

APPLICATION FOR BUILDING PERMIT

Nº 6591

WANGANUI,

15th March 1962.

TO THE CITY ENGINEER,

I hereby apply for permission to erect Dwelling
at 46 Surrey Road

for Mr. W. Claridge of _____
according to locality plan and detailed plans, elevation, cross sections and specifications of
building deposited herewith, in duplicate. 13157707 Pt.

Particulars of Land: Lot No. 10 on Town Section _____ D.P. 22878

Length of Boundaries	Area
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Particulars of Building—Foundations Concrete

Walls Stucco Roof Iron

Area of ground floor 958 sq. ft. Area of outbuildings _____ sq. ft.

Estimated value—

Building	-	-	-	-	-	-	-	-	£	:	:	.
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Plumbing and Drainage - - - - - £ 250: - : - .

Name of Plumber Moosa Total £2635 - -

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) Dwelling.

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

Address B. J. Walker. Builder or Owner
44 Selwyn Crescent.

PARTICULARS OF WORK

Value £ 2635 Building Fee £ 12 : - : -

Water Fee £ : : .

Cubic yds. of Concrete Water Connection £ 6 : 10 : - .

Drain Connection £ 250 : — : — .

No. of Bricks _____ Drain Connection £ 25 : — : — .

Inspection Fee £ : : .

Chimneys Crossing Fee £ 5- : - : -

Crossing Fee £ 5 : — : — .

Footpath Damage Deposit £ ↓ : : .

Total £48 : 10 : —.

Received Fee AB

Receipt No. 411

Pt. 1315/707

W. CHARIDGE
(J. D. KING)

Lot 10 D.P. 22878

SURREY RD



WANGANUI CITY COUNCIL

APPROVED

WANGANUI CITY COUNCIL	INITIALS	DATE
APPROVED BY	R	20/8/64
DRAINAGE	Road	19/8-62
BUILDING INSPECTOR	R	20/8/64
SANITARY INSPECTOR	—	—

Date of Application. 15-3-62.

Building Inspector:

- O.K. Building Inspector:

12. Plumbing & drainage requirements & fees.
13. Stormwater drainage requirements
14. Water connection requirements & fees
15. Health & Food Acts & Regulations etc.
16. Storage of Dangerous Goods, fuel oil etc.
17. General Requirements
18. Value on Application, drainage & plumbing

Drainage Engineer:

- ## 19. Sewer Connection requirements & fees

Designing Engineer:

- ## 20. Structural Calculations

Town Planning:

21. Zoning land use, coverage, siting, height.
22. Proposed roads
23. Road Widening & R.L. restrictions
24. Proposed reserves
25. General Requirements (easements etc.

O.K. Town Planner:

Permit may be issued subject to the following conditions

W

GENERAL NOTES

BUILDING INSPECTOR.

HEALTH INSPECTOR.

DRAINAGE ENGINEER.

DESIGNING ENGINEER.

TOWN PLANNER.

PT4

Specification

of the

ARGOSY

type house

to be erected for

J. D. KING Esq

at

SURREY ROAD

PT4

HOMES LIMITED

NEAL STREET, P.O. BOX 8, PUTARURU

TELEPHONE 691. 5 LINES

Preliminary and General

SCOPE:

This specification refers to the work to be done and the materials to be used in the construction and completion of a house to be built on the Owner's land.

NOTICES, FEES, ETC.:

The Owner shall obtain and pay for all building permits and shall arrange for and pay direct to the local authority any charges for permanent connection to any local authority service.

SUBSTITUTION OF MATERIALS:

In the event of any of the materials mentioned in the plans and specifications being unavailable when they may be required by the Builder, the Builder shall with the approval of the Owner be entitled to supply a substitute material and the Owner shall not unreasonably withhold his approval so as to cause unnecessary or unreasonable delay in completion of the house. Any variation in price caused by the use of such substitute material shall be allowed or paid as an extra as the case may be.

