



PERM

NAPIER BOROUGH COUNCIL

Application for Building Permit

TO THE BUILDING INSPECTOR,
NAPIER.

I, the undersigned, hereby make application for a Building Permit for work as set out in Specification and shown on Plan submitted herewith.

Description of Property on which the work is to be done :

Section S. 5 88 Lot Block Street Onslow Rd

Class of Building Dwelling Material Wood & Plaster

Owner of Property J. G. Redlow Address 10 Brewster St.

Builder J. G. Redlow Address 10 Brewster St

Contract Price or
Estimate Cost £ 2500 Building Fee £10-10-0

Dated this 18th Day of January 1949

Signed J. G. Redlow Owner.
Contractor.

18th. January, 1949.

The Town Clerk,
HAPIER.

Dear Sir,

BUILDING PERMIT FEE. T. G. PEDLOW.

I have to advise you that Mr. Pedlow has taken out a permit to build in Brewster St. as explained in his letter to you, and has paid the fee for same in full.

Therefore, I would recommend the refund of 70% of his original fee of £7. 10. - paid in September, 1944.

Enclosed please find building permit No. 1222.

Yours faithfully,

R. W. Garrick,

BUILDING INSPECTOR.

S P E C I F I C A T I O N

of

R E S I D E N C E

at

ONSLOW RD.NAPIER

for

T.G. PEDLOW ESQ.

ON SECTION 88²

SPECIFICATION for Dwelling to be built on
Section 88 2 ONSLow RD. NAPIER
for T.G. PEDLOW ESQ.

EXCAVATION: Excavate to required depths as shown on plan and remove all spoil where required and keep black soil separate from the clay and deposit clear of the building site and paths.

CONCRETE: Build a 6" concrete wall where shown on plan and reinforced with $\frac{1}{2}$ " steel rods at 18" centres both ways. Base walls to dwelling to be of concrete 6" thick with three $\frac{1}{2}$ " horizontal reinforcing rods running right round the walls and having required laps and hooks. Piles to be 8 x 8 concrete at 4'6 centres. Steps and chimney foundations to be concrete with approved stone or broken concrete filling. Concrete to be composed of 6 parts of clean shingle to one of cement.

CHIMNEY: To be built with well burned bricks in cement mortar composed of three parts fine sand to one of cement and enough lime added to make easy working mortar. Front of openings to be finished with a tiled surround to value of £24 with sloping back and hobs of fire-bricks. Hobs to be left to suit a 16" Colonial grate. Flues to be well parged inside and top finished with a 9" flue liner extending 6" above top of brickwork. Hearth to be 4 x 4 glazed tiles.

COPPER: To be 12 gallon Electric copper.

PATHS: To be of concrete as shown on plan laid in about 5 ft. sections, 3" thick and continued to join up with existing path to Brewster St., when cement is available.

SLEEPER PLATES: To be 4 x 3 Heart Rimu not to exceed 6ft. apart and to be wired to piles.

JOISTS: To be 5 x 2 at 18" centres, all of Heart Rimu, ^{well} spiked together at passings.

