

APPLICATION FOR BUILDING PERMIT

WANGANUI,

N^o 4689

13th August 1952.

TO THE CITY ENGINEER,

I hereby apply for permission to erect dwelling at Kimu Street

for Mr. J. St. Byers of

according to locality plan and detailed plans, elevations, cross sections and specifications of building deposited herewith, in duplicate. 1312/121 pt.

Particulars of Land: Lot No. 68 on Town Section pt. sec. 227 D.P. 15830

Length of Boundaries Area

Particulars of Building—Foundations concrete

Walls Sheathing on wood Roof Tiles

Area of ground floor 1134 sq. ft. Area of outbuildings sq. ft.

Estimated cost—

Building	£ 2040	:	:	:
Plumbing and drainage	£ 160	:	:	:
			Total	£ 2200	:	:

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

J & B. J J Bate Builder or owner

Address 74 Bignell St

PARTICULARS OF WORK:

Cost £ 2,200	Building Fee	£ 10 : 10 : -
No. of Bricks	Water Fee	£ : 4 : -
Chimneys	Inspection Fee	£ 5 : - : -
Cubic yds. of Concrete 12	Crossing Fee	£ : : -
		Total £ 15 : 14 : -

Received Fee J. Byers Receipt No. 1615

Please issue permit. J. St. Byers

1312/121 pt.

Byers, J. H.
(Brown Lands Dept).

Lot 68, D.P. 15830

pt. Sec. 227.

Simu St.

brw.

Maningwik
Reno

14th August 1952

Essex. Bate & Penn
74 Bignell St
Garnville .

dwelling
Rivins St. for
Mr. J. H. Byers

1. Foundations to have 3 $\frac{1}{2}$ " reinforcing rods - 2 in footing & one on top of wall.
2. Coffer to have concrete foundation built up from ground.
3. Rafters to be fixed at not more than 18" centre to centre.
4. Collar tie to be located at junction of struts and rafters.
5. The dwelling to be located 3'6" from western boundary in order to have 6 feet clear between edge of eave and boundary.

Robert

SPECIFICATION FOR RESIDENCE

for Mr. J.H. Byers

Rimu Street, Wanganui

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for Mr. J.H. Byers

Rimu St., Wanganui

INSURANCES: The Contractor is to insure all workmen against all claims under the Workmen's Compensation Act and shall insure the works against loss by fire.

PERMITS: Take out all permits.

CONCRETE: (6-1) continuous foundations 24" x 5" reinforced with ~~two~~ ^{three} 1" rods. Build in at 5ft. centres 6" x 1/2" bolts. Build in at 6ft. centres 12" x 6" cement air gratings. Cement plaster (2-1) Foundations, Porch floors and Steps. *Kopper Foundations to be build up from ground*

FLOOR PIERS: 8" x 8" concrete at 4'6" centres with No. 8 galv. wire to hold down sleepers.

CONCRETE FLOORS & STEPS: Floors of Front Terrace & Back Porch and Steps 6-1 concrete. Finish off floors with dryers.

DAMP COURSE: Under all wood-work lay 1/2" thick coat tar asphalt damp course.

CHIMNEY & FIREPLACE: Foundation slab 4" thick. Carry up 5" fender walls and form slabs (4") reinforced with 3/8" rods at 12" centres both ways. Build chimneys with precast concrete blocks of an approved manufacture, with firebrick backs and gatherings. Build up flues with flue blocks and finish with fluted cowls.

CEMENT RENDERING: Render all exterior foundations, floors and steps in 2-1 cement mortar and finish in true surfaces with wood float.

TEXTURE PLASTER: The exterior walls will be covered by the Carpenter with hit and miss sheathing. The plasterer is to ~~seal~~ ^{seal} all joints and render in 3-1 cement mortar and finish with 1/2" thick coat (3-1) Dash this coat and form texture as directed. Form small belleaste all round windows as indicated.

Chimney shaft to be finished in texture plaster as walls.

