

APPLICATION FOR BUILDING PERMIT

WANGANUI,

Nº 597

5896

12-5-

1955

TO THE CITY ENGINEER,

I hereby apply for permission to

for

M. A. Maxwell

at

new dwelling

Lewis Avenue

of

Wanganui

according to locality plan and detailed plans, elevations, cross sections and specifications of building deposited herewith, in duplicate. 1322/371

Particulars of Land: Lot No. 4 on Town Section 26 D.P. 15976

Length of Boundaries Area

Particulars of Building—Foundations

Walls Concrete on Wood Roof Iron

Area of ground floor 1040 sq. ft. Area of outbuildings sq. ft.

Estimated cost—

Building £ : : .

Plumbing and Drainage £ 240 : : .

Total £ 2600 : - : .

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)

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

Builder or owner

Address

K. C. Bell 19 Jellicoe St.

PARTICULARS OF WORK

Cost £ 2600 Building Fee £ 12 : - : .

No. of Bricks Water Fee £ : 4 : 8 .

Chimneys Inspection Fee £ 8 : : .

Cubic yds. of Concrete 14 Crossing Fee £ : : .

Footpath Damage Deposit £ 5 : - : .

Total £ 17 : 4 : 8 .

Received Fee

M. Wilsher

Receipt No.

1457

1322/371.

Maxwell, Merwin A.
& Ann P.

Lot 4, D.P. 15976, Sec. 26.

Lewis Avenue.

AS

WANGANUI CITY COUNCIL	INITIALS	DATE
APPROVED BY	<i>MSH</i>	13-5-55
DRAINAGE	<i>Ross</i>	13-5-55
BUILDING INSPECTOR	<i>MSH</i>	13-5-55
SANITARY INSPECTOR	<i>Ross</i>	12-5-55

Specifica usns.

M. A. W. 10000000

45 L. 10000000

10000000

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

MATERIALS TO BE SUPPLIED AND LABOUR TO BE PERFORMED IN THE
ERECTION OF A RESIDENCE - MR M. A . MAXWELL

GENERAL CLAUSES.

TENDER: The lowest or any tender not necessarily accepted. The Contractor shall provide all 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 the 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 insurances and provide evidence of same to the Owner before commencement of the work.

- (1) Builder's Risk Policy
- (2) Workers' Compensation Policy
- (3) Public Risk 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 the 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 Contractors' Liens Act or its amendments.

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

SITE: The site of the work is Lot 15976, P. 15976, Lewis Avenue, Aramoho.

CONCRETOR APPROVED

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

FOUNDATIONS: Exterior walls 5" continuous wall, not less than 18" above ground level, and reinforced with one $\frac{1}{2}$ " rod at top. Footing 9" x 4" reinforced with two $\frac{1}{2}$ " rods, hooked and lapped at all joints and bent round corners. Footings excavated at least 12" in depth.

PILES: 8 x 8" concrete on 12" x 12" x 4" footings, spaced at 4' - 6" under all sleepers. Fix No. 8 wire in each to secure sleepers.

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

DAMPCOURSE: Malthoid.

CHIMNEY: Bring up to floor level in reinforced concrete. Double chimney precast concrete.

COPPER AND PORCHES: Provide 3" concrete floor on well consolidated fill.

STEPS: Risers 6" treads 12". Fix as shown.

PLASTERER

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

FIRST COAT: Cement 2 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 $\frac{5}{8}$ " 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 the cement used. An approved water proofing mixture is to be added as instructed by the makers. Second coat to be not less than $\frac{3}{8}$ " in thickness and screeded to an even plane. Finish as directed.

VENTS: Set the vents at the face edge with cement compo.

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

FIREPLACE SURROUND: Fit an approved tile surround in Meals Room. Chipped clinker brick in Living Room. Allow the p.c. sum of £17 10s.0d. for tile surround and £36 for McKay Space Heater to be fitted in Meals Room.

SCHEDULE OF FRAMING TIMBERS: CARPENTER & JOINER

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 7' centres.

FLOOR JOISTS: 5" x 2" B A H R at 18" centres

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

OTHER PLATES: 4" x 2" B A R.

