ~~Emerson St~~ Emerson St -

according to locality plan and detailed plans, elevations, cross sections and specifications of building deposited herewith, in duplicate. 1310/114

Particulars of Land: Lot No. 414 on Town Section D.P. 3060

Length of Boundaries Area

Particulars of Building—Foundations Concrete

Walls Plaster on wood Roof Iron

Area of ground floor sq. ft. Area of outbuildings sq. ft.

Estimated value—

Building - - - - - £ 2150 : -

Plumbing and Drainage - - - - - £ 250 : -

Total £ 2400 : -

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

Nature of ground on which building is to be placed and of the subjacent strata

A. Lemon Ltd Builder or owner

Address 10 Emerson Pl.

PARTICULARS OF WORK

Value £ 2400 Building Fee £ 10 : 10 : -

No. of Bricks Water Fee £ : 3 : 4

Chimneys Inspection Fee £ : : -

Cubic yds. of Concrete 10 Crossing Fee £ : : -

Footpath Damage Deposit £ : : -

Total £ 16 : 13 : 4

Received Fee 14

Receipt No. 1295

1310/114.

A Lemmon Ltd.

Lot 414 D.P. 3060.

Carrifoot St.

28.



WANGANUI CITY COUNCIL	INITIALS	DATE
APPROVED BY	R	22/1/58
DRAINAGE	MD	23/1/58
BUILDING INSPECTOR	R	17/1/58
SANITARY INSPECTOR	MB	22.1.58

SPECIFICATION

MATERIALS TO BE SUPPLIED AND LABOUR TO BE PERFORMED

IN THE ERECTION OF A RESIDENCE

FOR *A. Limma* *St.*

GENERAL CLAUSES

TENDER The lowest of any tender not necessarily accepted. The contractor shall provide all the materials and labour unless otherwise arranged. He shall provide the scaffolding, do all carting, clean up and remove all surplus building material and rubbish, and leave the place broom clean at the termination of the contract. Anything specified, but not shown on plans, or anything not specified but necessary for the proper completion of the work, or necessary in accordance with the usual customs of the trade concerned shall be allowed for by the contractor in his tender.

INSURANCES The contractor shall take out the following insurance policies, and provide evidence of the same to the owner before commencement of the work.

- (1) Builders' risk policies.
- (2) Workers' Compensation policy.
- (3) Publicrisk policy.

FIRE POLICY The contractor shall take out a fire insurance policy for the full value of the contract and keep it fully covered until it is finally taken over by the owner.

PAYMENTS Payments will be made monthly up to 90% of the value of materials and work done on the site. 10% will be retained for a period of 30 days after the completion of the work to comply with the wages protection and Contractor's liensact or its amendments.

PERMITS The contractor shall take out all permits and pay the necessary fees for the same.

SITE The site of the work is

CONCRETOR

CONCRETE Clean washed and graded river shingle 6 parts, Portland 1 part. If Whangaehu shingle is used, add one part of 1" stone to two parts shingle.

FOUNDATIONS Exteranal walls 5" continuous concrete wall, not less than 18" above ground level, reinforced with $\frac{1}{2}$ " rod at the top. Footings 9" x 4" reinforced with two $\frac{1}{2}$ " rods hooked and lapped at all joints and bent around corners. Excavate footings at least 12" below ground level. 6' foundation to garage

PILES Concrete, 6 1/4 square inches in section, on 12" x 12" x 4" footings, spaced at 4'-6" under all sleepers. Plx No. 8 wire in each to secure sleepers.

VENTS 9" x 6" concrete spaced at 2' centres from corners and then at not more than 6' centres.

CHIMNEY Precast concrete. Bring up to floor level in reinforced concrete.

PORCHES Provide 4" reinforced concrete slab on concrete walls.

STEPS Risers 6". Treads 12". Fix as shown.

DAMP-COURSE Malthoid.

PLASTERER

The plastering to include all exterior walls of house, porches and steps.