SITE:

This contract is based upon the site for building being level and having suitable access for loaded trucks and giving good soakage. Owner is responsible to clear site of all rubbish and vegetation.

INSURANCE:

The Builder shall insure his employees against accident under an Employers Liability Insurance Policy and shall insure each building against fire under a Builders Risk Fire Insurance Policy to the full value of the building for a period of construction and up to date on which the house is handed over to the Owner.

The responsibility of the Builder for the Builders Risk Insurance shall cease on the date on which the house is handed over by the Builder to the Owner.

Concretor

PILES:

Shall be 8" x 6" precast, set in 12" x 12" x 4" concrete pad. Piles to have wire holes or wire cast into piles to provide fixing for sleeper plates. Fix base boards to piles, and provide access door in base-boards.

WALLS:

Porch and step sides and chimney bases to be built up in continuous concrete walls from 6" below ground level.

HEIGHTS:

Sleeper plates shall generally be 12" or more above ground level, and in no case shall be less than 9" above ground level.

CHIMNEY:

Shall be Firth model 1BP or similar. Fireback and hobs shall be precast.

Plasterer

The exterior face of steps, porch slab, upstands and chimney shall be plastered to an even finish.

Carpenter and Joiner

TIMBER:

"Treated" shall mean "Treated by a process approved by the Timber Preservation Authority."

All framing timber in subfloor, walls and roof to be treated Radiata Pine.

Subfloor: 5" x 2" joists at 18" centres on 4" x 3" stringers.

Walls: Wall framing timber is to be machine gauged on four sides. Exterior walls, interior load-bearing walls and interior walls over 10ft. long to be 4" x 2". Other interior walls to be 3" x 2". All walls to have studs at 18" centres and 3 rows of nogs. Braces to be 6" x 1" cut in flush in 4" x 2" walls, 3" x 2" block bracing in 3" x 2" walls. Window openings between 3' 6" and 8' 0" wide shall be spanned by 6" x 4" beams supported on 4" x 3" trimmer studs.

Roof: Ceiling joists 4" x 2" at 18" centres.

Ceiling runners: One 6" x 2" runner for rooms between 7' 6" and 12' wide. Over 12' 0", one 6" x 2" runner for each 6ft of width, evenly spaced.

Rafters 4" x 2" at 3ft. centres. Purlins 3" x 2" at 2ft. 6in. centres. 6" x 1" collarties to each second pair of rafters. One row of 4" x 2" under-purlins to each side of roof.

Struts: 4" x 2" at 4ft. 6in. centres. Hips, ridges and valleys 9" x 1". Eaves framing 3" x 2".

Finishing: All finishing timber dressed four sides. All external finishing timber shall be treated or heart native. Fascia 6" x 1", bargeboards 5" x 1" or 6" x 1", baseboards 4" x 1".

DAMPCOURSE:

Wherever timber is bearing on concrete, lay bituminized dampcourse between timber and concrete.

EXTERIOR JOINERY:

Sills to be out of 6" x 2½" Ht. Native or Treated Native.

Jambs and heads out of 6" x 2" Ht. Native or Treated Native.

Sashes out of Ht. Totara or Redwood.

Sashes to be hung on "Whitco" type stays fixed with brass or galvanised screws. For fixed glazing ½" beads are supplied.

WEATHERBOARDS:

The weatherboards are to be 6" x 1" bevel backed treated native timber. Fix with not less than 1½" lap. Butt joints are to be staggered and set in thick lead and oil paint. External angles mitred and covered with galv. iron soakers.

Stucco To SILL HEIGHT.