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

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

STUDS: 4" x 2" B A R at 18" centres. 9' stud.

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

RAFTERS: 4" x 2" B A R at 36" centres.

COLLAR TIES: 6" x 1" B A R on alternate rafters.

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.

ROOF BRACING: 6" x 1" B A R fixed horizontally across corners above ceiling line.

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"

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

FRAMING: Framing to be thoroughly well done, braced and strutted wherever practicable. All plates to be halved at corners and scarved at joints. All true to line and perpendicular. Bore or check all dwangs to circulate air. All scantling timbers to be thickened. If Rimu is unavailable, untreated pinus may be used for interior work.

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

ROOF: Framing to be covered with netting and building paper, then with 24 gauge galvanised corrugated iron. All laps to be painted with an approved paint.

EAVES: To the under side of the eaves, fix flat Fibrolite with galvanised clouts and cover joints with half round batten. Soffit width 24", 30" on front Fascia board 6" x 1" D H R.

CEILINGS: Pinex $\frac{1}{2}$ " soft board, with vee joints.

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, tenoned, wedged and glued. Glaze bathroom sash with obscure glass, glaze L S sashes with 32 oz. and the remainder with 24 oz. best quality clear glass.

DOORS: Front Door - 6'-6" x 2'-10" x 2" full glazed with selected obscure glass.
Laundry Door 6'-6" x 2'-8" x 1 $\frac{3}{4}$ " frame ledge, Heart Rimu
Kitchen " " " " " " " flush one side
Interior " " " " " " " O B flush doors
Wardrobe " 6'-0" x 2'-0" x 1" coreboard, sliding doors

All doors to be fitted with approved chrome latches to the value of 16s. Od. per set.

ARCHITRAVES & SKIRTING: 3" x 1" D H R. standard pattern.

KITCHEN CUPBOARDS: As per joinery schedule, to Housing Dept. standard.

BENCH: Frame up for 5'-6" bench with inlaid top, provide lino top on dresser bench.

H.W. CUPBOARD: Provide slat shelves over cylinder and flush doors.

LINEN CUPBOARD: Provide shelves as directed and wardrobe door.

COAT CUPBOARD: Provide an approved hat and coat rack, no door.

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

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

WARDROBES: Finish internally with a full length shelf out of 9" x 1" at 5' above floor level with a false floor and 9" above floor level. Fix a wood rod 1 $\frac{1}{2}$ " x $\frac{3}{4}$ " at 2" below shelf.

ELECTRICIAN.

The whole installation to be in accordance with the Power Board Regulations.

SCHEDULE OF LIGHTS:

Location	No. of lights	Switches	Lamp	H.P.	Fittings
Bedroom 1	2	2	60 w		Bracket lights
Bedroom 2	1	1	60 w		" "
Bedroom 3	1	1	60 w		" "
Living Room	2	2	60 w	1	" "
Kitchen	1	1	60 w	1	Bakelite skirt
Dining Room	1	1	60 w	1	
Bathroom	1	1	40 w		" "bracket lt.
Laundry	1	1	40 w	1	Bakelite skirt
W.C.	1	1	15 W		
Hall	1	1	40 w		
Outside	3	3	40 w		Watertight cover

The contractor to check schedule with plan.

SWITCHES: Flush type lounge and living room approved ivory plastic switches.

H.W. SUPPLY: Fit cylinder with 1000 watt element and thermostat.

STOVE: Provide and install an approved electric cooker. Allow the p.c. sum of £60.

PLUMBER AND DRAINLAYER

All work to be in accordance with the Health and Plumbing Regulations and to the satisfaction of the Sanitary Inspector.

DRAINS: All drains to be laid with 4" glazed e.w. pipes, with joints set in two to one cement mortar. Pipes to be laid with easy bends and even falls not flatter than 1 in 40. Connect the house drainage to the city sewer. The Plumber shall provide a drainage plan showing position of all fittings, the sewers and grades and depths.