FIRST COAT Cement one part, sand 3 parts, not to be applied to walls until all heavy hammering is finished, and internal linings fitted. Thoroughly trowel plaster to a dense coat of $\frac{3}{8}$ " min thickness. Comb well to provide a key. Where practicable, finish the whole of any one face in one operation.

SECOND COAT As above, plus 10% hydrated lime by volume of cement used. An approved waterproofing mixture to be added as instructed by the makers. Second coat to be not less than $\frac{3}{8}$ " thick and screeded to an even plane. Finish as directed.

VENTS Set the vents at face edge with cement compo.

PORCHES AND STEPS Render with 3 to 1 cement mortar, finished with a steel trowel.

FIRE PLACE SURROUND *P.C.F. 20-0-0*

INTERNAL LININGS *fibrelite board walls. Fibrous plaster ceiling*

CARPENTER AND JOINER

SCHEDULE OF FRAMING TIMBERS

WALL PLATES 3" x 2" B A H R secured to concrete with $\frac{3}{8}$ " bolts at 4'-6" centres.

SLEEPERS 4" x 3" B A H R on edge at not more than 6'6" centres.

FLOOR JOISTS 5" x 2" B A H R at 18" centres. *9'2" over Garage with 2'4" Lapping boards*

BOTTOM PLATES 4" x 2" B A H R on exterior walls, Bore $\frac{3}{4}$ " holes between studs and make vermin proof.

OTHER PLATES 4" x 2" B A R. *4'3" Top plates to garage walls*

STUDS 4" x 2" B A R. *4'3" to garage*

BRACING 6" x 1" B A R on exterior walls, remainder 4" x 1" checked into framing.

CEILING JOISTS 4" x 2" B A R at 20" centres.

CEILING RUNNERS 4" x 2" B A R at not more than 8' centres.

RAFTERS 4" x 2" B A R at 30" centres.

PURLINS 3" x 2" B A R at 30" centres.

UNDER PURLINS 4" x 3" B A R.

RIDGES AND HIPS 6" x 1" B A R.

VALLEY BOARDS 7" x 1" B A R.

COLLAR TIES 6" x 1" B A R fixed horizontally across corners.

WIND BRACE 6" x 1" over ceiling joists where required.

TRIMMER STUDS 4'-6" span 4" x 3" B A R.

TRIMMERS Not over 4'-6" span 5" x 2" B A R.

4'-6" to 6' 6" x 2"

6' to 7'-6" 7" x 2"

7'-6" to 9' 9" x 2"

FRAMING Framing to be thoroughly well done, braced and strutted wherever possible. All plates to be halved at corners and scarfed at joints. All true and perpendicular. Bore or check all dwangs to circulate air. All santaling timbers to be thickened. If rimu unavailable, untreated Pinus may be used for interior work.

EXTERIOR WALLS Framing to be covered with building paper, lapped 2" and tacked, then with pumic concrete wall boards, fixed with galvanised fastening in accordance with the makers instructions. Fill all joints with cement mortar and cover with 4" strips of scrim dipped in cement slurry. Cover all with 1" mesh wire netting stretched tightly.

ROOF. *Corrugated Iron on netting & Building Paper*

EAVES To under side of eaves fix flat fibrolite with galvanised clouts and cover with half round battens. Soffit width 18" Fascia board 6" x 1" DH R.

FLOORING 4" x 1" T & G Heart Rimu or Tanalised flooring, tightly clamped and double nailed.

WINDOWS To sash sizes shown on plan. Frames and sashes to be Heart Rimu or Totara. Fanlights to have split fan meeting rail with weather fillets. Sashes to be properly mortised and tenoned, wedged and glued. Glaze bathroom sash with obscure glass, glaze L S sash with 32 oz. and the remainder 24 oz. best quality clear glass. Provide casement catches to the value of per set.

DOORS Front door 6'-6" x 2'-10" x 1 1/2" Glazed as per plan. Selected glass.