~~SIDINGS:~~

~~Sidings shall be grey, laid over continuous malthoid backing on 2" x 1" treated battens.~~

~~BRICKS:~~

~~Shall be Huntly Bricks or Summit Stone, supported on 12" x 6" concrete footing in ground, footing to be reinforced with two ½" M.S. rods. Base to be ventilated by 9" x 6" vents in brickwork at 6ft. centres. A dampcourse of mortar containing Hydrol or similar compound mixed in accordance with the manufacturer's specification shall be laid in brickwork below timber level. The brickwork shall be tied to the wall framing by two No. 8 gauge wire ties to each square yard of brick area.~~

PORCH LININGS AND EAVES:

Line the porches and under eaves with 3/16" fibrolite.

GABLE ENDS:

Gable end walls above top plate line to be sheathed with 3/16" fibrolite, with P.T.Y. No. 13 half round battens vertically at 9" centres.

FLOORING:

4" x 1" or 3" x 1" treated pine or treated native. Cramp up tight with closely fitting butts well scattered. Nail with 2½" floor brads to each joist and punch all brads below surface of floor.

INTERIOR LININGS:

Line the walls with Gibraltar Board fixed with galv. clouts not less than 1" in length in accordance with the manufacturer's requirements. Joints in kitchen, bathroom, W.C. and laundry to be covered with P.T.Y. No. 13 half round battens. Finish at internal angles to be ¾" quad.

Where walls are to be papered, the linings shall be stopped flush.

Ceilings to be lined with Pinex softboard applied as recommended by the makers. All joints of ceiling sheets to be covered with P.T.Y. No. 13 half round battens.

DOORS AND JAMBS:

Exterior doors to be P.T.Y. type DA/1.

Interior doors to main rooms to be 6' 6" x 2' 6" flush O.B. Rimu, and other doors to be 6' 6" x 2' 2" O.B. Rimu.

All flush doors to have one clashing strip.

Jambs to be solid rebated factory grade pine or O.B. Rimu.

Hang exterior doors on 1½ pairs 3½" galv. butts and interior doors over 2' 2" in width on 1½ pairs of 3½" a.c. loose pin butts.

INTERIOR TRIM:

Skirting and architraves to be P.T.Y. No. 2 bullnosed native moulding. Cornice to be P.T.Y. No. 10 coved moulding. All interior trim to be sanded to a smooth surface.

MANHOLE:

Provide manhole to ceiling.

JOINERY FITTINGS:

Flo-line type 5' 6" sink bench with Formica or similar top and stainless steel sink bowl. 4' 3" dresser unit with cupboards over.

Hot water cylinder cupboard built in.

Shaving Cabinet installed in bathroom, with mirror.

Wardrobes: Provide a 12" wide shelf 5' 6" from floor. Below shelf fix $\frac{1}{4}$ " galvanised pipe hanger rail.

Linen Cupboard: Provide five full width full depth shelves out of 1" timber supported on 2" x 1" framework.

ROOFING:

26 g. corrugated galvanised iron well nailed to purlins and complete with lead edged ridging, and verges finished with special g.i. verge covers. Lay roofing iron over building paper and wire netting, and paint all laps.

HEARTH AND SURROUND:

Provide and fix to fireplace a State House type tiled hearth and surround, with 6" x 2" O.B. Mantle and with wooden kerb and surround.

HARDWARE:

Front and rear doors—C.P. Mortice lockset.

Interior doors—C.P. Mortice latchsets.

Bathroom and W.C.—C.P. Mortice snibsets, or C.P. Mortice latchsets with 3" socket bolts.

Linen cupboard and wardrobes—C.P. Mortice halfsets.

Kitchen cupboard—C.P. cupboard catch.

Kitchen drawers—C.P. knob or bar type drawer pull.

Whitco type windows—2 C.P. spur fasteners.

Fireplace—1 grate.

Plumber

All work shall be carried out in a tradesmanlike manner and shall conform to the Health Regulations and Local Authorities by-laws.

SPOUTING:

26 g. galv. iron soldered complete with all necessary stopped ends, outlets, etc., and supported on brackets at 3' 0" crs.

DOWNPIPES:

2 $\frac{1}{2}$ " diameter g.i. with swan necks and supported by stand off brackets fixed to walls. One to each side of house.