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

H.W. SUPPLY: Provide and install a 30 gallon copper cylinder, complete with Ajax pressure reducing cylinder, feed pipe, sludge cock etc. Run $\frac{3}{4}$ " lead to bath and $\frac{1}{2}$ " to basin, sink tubs and copper. H.W. piping to be drawn copper tube with welded joints, all to be properly lagged with hair felt wired on.

COLD WATER: Connect to city supply and reticulate round house in galvanised pipe.

BATH: 5'-6" flat top porcelain enamelled **APPROVED** quality bath, set low for framing in.

BASIN: 22" x 16" porcelain bracket basin.

SINK: 20 " x 14" stainless steel in 5'-6" timber bench to be covered with inlaid lino.

TAPS: Kitchen, bathroom, best quality C P S L, remainder brass, two hose taps.

WASTES: Provide all wastes, vents, inspections, gullies, etc. as required by the by-laws. All gullies not under a waste to be fitted with a tap. Wastes to be wrought iron galvanized pipe. Fittings to be trapped to waste with copper traps.

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

TUBS: Reinforced concrete standard 2-compartment tubs 3'-10" long.

COPPER: 12-gallon iron clad pumice boiler.

GUTTER, DOWNPIPE & VALLEYS: 24 gauge galvanised iron. Gutter to be painted with bitumastic paint on back and inside before erection.

PAINTER & PAPERHANGER

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

EXPOSED WOODWORK: To receive one coat of redlead 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.

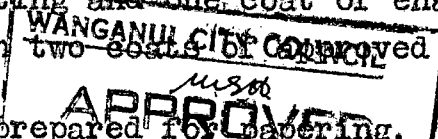
INTERIOR WOODWORK: Kitchen, bathroom, dining room, laundry, W.C. including inside of bathroom cupboards, and inside of cupboard doors, to receive one coat of priming, stop all nail holes and defects, apply two coats of undercoating and finish with one coat of approved enamel.

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 approved varnish.

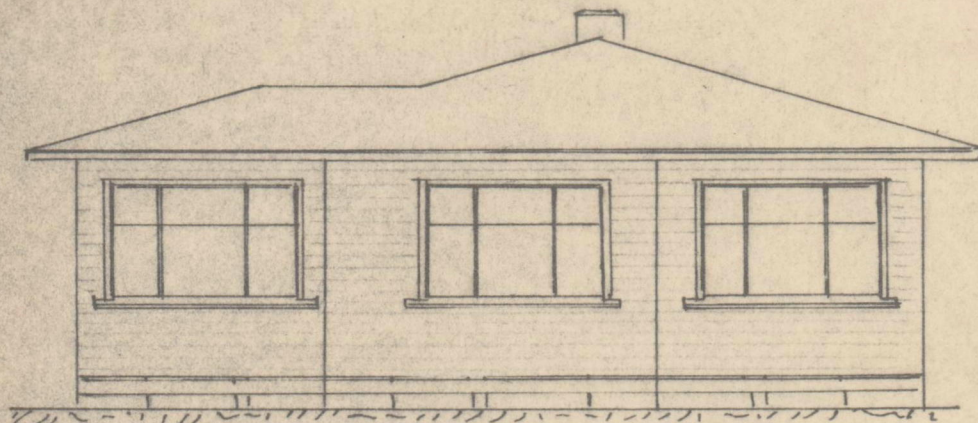
WALLS: Kitchen, dining room, laundry, bathroom and W.C. to be sealed and given one coat of undercoating and one coat of enamel.