- WALL PLATES: To be 4 x 2 O.B.Rimu scarfed at all angles and joinings and checked $\frac{3}{4}$ " to receive studs and trimmers.
- STUDS: To be 9 ft, 4 x 2 O.B.Rimu at 18" centres. Minor partition studs to be 3 x 2. 4 x 3 studs to 1st. floor all checked into wall plates.
- BRACES: To be 6 x 1 O.B.Rimu checked flush to face of studs and placed where directed.
- TRIMMERS: To have heavier timbers to suit the width of openings, all of O.B.R.
- 1st.FLOOR JOISTS: To be 8 x 2 O.B.R. laid level and with a centre row of 2 x 2 bridging.
- CEILING JOISTS: To form roof to be 8 x 2 at 18" centres with tapered pieces on top of each to form fall for roof. Bridging of 2 x 2 to centre of each span. Joists to project 6" over roof to nail soffit to.
- DECKING: Over roof to be 6 x 1 Bld. A.O.B. Rimu, double nailed to joists and all bye-wood removed to make even surface for Malthoid roofing.
- EXTERIOR: Exterior to be Stucco on 1" netting 30 - 30 Sisal Craft and three coats of plaster to approval.
- SOFFIT: To be $\frac{3}{16}$ Asbestos sheets and Fascia board to be 9 x 1 Drd. Heart Matai mitred at angles and joinings.
- SPOUTING: To be formed with Malthoid roofing and all necessary falls to outlets.
- WINDOWS: Frames to be made out of Heart Rimu with 6 x 3 rebated and sunk heart Matai sills with all necessary rebated water channels and sinkings to make watertight job. Sashes to be morticed and tenoned together out of Heart of Totara or Redwood. All sashes to be hung to suit easy cleaning of glass and fitted with 3 loose pin butts and casement stays, valued at 6/6 each. Glass to be 20 oz. clear, excepting bathroom which will have obscure.
- DOORS: Door frames to be rebated out of $1\frac{1}{2}$ Heart material to required widths. Sills to be out of 8 x 3 Heart Matai and facings of 4 x 1 Drd O.B.Totara. Inside frames out of 5 x $1\frac{1}{2}$ rebated O.B. Rimu. Exterior doors to be made of Heart Rimu of standard design and front door glazed in white obscure glass. All outside doors to be hung

- DOORS:(Contd.) on $1\frac{1}{2}$ pairs of 4" steel butts. Glass doors between Living and Dining Room. Interior doors to be 6'6 x 2'8 x $1\frac{1}{2}$ " framed flush O.B.Rimu and wardrobe doors to be 6'6 x 2'2 ditto, all hung on $1\frac{1}{2}$ pairs of $3\frac{1}{2}$ " steel butts.
- HARDWARE: Allow the sum of £25 (Twenty Five) to purchase all window and door furniture required to complete the job.
- ROOFING: To be three layers of Malthoid laid with proper falls to spouting and to be laid in position by Redpath & Co.
- FLOORING: To be 4 x 1 T & G Heart of Rimu and finished with sanding machine at completion of job. 1st floor to be 4 x 1 T & G O.B. Rimu with similar finish.
- WALL LININGS: All walls throughout to be covered with $\frac{3}{8}$ " Gibraltar Board nailed on to Manufacturers' instructions and joints and nails filled in and made flush with white plaster.
- LAUNDRY: Walls and ceiling of Laundry to be of Hardboard lining, also ceilings of all porches and cupboards.
- CEILINGS: Ceilings throughout to be covered with $\frac{1}{2}$ " Pinex Board and kept $\frac{1}{8}$ " apart at joints. All joints to be covered with small half round and to have $1\frac{1}{2}$ " scotia at angles of Pinex mouldings.
- SHELVING: Fit up in wardrobes, cupboards etc. 200 feet of dressed O.B.R. shelving. Meat safe to have perforated zinc at sides for ventilation.
- NOSINGS & APRONS: To window frames to be made out of clean O.B.Rimu of necessary widths.
- ARCHITRAVES: To all door and window openings to be 3" with rounded edge.
- SKIRTING: To be out of 6 x 1 O.B.Rimu with rounded edge on top neatly scribed to floors.
- STAIRWAY: Stairs to be of O.B.Rimu with $1\frac{1}{4}$ " treads, 1" risers, 2" strings, 3" handrail and balustrading filled in with Rimu three ply, all to be hand dressed.
- ANGLES: Of bathroom, kitchen and cupboards, all to be finished with small Rimu angle moulding in angles. Bathroom and Kitchen walls to have joints of wallboard covered with small half rounds.