WATER PIPING:

Drawn copper throughout. Main pipes and pipes to bath $\frac{1}{2}$ " diameter, other branches $\frac{1}{4}$ " diam. All hot water piping lagged.

WATER SUPPLY:

Allow to connect up to 30 feet from main to house and include for pressure reducing valve.

HOT WATER CYLINDER:

30 gallon copper, lagged and jacketed, with $\frac{3}{4}$ " expansion pipe, $\frac{1}{2}$ " sludge pipe and cock to outside and stop cock on hot supply from cylinder after leaving the expansion pipe.

TAPS AND COCKS:

Provide stopcock on main supply line and before any other take-off points.

All taps inside house to be C.P. Streamline type marked "Hot" or "Cold" as required. Taps over bath to be $\frac{3}{4}$ " with 3" extensions.

Hot and cold taps over tub, basin and sink bowl to be $\frac{1}{2}$ ".

Provide C.P. stopcock on supply to W.C. cistern.

Provide hose tap on rear wall, within six feet of rear porch.

SANITARY FITTINGS:

Bath: Provide and install white enamelled bath set in timber framework.

W.C.: The W.C. pan shall be of white earthenware with single flap wooden seat complete with hinges and rubber buffers.

Basin: Basin to be 22" x 16" porcelain fitted to two cantilever cast iron brackets with $\frac{1}{4}$ " galv. bolts. Front edge of basin to be 30" above floor.

Tub: Provide and install on concrete framework a single concrete tub complete with waste, plug, etc.

FLASHINGS:

Window and door flashings to be to detail out of 26 g. galv. iron. Flashings to vent pipes shall be in 4lb lead.

Drainlayer

Install drains and septic tank to satisfaction of Local Health Authority. Allow for septic tank to be 15 feet from nearest gulley trap, and 30 feet soakage with soak hole.

Electrical Work

The installation shall be as follows:

Mains and switchboard, and

One light point in dining area.

" " " " living room.

" " " " kitchen.

" " " " hall.

" " " " each bedroom.

" " " " bathroom.

" " " " W.C.

" " " " each porch.

One power point in living room.

" " " " dining room.

" " " " kitchen.

" " " " laundry switched.

" " " " bedrooms 1 and 2.

One full sized cooker installed. Allow for Champion Cadet or Neeco F.700 Countess.

Element and thermostat installed in cylinder.

All necessary switches, plugs, etc., for the above.

All switches and power points to be flush type with PDL white plastic covers. All lighting points to be fitted with white conical plastic shades. Run mains to the point of entry, and install switchboards.

Allow to connect to the supply from point of entry up to 60 feet.

Painting

All painting shall be in accordance with good trade practice, done during suitable weather and using only good quality ready-mixed paints, applied according to the manufacturer's instructions.

EXTERIOR PAINTING:

All exterior woodwork: Prime, stop, undercoat and one coat full gloss.

Fibrolite: Apply two coats Latex or similar. High gloss shall not be used.

Roof: Will not be painted.

Apply all exterior paint by brush only.

INTERIOR PAINTING:

Kitchen, bathroom, W.C. and laundry: Seal walls, ceilings and woodwork, undercoat, and apply one coat full-gloss enamel.

Hall, bathrooms and living rooms:

Ceilings: Seal and two coats flat paint.

Walls: Seal, undercoat and one coat semi-gloss paint; or wallpaper at 7/6 roll cost price.

Skirting, architraves, kitchen cupboard, doors, door frames and windows: Prime, undercoat and one coat full gloss enamel.

Flush doors: Prime, undercoat and one coat gloss enamel, or varnish.

Glazier

Glaze front and back door and bathroom and lavatory windows in obscure glass.

Glaze fixed lights over doors and windows in obscure glass.

Glaze all other windows in clear glass in accordance with normal trade practice.

Sander

• Sand all floors after the completion of all other work.