CEILINGS: Pinex to be sized and given ~~two coats of approved flat paint.~~

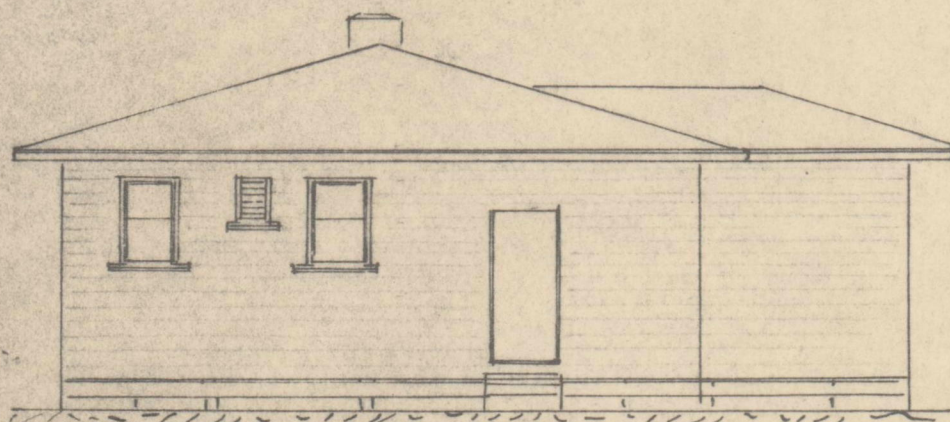
PAPERHANGING: Walls to be sized and prepared for papering. All papers to be trimmed, cut true and squared, butt joined and hung true and plumb. Allow the sum of 7s. 6d. a roll for estimating. All papering to be left free of all defects and disfigurements. Papers to be selected.



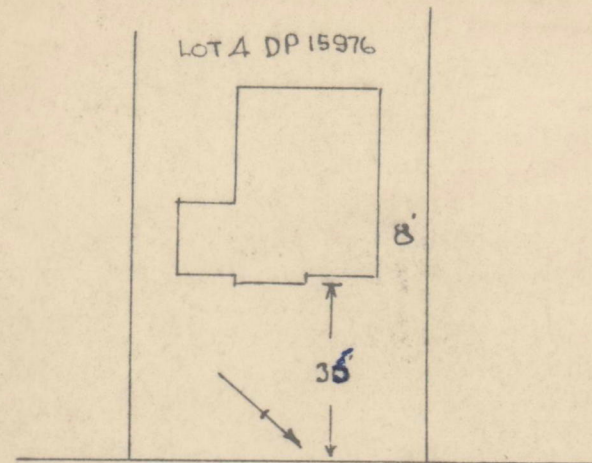
1040
FLOOR AREA 1000 SQ. FT.



