

APPLICATION FOR BUILDING PERMIT

WANGANUI,

No. 206

3rd November 1954

TO THE CITY ENGINEER,

I hereby apply for permission to erect dwelling

at Angae Parade

for J. Gardner of Wanganui

according to locality plan and detailed plans, elevations, cross sections and specifications of building deposited herewith, in duplicate. 1324/579

Particulars of Land: Lot No. 32 on Town Section 62 D.P. 2490

Length of Boundaries Area

Particulars of Building—Foundations concrete

Walls weatherboard on wood Roof corr. Iron.

Area of ground floor 1025 sq. ft. Area of outbuildings sq. ft.

Estimated cost—

Building £2250: - : -

Plumbing and Drainage £250: - : -

Total £2500: - : -

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

Builder or owner

Address

J. B. Eden
71 Tokereia Ave.

PARTICULARS OF WORK

Cost £ 2500 Building Fee £ 10 : 10 : -

No. of Bricks Water Fee £ : 3 : 4

Chimneys Inspection Fee £ : : -

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

Footpath Damage Deposit £ 5 : - : -

Total £ 15 : 13 : 4

Received Fee

Receipt No. 430

TIME 19

30/11/54

1324/579

Garner Samuel
(J. Garner)

Lot 32, of Blk 2, D.P.
2490, Sec. 62

Anyac Pde.

Just Pass
will's St.

13th

WANGANUI CITY COUNCIL	INITIALS	DATE
APPROVED BY	<i>AB</i>	8-11-54
DRAINAGE	<i>Reas</i>	3-11-54
BUILDING INSPECTOR	<i>W.H.</i>	3-11-54
SANITARY INSPECTOR	<i>Reas</i>	3-11-54

SPECIFICATIONS

MATERIALS TO BE SUPPLIED AND LABOUR TO BE PERFORMED

IN THE ERECTION OF A RESIDENCE

ANGLO PARK, WANGANUI DIST.

MR J. GARNER

*Permit
No. 5483*

SPECIFICATIONS

MATERIALS TO BE SUPPLIED AND LABOUR TO BE PERFORMED

IN THE ERECTION OF A RESIDENCE

MR. J. GARNER

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 the 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 materials and work done on the site. 10% will be retained for a period of 30 days after the completion of the contract 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 No 32, D.F. 2490, Anzac Parade, Wanganui East.

CONCRETOR

CONCRETE Clean washed and graded river shingle 6 parts, Golden Bay cement 1 part. If Wanganui shingle is used, add 1 part of 1" stone to 2 parts of shingle.

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

PILKS 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.

DAMP COURSE Malthoid.

PORCH, WASHES Provide 4" concrete floor on 4" concrete walls.

CHIMNEY Bring up to floor level in reinforced concrete. Chimney precast concrete. Fireplace surround, chipped clinker brick to approved design.

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

PLASTERER

The plastering to include all foundation walls, porch and steps, and fibrous plaster lining

FOUNDATIONS All concrete work to be given a smoothing coat of cement mortar, 3 to 1, with a dash coat finish.

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

~~porch, steps~~ ~~Render with 3 to 1 cement mortar finished with steel trowel.~~

LININGS Line with $\frac{3}{8}$ " fibrous plaster sheets and leave all clean and free from irregularities.

CARPENTER AND JOINERSCHEDULE OF FRAMING TIMBERS

SLEEPERS 4" x 3" B A H R on edge at not more than 7' centres.

WALL PLATES 3" x 2" B A H R secured to concrete with $\frac{1}{2}$ " bolts at 4'-6" 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.

STUDS 4" x 2" B A R at 18" centres. 8'-6" stud.

BRACING 6" x 1" B A R on exterior walls, remainder 4" x 1", checked in where practicable.

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 36" centres.

Roof beams Rafters on all rooms to be carried at mid span on 8" x 4" beam.

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

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" 6" x 2"

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

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

TRIMMER STUDS Over 3'-1" span 4" x 3" B A R.