ADDENDA TO SPECIFICATION

FOUNDATIONS:

External walls 5" continuous concrete wall not less than 18" above ground level and 15" above highest point if site is sloping. Reinforced with two $\frac{1}{2}$ " m.s. rods in footings, and one $\frac{1}{2}$ " rod in top of wall, hooked at all joints.

Footings 9" x 4" excavated at least 12" in depth. Vents 12" x 9" cement, placed 2'6" from angles and thereafter at 6'0" centres. All reinforcement to be lapped 40 diameters at joints and wired.

Leave access at centre of W.C. for drain 15" x 15" up to ground level.

EXTERIOR SHEATHING:

Cover the whole of the exterior (with the exception of the gables) with cement board of approved make and fix according to the manufacturer's specifications over good quality building paper with galvanised nails and clips.

Cover the whole of the cement board with $1\frac{1}{2}$ " x 17 g. netting lapped one mesh and doubled 6" either way at all angles.

PLASTERER:

Plaster base, walls and steps with 2 to 1 compo., to approved colour. All walls to be done with two coats, first coat to be straightening coat in 2 to 1 compo with 10% lime added, to be not less than $\frac{1}{2}$ " thick in any part. Second coat to be 2 to 1 compo. of sand, $\frac{3}{4}$ " thick.

Apply final coat of cement paint of approved colour.

TERMINAL VENT:

To be 6'0" x 3" cast iron with 24 g. sheet copper extensions. Angles in copper extensions to be gusseted and joint brazed. Finish with wire balloon.

ROOF WATER:

All roof water to sewer drains.

LAGGING:

To be hair felt on 2" pitch.

ISOLATING VALVES:

Isolating valve to be supplied each side of pressure reducing valve.

TAPS:

To be provided over all traps not served by a waste pipe.

W.C. CISTERN:

Syphonic cistern, to be 4'0" above floor to top rim. Non rigid joint between pan and drain.

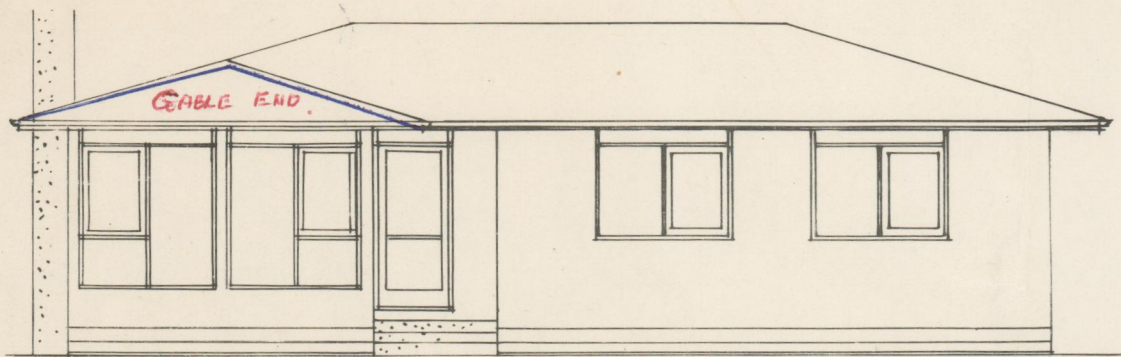
WASTES:

Basin $1\frac{1}{4}$ ", all others $1\frac{1}{2}$ ", with copper traps and sanitary unions.