- WARDROBES: To have wooden rods fitted up to each wardrobe and six hooks to each wardrobe. Coat cupboard to have 1 doz hat and coat hooks fitted up where required.
- SINK BENCH: To be 5'6 Staybrite Top with cupboard doors fitted underneath and to have 3 x 2 toe space full length of cupboard.
- KITCHEN DRESSER: To be built to full height of ceilings and fitted up with all necessary drawers, bins and shelving complete.
- MANTEL SHELF: To be made out of 7 x 3 Drd Rimu with all necessary beads etc. to finish against surrounds. Fit 3 x 2 rebated Rimu surround round the tiled hearth which shall be built up to suit.
- LINEN PRESS: To be built where shown with five full width shelves.
- HOT WATER CUPBOARD: To have two doors and extend to ceiling with 3 x 1 shelving kept 1" above the circulator.
- BEAMS & FACINGS: All beams and facings to porches to be to required sizes and finished in Heart Rimu. The beam at Laundry ceiling to be enclosed with 1" casing.
- TRAP DOORS: Fit up all necessary trap doors where required for Plumber and Electrician.
- DWANGS: All walls to have 3 x 2 and 4 x 2 dwangs at 30" centres and also place dwangs to suit Plumber's and Electrician's fittings.
- CHINA CUPBOARD: To be built at side of stairs with pair of glass doors and necessary Rimu shelving.
- P L U M B E R.
- FLASHING: Flash all window and door openings at heads where exposed with 26 gauge G.C. Iron, also 9" apron sills fitted to each end of window sills. Chimney and vent pipes to be fitted with 3 lb. lead flashings. Downpipes to be 3" Asbestos.
- COLD WATER: Connect supply on site and lead to bath, basin, sink, copper, W.C., both tubs, supply tank and circulator and two hose taps, one at front and one at back of building. Piping to be $\frac{1}{2}$ " galv. with stop cock fitted.
- HOT WATER: Supply from circulator to bath, basin, sink and over one tub, all to be in $\frac{1}{2}$ " copper pipe with necessary copper fittings and all to be well lagged with stop cock fitted where required.

- CIRCULATOR: To be 30 gallon electric of approved make and enclosed in iron case and necessary lagging material and draw-off cock fitted where required. Ajax valve to be fitted in most suitable position for water supply to circulator.
- BATH: To be 5'6 Metters enamelled bath with lead trapped waste to gully trap.
- BASIN: To value of £4.10.0. with lead trapped waste to gully trap.
- SINK: To be 20 x 14 Staybrite (stamped steel) with lead trapped waste to gully trap. Connect up lead trapped waste to tubs and lead to gully trap.
- W.C.: Pan fitted up in lavatory with low down cistern, all of N.Z. make and connected up to drainage system. Fit up all necessary vent pipes required to satisfaction of the Borough Inspector.
- TAPS: All to be C.P. lettered H & C.
- DRAINS: Lay all drains including Gully traps, bends, junctions, fittings and inspections, to the Sanitary Inspector's requirements and connect up with the existing drain on adjoining section which has connection fitted for connecting to. Storm water drains to be connected to deep stone sumps.

P A I N T E R.

Prime all outside woodwork usually primed in red and white lead priming, using Totara priming on any Totara work. After priming is completed stop up all nail holes and cracks with linseed oil putty and then give two coats of oil paint in desired colour and do any picking out required for sashes, spoutings, etc.

CEILINGS: Throughout to have one good coat of glue size and then finished in two coats of distemper. Ceilings of Kitchen, Lavatory, bathroom, porches and laundry to be finished in Oil paint.

INTERIOR: Walls of bathroom, lavatory, kitchen to be finished in enamel. Laundry to be oiled and knotted. Walls of all rooms after stopping has been completed to be papered with papers valued 6/6 per roll. Doors and all interior woodwork

INTERIOR:
Contd.

not otherwise specified to receive one coat of oil, one coat of knotting and one coat of Eggshell varnish. Inside sashes to be painted in three coats. Inside of wardrobes to have one coat of size and one coat of Dis-temper.

E L E C T R I C I A N

The lighting and heating points shown on the plan shall be installed and wired complete with the necessary conduits, wiring fittings, shades, lampholders, switches, plugs and sockets.

Lighting points to be fitted up to Living Room, Dining Room, Kitchen, Laundry, Hall, 1st Floor Hall, bathroom, lavatorys and three bedrooms and three exterior lights where required. Heating points to stove, circulator, living room, dining room and No. 3 bedroom. Also to combination Washer machine and Refrigerator.