Back " 6'-6" x 2'-8" x 1 1/2" Frame ledge, flush one side.

Wardrobe 6'-0" x 2'-2" x 1 1/2" O B flush.

Interior 6'-6" x 2'-8" x 1 1/2" O B flush.

Provide chrome latches to the value of per set.

ARCHITRAVES AND SKIRTING 3" x 1" O B R standard pattern.

KITCHEN CUPBOARDS As per joinery shedule, to Housing Dept. standard.

SAFE To be taken from floor to ceiling and vented at top and bottom, vents to be protected with copper wire mesh. Provide slat shelves, flush doors, Cupboard catches at 2/9 each.

H.W. CUPBOARD Provide slat shelves over cylinder and a flush door.

LINEN CUPBOARD Provide slat shelves and wardrobe doors.

BATH Frame up bath and line front with wall board, recessed skirting.

Hardware P. 30 - 0 - 0

BATHROOM CABINET Internal size 27" x 16" with bevelled mirror, two shelves.

WARDROBES Finish internally with full length shelf out of 8" x 1" at 5' above floor level and fix a wood rod 1 1/2" x 7/8" at two inches below shelf.

ELECTRICIAN

The whole installation to be in accordance with Power Board regulations.

SCHEDULE OF LIGHTS

Location	No. of Lights	Switches	Lamp	H.P.	Fittings
Bedroom 1	1	1	60w	1	
Bedroom 2	1	1	60w	1	
Bedroom 3	1	1	60w	1	
Living Room	2	2	100w	1	
Kitchen	1	1	100w	1	Backlight skirt
Bathroom	1	1	40w		" "
W.C.	1	1	15w		" "
Hall	1	1	40w		" "
Wash house	1	1	40w	1	" "

Contractor to check schedule with plan.

SWITCHES Flush type.

H.W. SUPPLY Fit cylinder with 100 watt element and thermostat.

STOVE

P.C.F 60-0-0

PLUMBER AND DRAINLAYERS

All work to be in accordance with the health and plumbing regulations and to the satisfaction of the health inspector.

DRAINS All drains to be laid with 4" glazed E.W. pipes with joints set in 2 to 1 cement mortar. Pipes to be laid with easy bends and even falls not flatter than 1 in 40. Connect the house drainage with the city sewer. The Plumber to provide a drainage plan showing position of fittings, sewer, grade and depth.

(1) 3" C.I. terminal vents.

3" copper extensions. Joints to be brazed, *angles gasketed.*

FLASHINGS Do all flashing necessary to render the building weathertight in all respects.

H.W. SUPPLY Provide and instal a 30 gallon copper circulating cylinder complete with Ajax pressure reducing valve, feed pipe, sludge cock, etc. Run 3/4" pipe to bath and 1/2" to basin, sink, tubs, and washer. H.W. piping to be drawn copper tube with welded joints all to be properly lagged with hair felt wired on.

EXTENTIONS Provide chromium plated extentions to taps over bath and sink. Waste pipes to be 1 1/2" galvanised to bath, sink and tubs, and 1 1/2" to hand basin, 2" shower wastes to be connected. Basin, bath, tubs and sink all to be fitted with lead traps.

BATH 5'-6" flat top porcelain enameled C I alpha quality bath, set low for framing in.

SINK.

TAPS Kitchen, bathroom, best quality G.P.S.L. remainder $\frac{1}{2}$ " brass, two hose taps.

WASTES Provide all wastes, vents, inspections, gullies, or waste to etc. as required by the bylaws. All gullies not under D.P. or waste to be provided with a tap. Wastes to be wrought iron, galvanised pipe. Fittings, to be trapped to waste with copper traps. 1 only dish gulley trap allowed. Others to side gullies.

W.C. Best quality ceramic washdown pan, wooden copper lined syphonic cistern. Joint between pan and soil pipe, to be made with a plastic material, not cement mortar.

TUBS Reinforced concrete standard rubs.