CARPENTER & JOINER

PRIME all round all exposed woodwork before fixing.

TIMBER:

Sleeper plates	3" x 2"	B.A.H.R.	
Sleepers	4" x 3"	B.A.H.R.	
Floor Joists	5" x 2"	B.A.H.R.	18" crs.
Bottom Plates	4" x 2"	B.A.H.R.	
Top Plates	4" x 2"	B.A.R.	
Studs	4" x 2"	B.A.R.	18" crs.
Braces	5" x 1"	B.A.R.	
Ceiling Joists	4" x 2"	B.A.R.	18" crs.
Rafters	4" x 2"	B.A.R.	18" crs. <i>18"</i>
Struts	4" x 2"	B.A.R.	To every rafter

TILING (CONT'D.)

Ceiling Bearers	8" x 1 $\frac{1}{2}$ "	B.A.R. (spans over 10')
Hips, Valleys & Valley Boards	8" x 1"	B.A.R.
Dwangs	4" & 3" x 2"	B.A.R.

FRAMING: Frame together in workmanlike manner. Sleepers halved at junction and wired to piers. Sleeper plates bolted. Floor joists checked over, sleepers plates scarfed, checked $\frac{1}{4}$ " for studs and bored for ventilation. Bracing shall extend from plate to every bay of framing.

ROOF: Frame up for roof as shown with 4" x 2" rafters at 24" centres with 8" x 1" ridging. Strut up with 4" x 2" off top plates or ceiling bearers. Ceiling joists with spans of over 10ft. shall be supported with 8" x 1 $\frac{1}{2}$ " bearers having 2" x 2" droppers nailed to every ceiling joist. Line eaves with flat asbestos to 3" x 1 $\frac{1}{2}$ " bearers at 18" crs.

WALL SHEATHING: Cover exterior walls with 6" x 1" rough sawn Rimu Hit and Miss sheathing nailed diagonally to studs. Over sheathing lay building paper with 2" laps. Cover this with 2 inch 19 gauge wire netting tightly fixed in position with furring nails.

SPOUT FASCIA: 8" x 1" H.R.

ROOF COVERING: Cover roof with approved brand of cement concrete roofing tiles, with concrete tile Hips and Ridging; all properly pointed with cement mortar and all to an approved colour. Roofing tiles to be laid by expert workmen and to be left thoroughly water tight.

FLOORS: Lay floors with 1" T. & G. H.R. flooring double nailed.

INTERIOR LINING: Line all ceilings with ^{PINEX INSULATION} ~~1" Gibraltar Board~~. Line walls of ~~KITCHENETTE~~ Linen & Wardrobes with ~~Pinex Hardboard~~ and line walls of Bedrooms, Kitchen, Bathroom, Dining Room, W.C. and Hall with Gibraltar Board. ~~Cover joints Hd. Bd. with 1/2" and Stop joints of Gib. Bd. with plaster of paris.~~

WINDOW FRAMES: Ht. Rimu sills 8" x 2 $\frac{1}{2}$ ". Heads, transoms and styles rebated 4" x 3". Mullions 4" x 3".

SASHES: 1.3/4 Totara or Redwood. Large sashes marked "f" (Landscape) glazed with 32 oz. clear, and will be fixed. Bathroom and W.C. windows glazed selected obscure. All remaining sashes glazed 24 oz. clear. Provide and fix stays and fasteners valued at 5/- per opening. Sashes generally 4'6" x 22" except W.C. Laundry, Bathroom and kitchen which will be 3'6" x 22".

DOOR FRAMES: Exterior out of 4" x 3" with Ht. Matai sills. Interior 1 $\frac{1}{2}$ " rebated.

DOORS: All doors N.Z. Standard dressing A. Door to Hall to be Fig. 6 and glazed with broad reeded glass. Doors to Laundry and back door to be Fig. 5. All other interior doors Full Flush Fig. 2. Doors to have Union lever mortice locks with Antique Copper furniture.