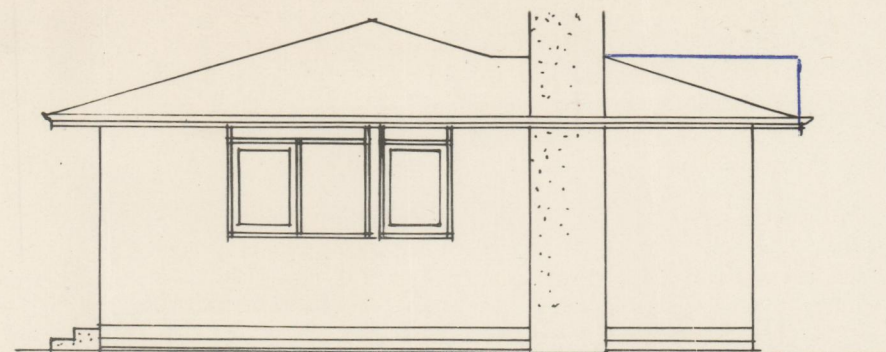
SEWAGE CONNECTION:

If septic tank unnecessary, connect up to sewage 30'0" from house.

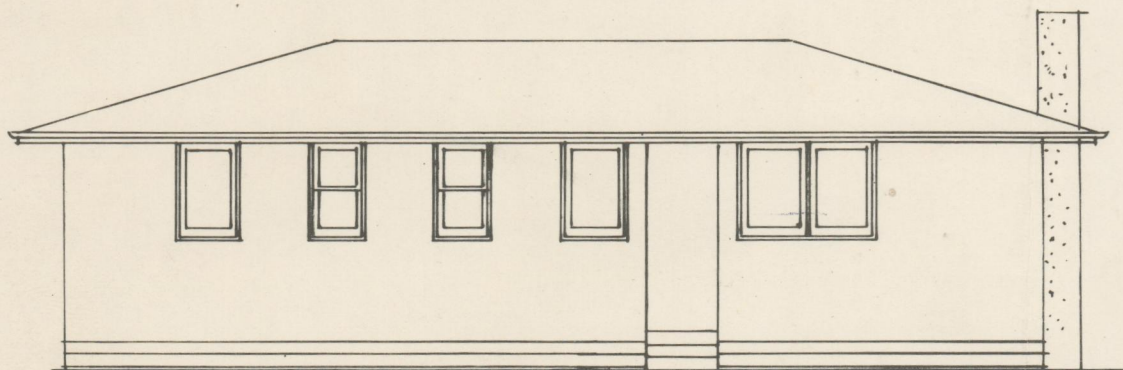
NOTE: All plumbing work shall conform to the Plumbing and Drainage Regulations, 1959.