Framing to be thoroughly well done, braced and strutted wherever practicable. All plates to be halved at corners and the joints to be scarved. All true and perpendicular. Bore or check all dwangs to circulate air. All scantling timbers to be thickened.

EXTERIOR WALLS Framing to be covered with building paper, lapped 2" and tacked. Cover with 6" x 1" bevel back weatherboard, heart or Tanalised timber. Boards to be primed on one face, two edges and back before fixing. Corners to be mitred. Butts and mitres to be primed and bored and coated with thick white lead.

ROOF Framing to be covered with netting and building paper, then with corrugated iron. Paint all laps before fixing with approved paint.

EAVES To the under side of the eaves fix flat Fibrolite with galvanised clouts and cover joints with half round battled. Soffit width, front 30" rear 15", sides 24".

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

LININGS To be Fibrous plaster.

CEILINGS Pinex $\frac{1}{2}$ " softboard.

WINDOWS To sash sizes shown on plan. All 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 window with obscure glass, glaze L S sash with $\frac{1}{4}$ " plate, and remainder with 24 oz. best quality clear glass.

DOORS Front doors 6'-6" x 2'-6" x 2" full glazed with selected obscure glass.
 Kitchen " 6'-6" x 2'-8" x 1 $\frac{1}{4}$ " frame ledge, flush one side.
 Interior " " " " O B flush doors.
 Wardrobe " 6'-6" x 2'-2" x 1 $\frac{1}{4}$ " " " "
 Bathroom " " " " " " "

ARCHITRAVES AND SKIRTING 3" x 1" B B Rimu, standard pattern.

KITCHEN CUPBOARDS As directed, 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 and flush doors.~~

KITCHEN BENCH Frame up for 6' stainless steel bench.

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

LINEN CUPBOARD Provide slat shelves and wardrobe door.

COAT CUPBOARD Provide approved coat and hat rack and wardrobe 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'-6" above floor level and fix a wood rod 1 $\frac{1}{2}$ " x $\frac{3}{4}$ " at 2" below shelf.

STEPS TO BE WOODEN, RISERS 6" TREADS 12". FIX AS SHOWN.

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	1	1	60 W	1	
Bedroom 2	1	1	60 W	1	
Bedroom 3	1	1	60 W	1	
Living room	2	2	100 W	1	
Kitchen	1	1	100 W	1	Bakelite skirt.
Bathroom	1	1	40 W		" "
W.C.	1	1	15 W		WALL FITTING.
Hall	1	1	40 W		
Porch	1	1	40 W		
Terrace	1	1	40 W		Watertight cover.

The Contractor to check schedule with plan.

SWITCHES Flush type.

STOVE Provide and instal an approved electric cooler. (SHACKLOCK)

WASHER " " " " " ^{VORTEX.} ~~Thor~~ electric washer.

RADIO Fix under eaves at least 50' of not less than 7/.029 stranded bare copper wire on metal brackets. Connect to approved, earthed, flush outlet plates in living room and kitchen.

H.W. SUPPLY Fit cylinder with 750 watt element and thermostat.

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 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 to the city sewer.

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

H.W. SUPPLY Provide and fix a 25 gallon copper circulating cylinder, complete with Ajax pressure reducing valve, feed pipe, sludge cock etc. Run $\frac{3}{4}$ " lead to bath and $\frac{1}{2}$ " to basin sink and washer. H.W. piping to be drawn copper tube with welded joints, all to be properly lagged with hair felt wired on.

WASHER Instal the washer and connect to the services.

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

BASIN 22" x 16" porcelain barcket basin.

SINK 20" x 14" stainless steel in 6' stainless steel behoh.

- TAPS Kitchen, bathroom, best quality C P 8L, remainder $\frac{1}{2}$ " brass, two hose taps.
- WASTES Provide all wastes, vents, inspections, gullies etc as required by the By-laws.
- W.C. Best quality ceramic washdown pan, wooden copperlined low cistern.
- GUTTER, DOWNPIPE 24 gauge galvanised iron.