ARCHITRAVES: 4" State House pattern.

SKIRTINGS: 4" State House pattern.

WARDROBES: False floor 6" up. Doors 6' x 2' Fig. 2. Fix 18" shelf 4'6" off floor with 3/4" rod 3" below for coat hangers.

LINEN: Shall have 5 rows full depth shelving.

KITCHEN & OTHER FITTINGS: Form as indicated with cupboards, drawers, shelving etc. Doors framed out of 1" stuff. Provide latches and pulls to all fittings value of £3/-/-.

TUBS: To be concrete on concrete stand.

COPPER: 14 Gal. Pumice concrete with 8' of flue.

MANHOLES: Form manholes in floor where directed.

P L U M B E R

FLASHING: Flash Chimney Copper flue Exhaust from cylinder window heads or where necessary with 5lb. lead.

WASTES: Wrought Galv. iron. Provide and fix lead trapped wastes as required.

SINK: (5'6") 20" x 14" Bowl in 20 gauge stainless steel sink top.

BASIN: 22" x 16" porcelain enamelled complete with 1/2" taps.

BATH: 5'6" Alpha Standard with 3/4" taps.

W.C.: Low-down flusher with pedestal, flap seat etc. complete.

COLD WATER: Lay on from Borough main and run in 1/2" pipe to bath, basin, W.C., sink, each tub and copper.

SPOUTING & DOWN PIPES: Fix to eaves 4 1/2" 24g. Fibrolite quadrant spouting secured with copper brackets at 3ft. centres. From spouting lead 3" diam. Fibrolite down pipes with proper bends etc. to gully traps.

HOT WATER: Fix in Circulator cupd. 30 gallon copper circulating cylinder prepared for electric element and thermostatic control. Cylinder lagged and cased. Connect water to cylinder with appropriate Ajax valve. Lay with 3/4" pipe to bath, basin, sink and one tub.

TAPS: To bath and basin already specified. Sink taps "Easyclean" extended. Laundry n.p.

DRAINAGE: as indicated so as to comply with City By-laws.

PAINTER

EXTERIOR WOODWORK: Prime, Stop, Undercoat and Finish in genuine lead and oil paint all exterior woodwork including Porches. Paint Texture Plaster with "Boncote" or "Duracote" to approved tint.

INTERIOR: All interior woodwork to have four coats with last coat enamel except Laundry which will have only three coats oil, last coat gloss. All Ceilings to be prepared and painted two coats oil paint with matt finish. Gib. Board walls in Hall, Dining Rm., and 3 Bedrooms stopped, cleaned down, prepared and papered with butt joints with paper valued at 6/- per piece. Kitchen and Bathroom walls 4 coats oil paint last coat enamel.

ELECTRICIAN

ALL WORK: carried out to the satisfaction of the Power Board's INSPECTOR.

SWITCH BOARD placed where directed.

ALL PLUGS three pin earthed.

FITTINGS: Each lighting point complete with bakelite shades and gas filled lamps.

<u>Location</u>	<u>Lighting</u>	<u>Power</u>
Hall	1	-
3 Bedrooms	3	1
Bathroom	1	0
Kitchen	1	2 (Also connection for E. Range (Neece))
Laundry	1	1
Sitting Room	1	1

HOT WATER: Fix to Cylinder 1000 watt element and provide same with proper thermostatic control. Allow for the necessary power connections.

ELECTRIC RANGE: Allow the sum of £40. 0. 0 (Forty Pounds) for an electric range, place in position and make all necessary connections.

VALUATION ROLL No.

1312/351

LEGAL DESCRIPTION

LOT 68, D.P. 15830

3155

10 RIMU STREET

DRAINAGE & PLUMBING PERMITS

BUILDING PERMITS

Existing Use

Designation

Zoning

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

4111/13.8.52

DWELLING

4759/13.10.53

GARAGE

K055027/25.6.81

LAUNDRY AND PORCH

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.