FRONT ELEVATION



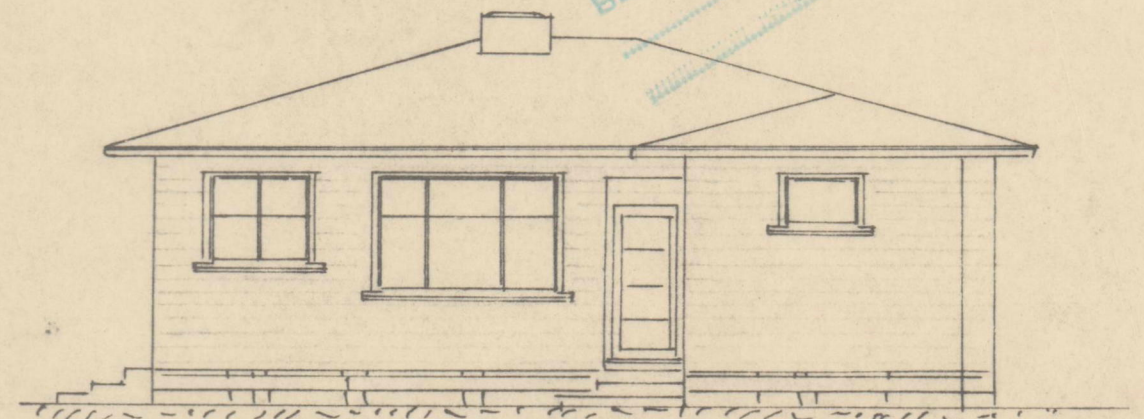
REAR ELEVATION



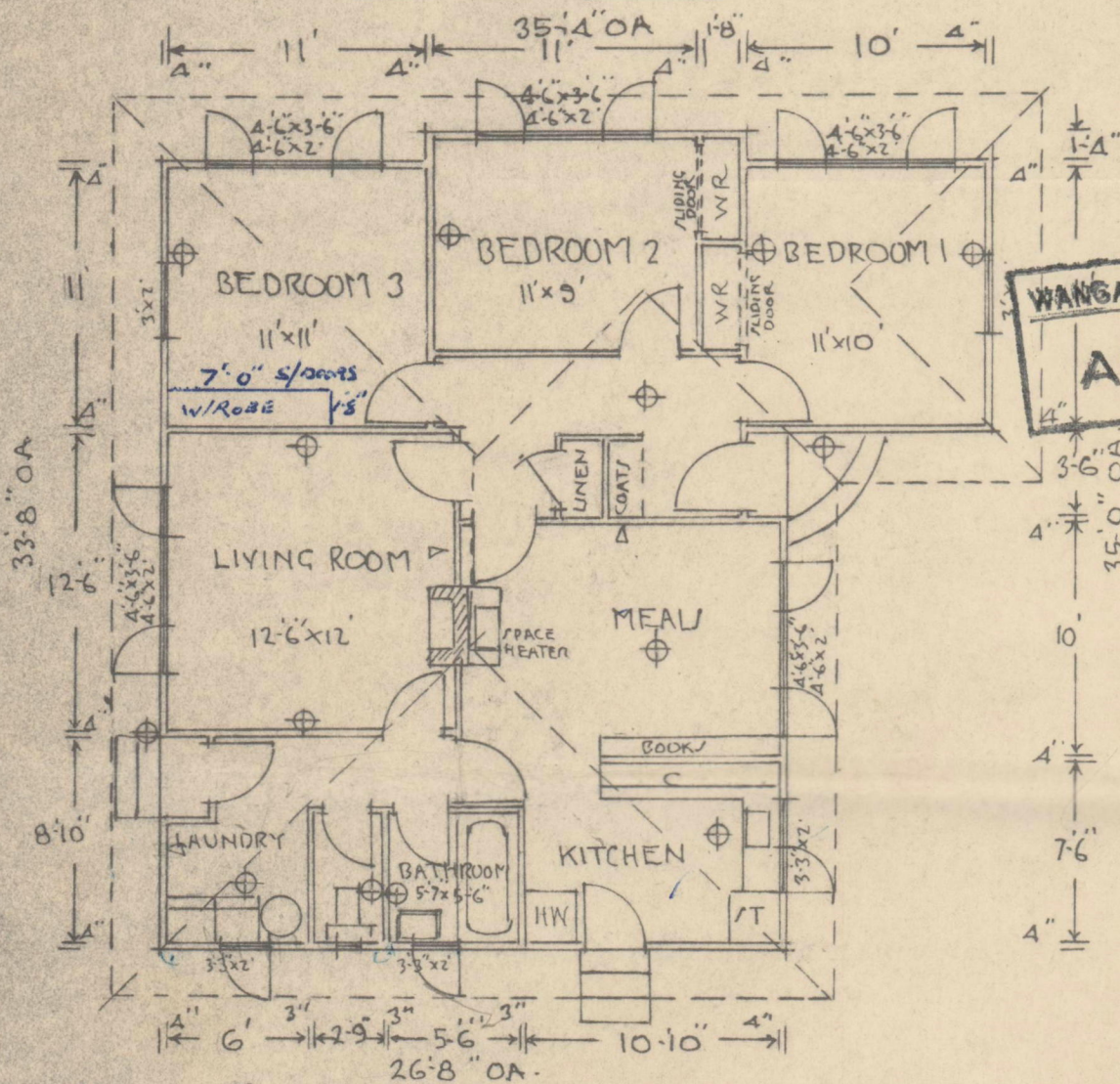
LEWIS AVENUE

SITE PLAN

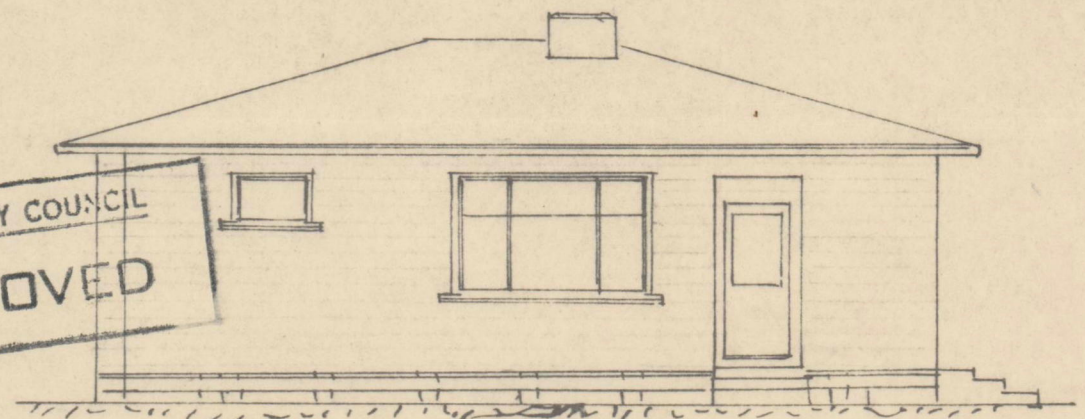
32 FT. = 1 IN.