GUTTER AND DOWNPIPE 24 gauge galvanised iron.

PAINTER AND PAPERHANGER

PAINT All paint for under coat work may be ready mixed paint, or lead and oil hand mixed on the site. Paint for finishing gloss shall be approved ready mixed, brought to the job ready mixed in the original containers. Colours to be selected.

EXPOSED WOODWORK To receive one coat of priming, stop all nail holes and defects with the best oil putty, apply one coat of undercoat paint and finish with one coat of gloss paint.

INTERIOR WOODWORK To receive one coat of priming, stop all nail holes and defects, apply two coats of undercoating and finish with one coat of approved enamel. This applies to all interior woodwork in the kitchen, laundry, bathroom and W.C. including inside of cupboard doors and bathroom cabinet.

VARNISH WORK To receive one coat of oil stain, to approval, stop with tinted putty, apply one coat of knotting and finish with one coat of varnish.

WALLS Kitchen, bathroom and laundry, W.C. to be sized and given one coat of undercoating and one of enamel.

CEILINGS To be given one coat of sealer and two coats of approved flat paint.

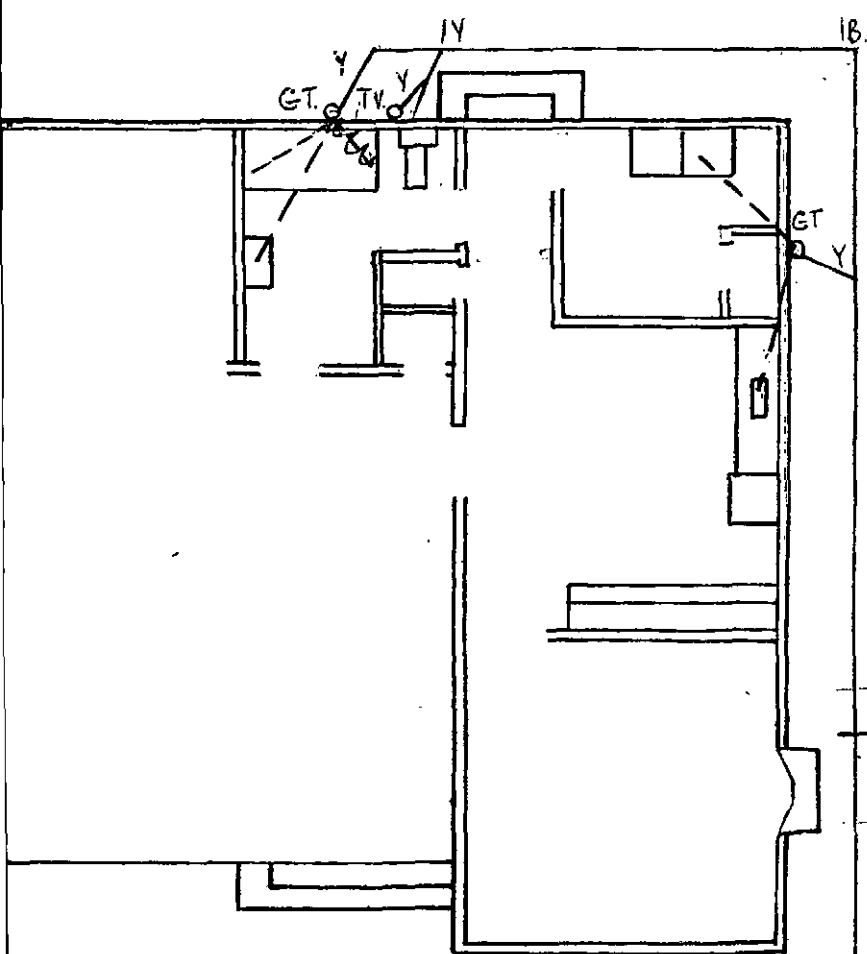
PAPERHANGING Walls to be sized and prepared ready for papering. All papers to be trimmed, cut true square, butt jointed and hung true and plumb. Allow the sum of 7/6 per roll for estimating. All papering to be left free of all defects and disfigurements. Papers to be selected.