Allow £36 for supplying Electric stove to Kitchen.

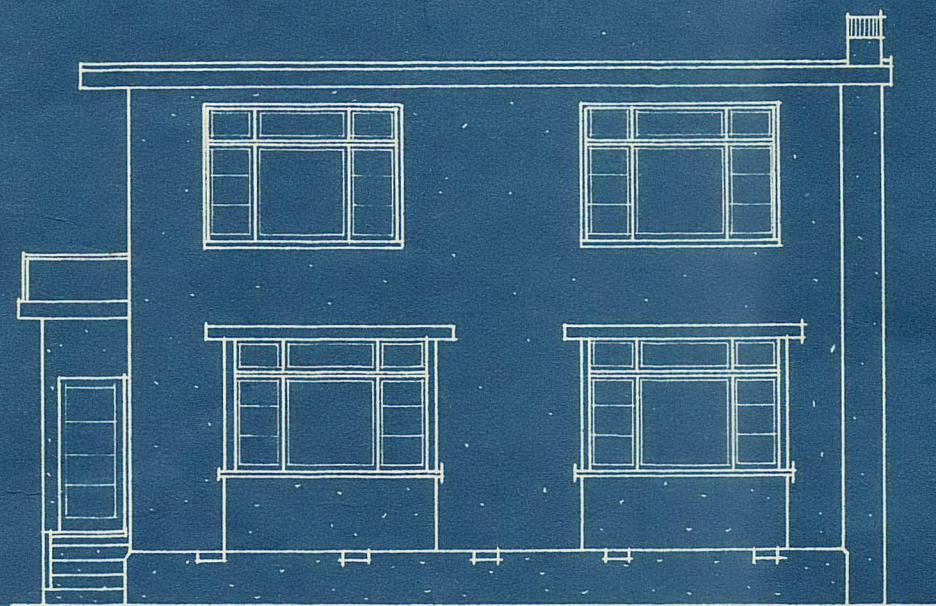
Provide Thermostat and connect up with water heating element.

Fit up switchboard in suitable position in Hall.

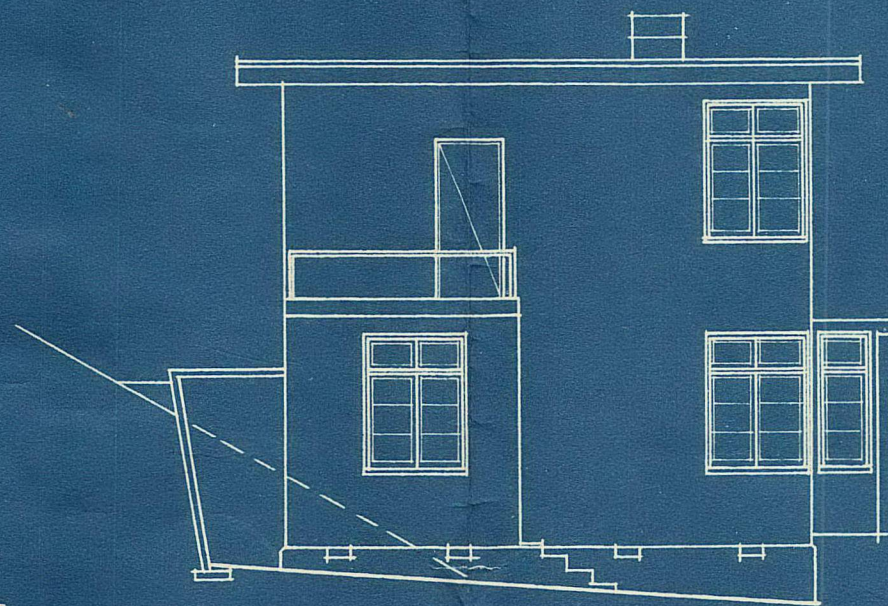
Allow for combination Washing Machine, boiler and wringer to value of £95.