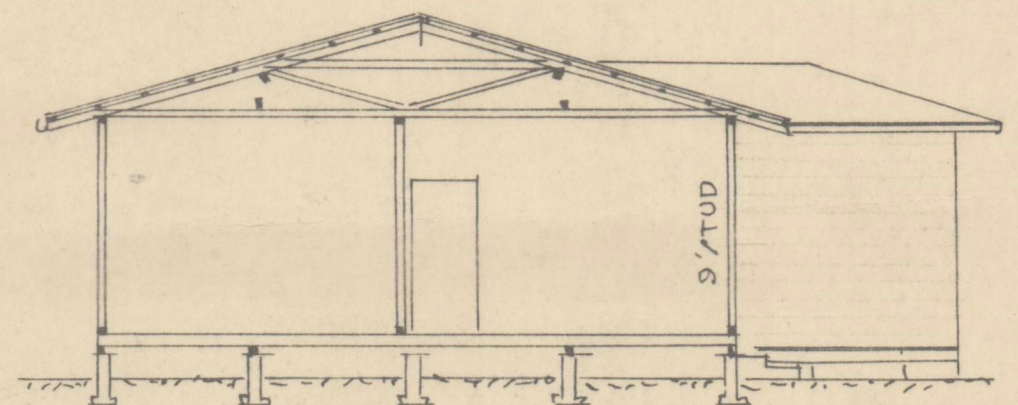
S.E. ELEVATION



WANGANUI CITY COUNCIL
APPROVED



N.E. ELEVATION



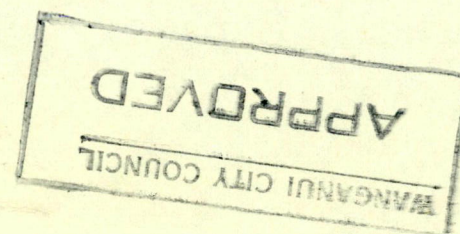
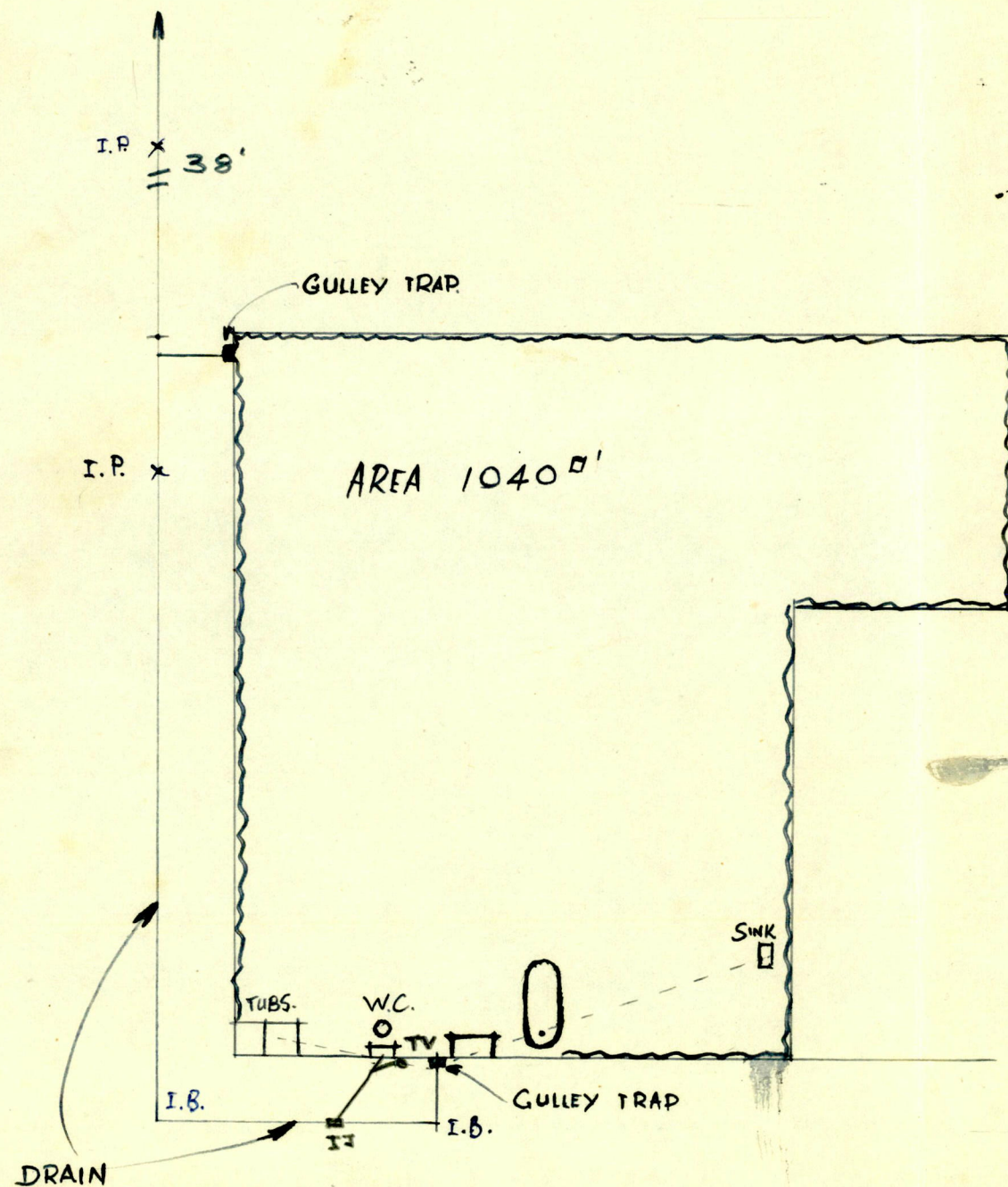
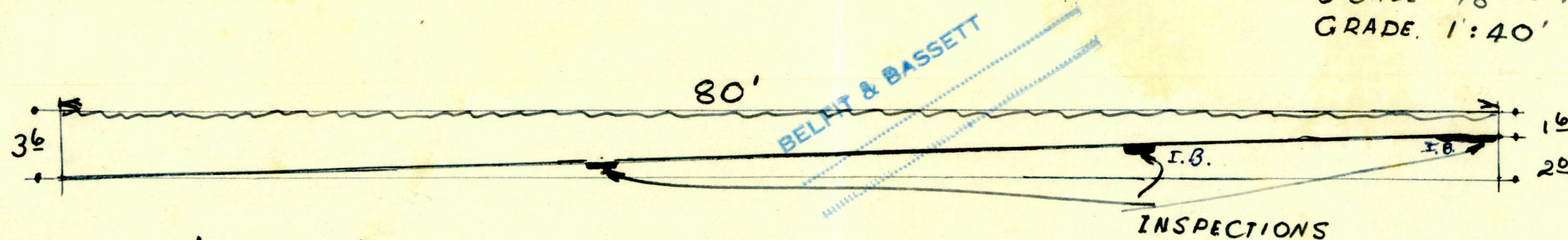
CROSS SECTION

PROPOSED RESIDENCE FOR MR. M.A. MAXWELL

LEWIS AVENUE - ARAMOHU

SCALE: 8 FT. = 1 INCH

SCALE $\frac{1}{8}" = 1'$
GRADE. 1:40'



PROPOSED DRAINAGE PLAN for.
MR. M. I. MAWELL : LEWIS AVE. ARAMONO.
BUILDERS : BELFIT & BASSETT.