COLOUR WASH To all plastered walls apply two coats of approved limewash.

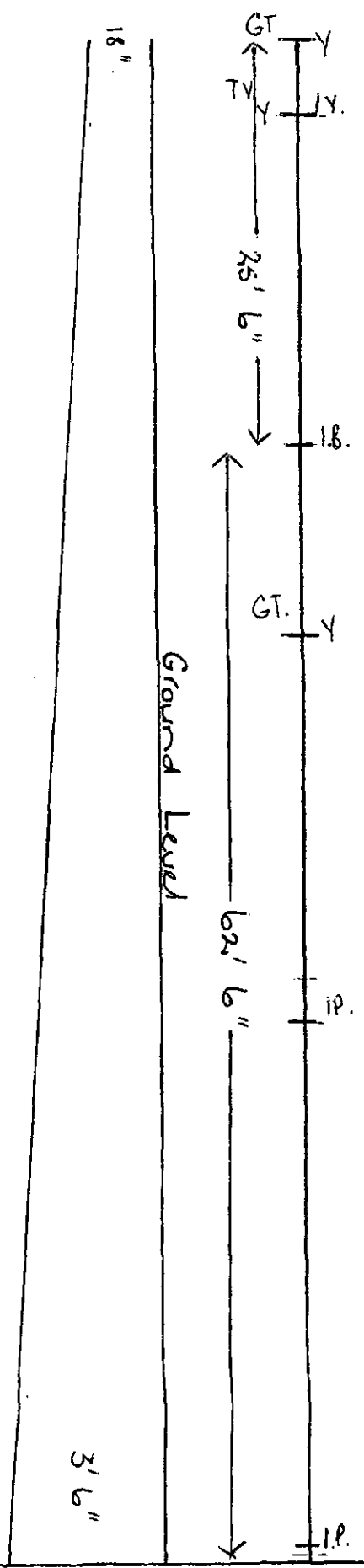
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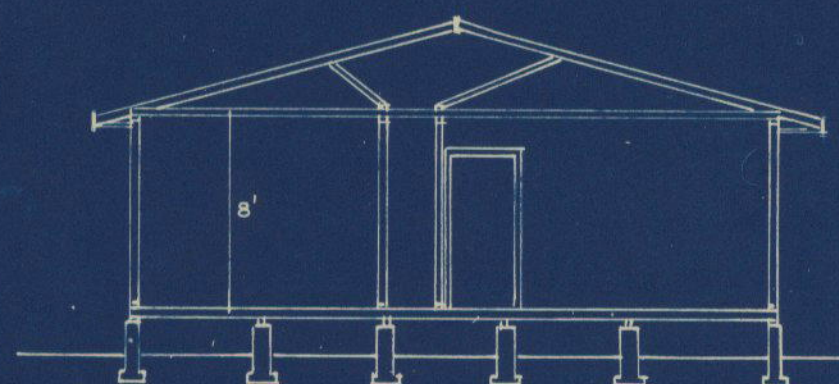
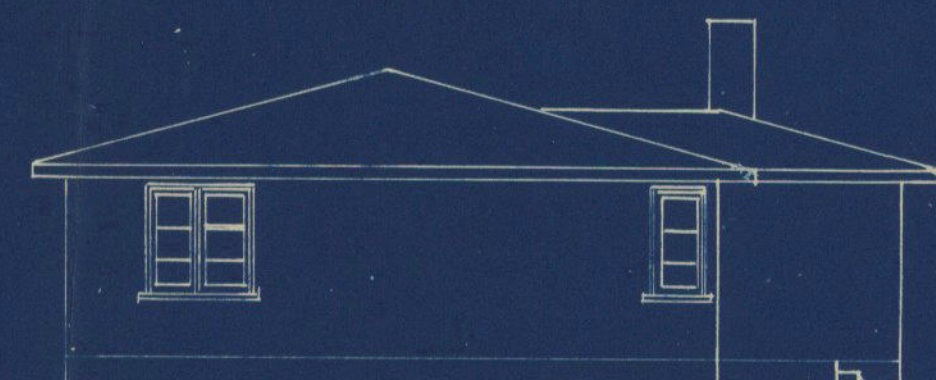
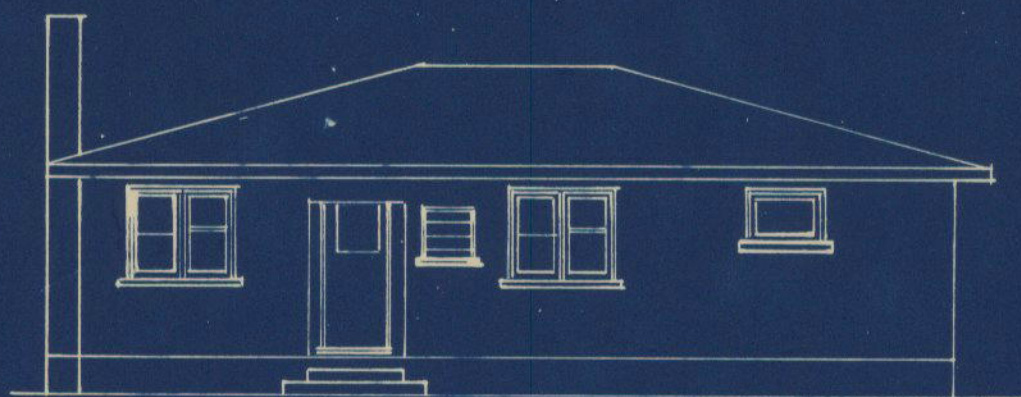
PROPOSED DWELLING for
A. LEMMON LTD.