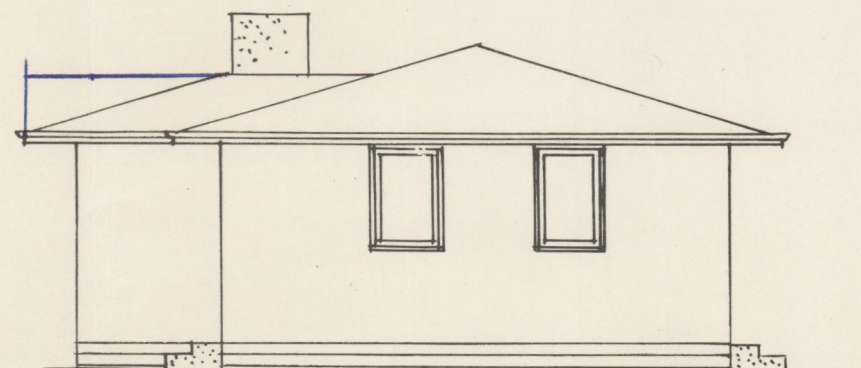
ELEVATION 1



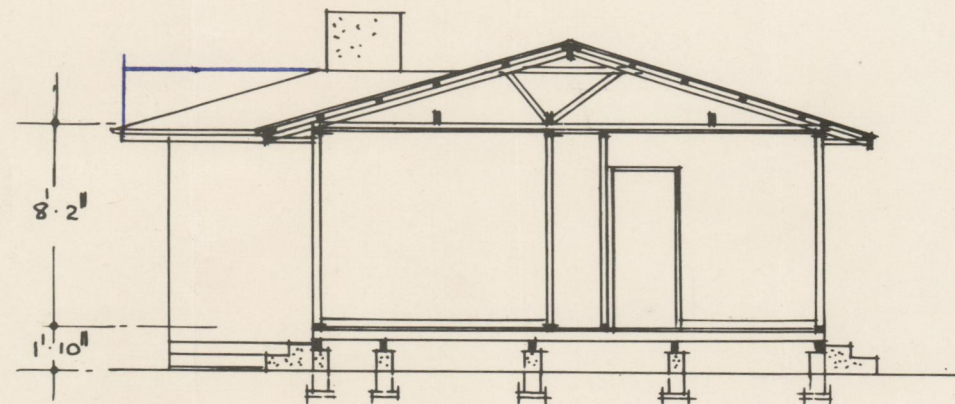
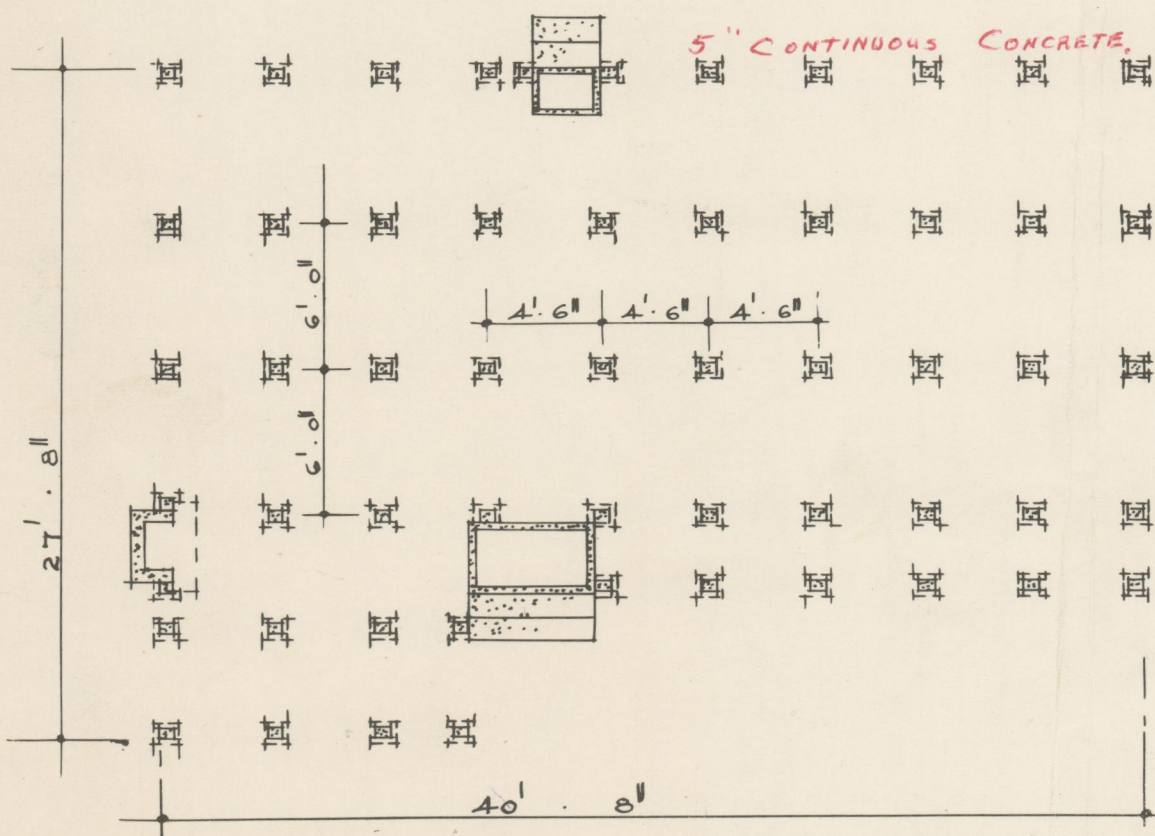
ELEVATION 4