PAINTER AND PAPERHANGER

PAINT All paint for undercoat 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 in the original containers. Colours to be selected.

EXPOSED WOODWORK To receive one coat of red lead 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.

WEATHERBOARDS To be primed with a coat of tar oil before fixing. A further coat of an equal quantity of tar oil and dark chocolate paint shall be applied after erection.

INTERIOR WOODWORK Kitchen, bathroom, W.C. including inside of cupboard doors and inside bathroom cabinet. To be given one coat of priming, stop all nail holes and defects, apply two coats of undercoating and finish with one coat of approved enamel.

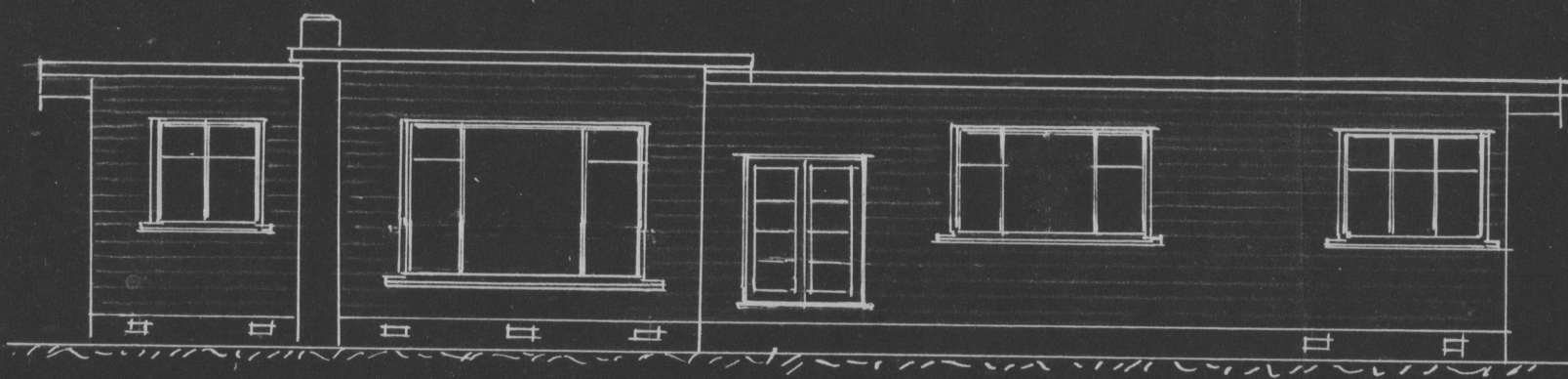
VARNISH WORK To receive one coat of oil stain, to approval, stop with tinted putty, apply one coat of knotting and finish with one coat of approved varnish.

WALLS Kitchen, bathroom, 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 flat paint.

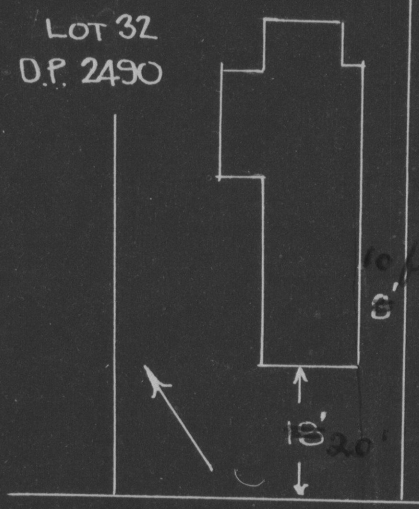
PAPERHANGING Walls to be sealed and prepared for papering. All papers to be trimmed, cut true and square, butt jointed and hung true and plumb. Allow the sum of 7/- per roll for estimating. All papering to be left free of all defects and disfigurements. Papers to be selected.

FLOOR AREA 1035 1/2 FT.