FRONTAGE

64'

36

I.P.

30'

L.P.

G.T.

18' Y.J.

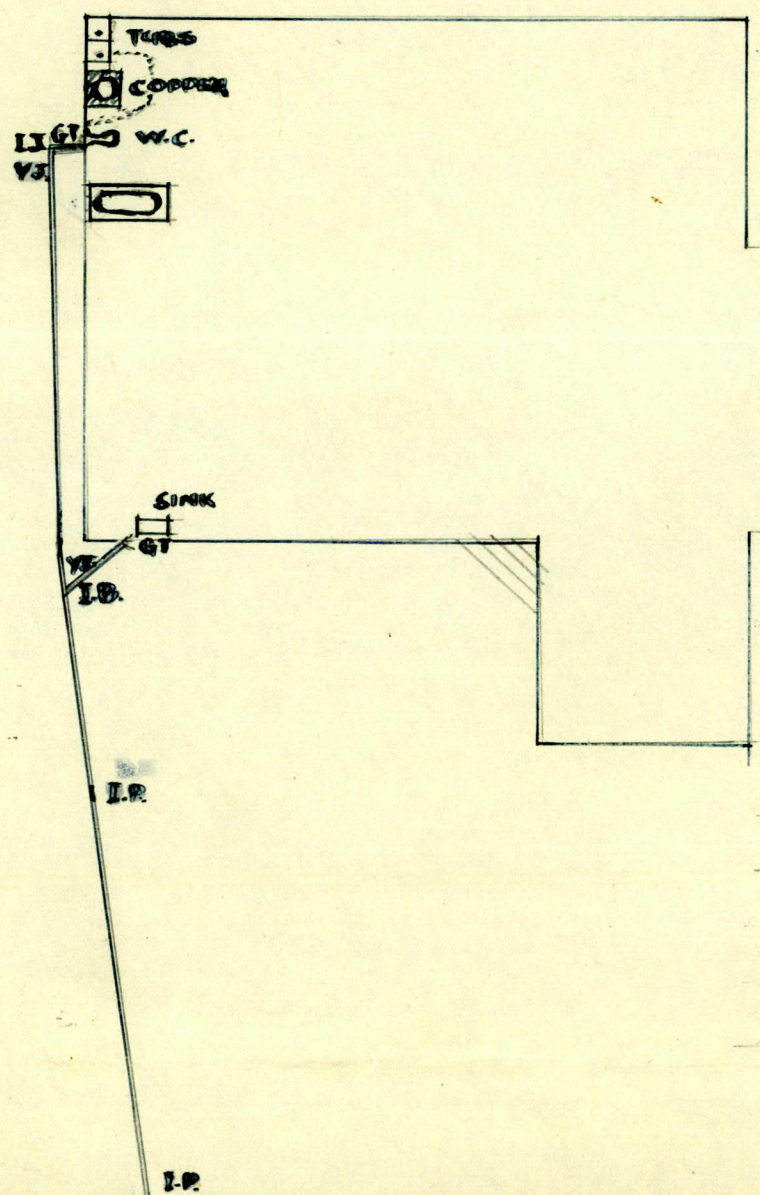
18'

G.T.

I.J.

19'

Y.J.



BELFIT & BASSETT

DRAINAGE PLAN FOR
MR. M.A. MAXWELL'S RES.
45 LEWIS AVENUE
ARAMOHO.

BELFIT & BASSETT BUILDERS.

LEWIS AVENUE

VALUATION ROLL No.

LEGAL DESCRIPTION

1322/371/2

LOT 4 D.P. 15976

104/5
45 LEWIS AVENUE

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.

Dispensations

Reference

Date

7677

2-10