ELEVATION 3



ELEVATION 2

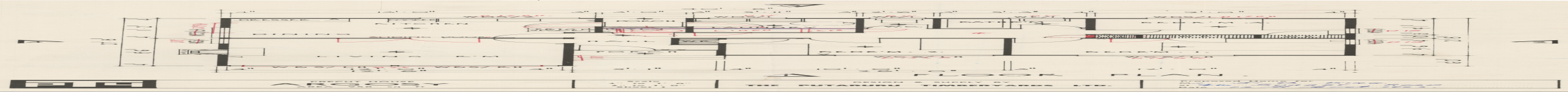


SECTION



PRECUT HOUSE

ARGOSY



AS BUILT WATER CONNECTION DIAGRAM

Permit No. 129681

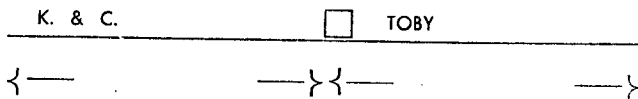
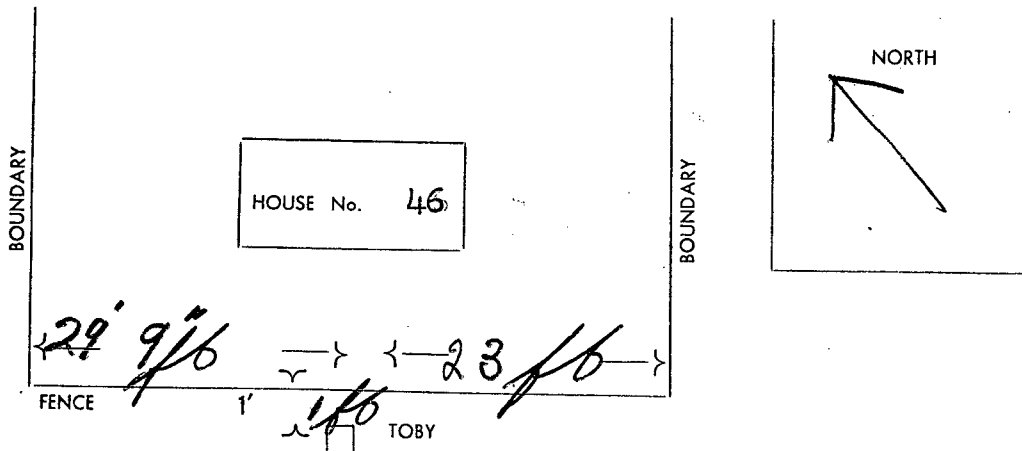
Permit Date 28/3/62

Lot No. 10

D.P. No. 22878

Name Owner W. CLARIDGE (J.D.KING)

Name Builder B.J. WALKER



SURREY ROAD,

Street

To Oxford Rd

To Patson Rd

Weeks Field Ltd.

VALUATION ROLL No.

1314/273

LEGAL DESCRIPTION

LOT 10 D.P. 22878

5661

46 SURREY ROAD

DRAINAGE & PLUMBING PERMITS

BUILDING PERMITS

Existing Use

Dwelling

Designation

Zoning

Residential A.

Undersize Section

Building Line Restriction

Proposed Street

Proposed Service Lane

Proposed Access Way

Conditional Use

File:

Specified Departure

File:

Dispensations

Reference

Date

Permit No.

Date

Permit No.

Date

Nature of Work

129681/15.3.62

ER. DWG

A072839/18.12.63

ER. SHED

E42186/26.2.73

ADD. TO DWELLING

H116816/28.6.77

SPACE HEATER

Dangerous
Goods Licence

Fill Points

Housing File No.

Underground Tank

Type

Capacity
gals

Water Connection

Reg. No.

Amt. Paid.

£6-10⁰

Water Meter

Water Bore

Drainage Connection

Reg. No.

Amt. Pd.

£25-0-0

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.

32984

£6-10⁰