Lot 414
DP 3060



2572/88.
Drapetist.
Plumbe - W. S. Steele.
J. L. L.





PROPOSED DWELLING FOR
A. LEMMON LTD.

No. 134

WANGANUI CITY COUNCIL

Building Inspection Sheet

Permit No. 7823 Value £ 2400

OWNER A. Lemmon Ltd

BUILDER

STREET Cornfoot 27-1-58

SEC. LOT 414 D.P. 3060

Boundaries	✓	28/1/58	Date
Excavation	✓		Inspection
Foundation	✓		
Piles	✓		
Vents	✓		
Chimney Found.	✓		
Copper Found.			
Framework	✓		
Trimmers	✓		
Ventilation			
Rafters	✓		12/2
Purlins	✓		
Sheathing	✓		18/2
Netting	✓		5/3
Ceiling Vents			19/3. 31/3
Water Heater			
Gas Fire Flues			

REMARKS:—

bought 21/4/58

VALUATION ROLL No.

LEGAL DESCRIPTION

1301

1310/114

LOT 414 D.P. 3060

158a CORNFOOT STREET

DRAINAGE & PLUMBING PERMITS

BUILDING PERMITS

Existing Use

Permit No.

Date

Permit No.

Date

Nature of Work

Designation

Zoning

Undersize Section

Building Line Restriction

Proposed Street

Proposed Service Lane

Proposed Access Way

Dangerous
Goods Licence

Fill Points

Housing File No.

Underground Tank

Type

Capacity
gals

Water Connection

Reg. No.

Amt. Paid.

Water Meter

Water Bore

Drainage Connection

Reg. No.

Amt. Pd.

Pool

Filtered

Unfiltered

Back Flow
PreventerStormwater
Connection

Reg. No.

Amt. Pd.

Heating

Gas

Oil-fired

Coal-
Wood

Electric

Other

Kerb Crossing

Reg. No.

Amt. Pd.

34881

\$22.00

Conditional Use

File:

Specified Departure

File:

Dispensations

Reference

Date