PROPOSED RESIDENCE AT ON/LOW RD. NAPIER

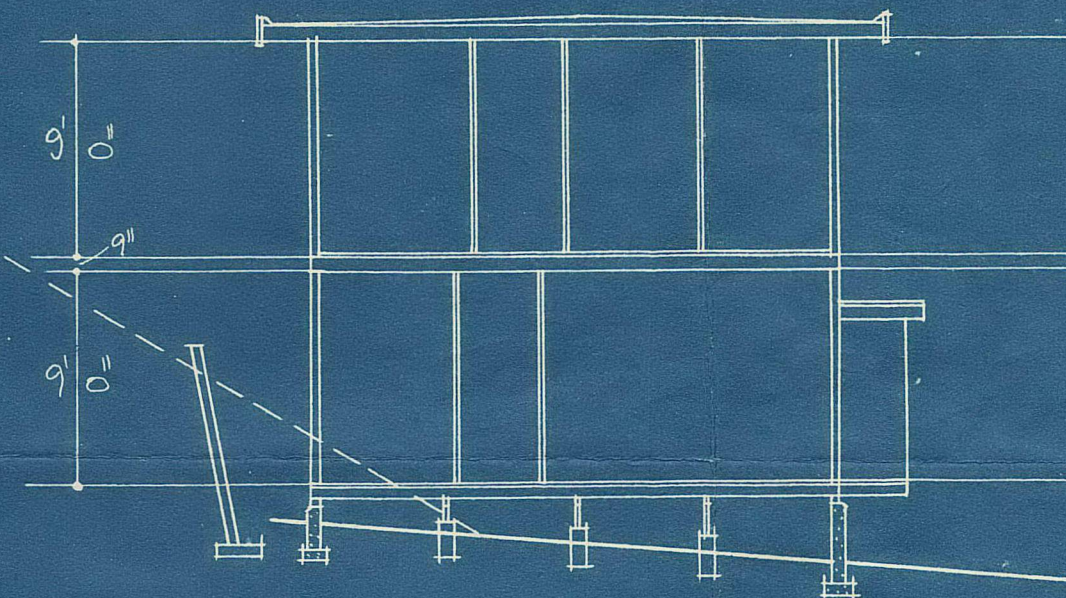
SCALE
 $\frac{1}{8}" = 1\text{ FT.}$



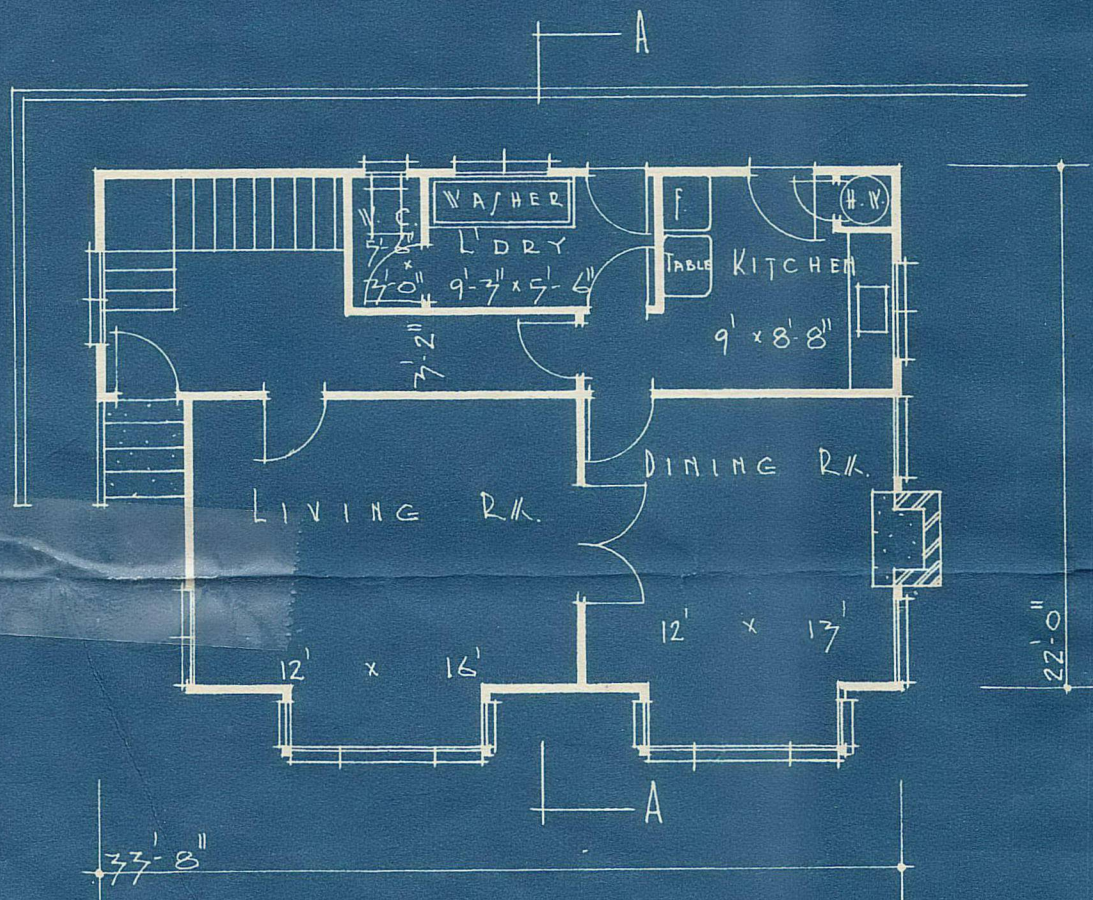
FRONT ELEVATION



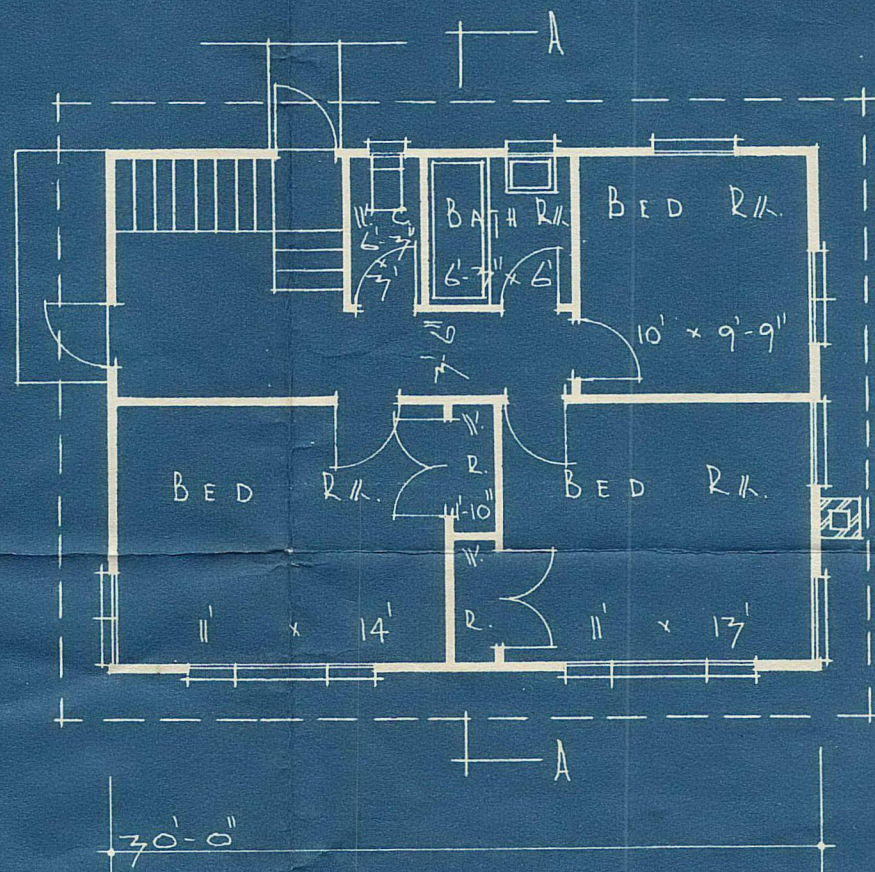
SIDE ELEVATION



SECTION "A-A"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