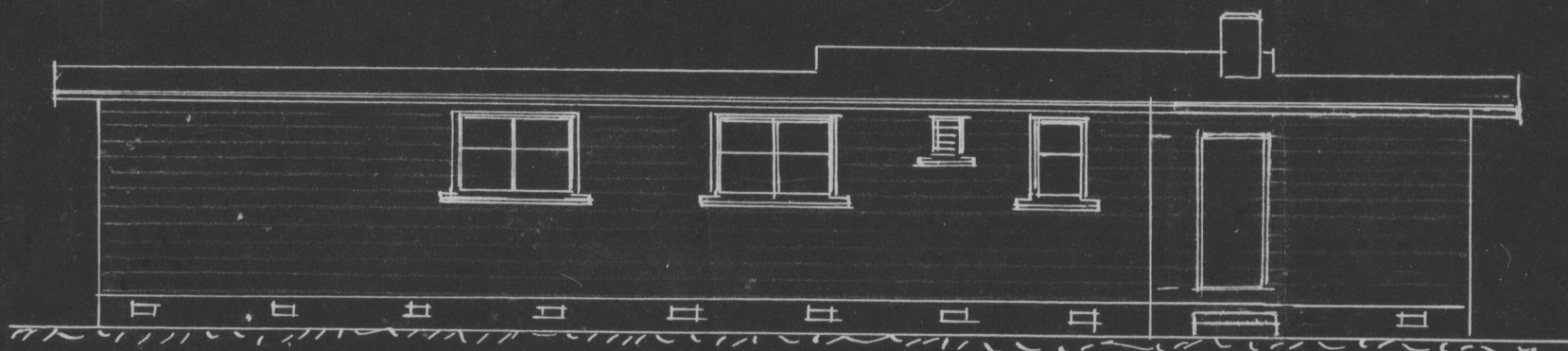
N. W. ELEVATION

LOT 32
D.P. 2490

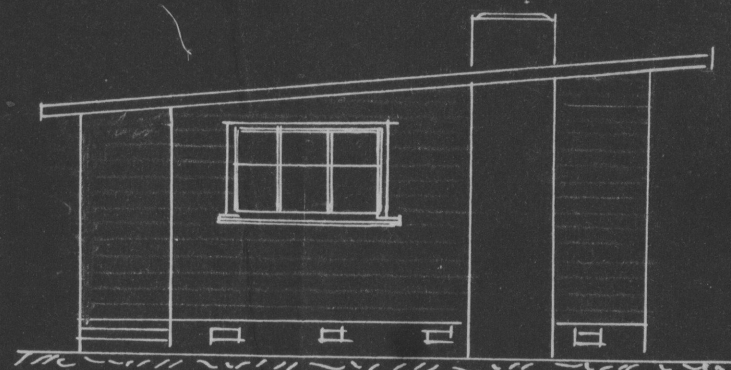


SITE PLAN
32 FT. = 1 IN.

ANZAC PARADE

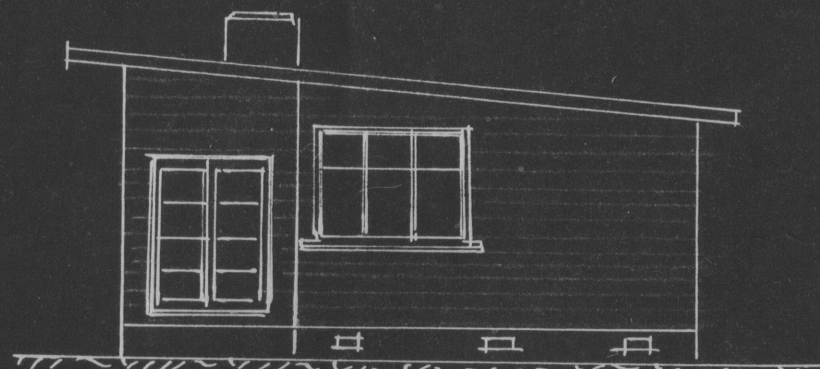


S. E. ELEVATION

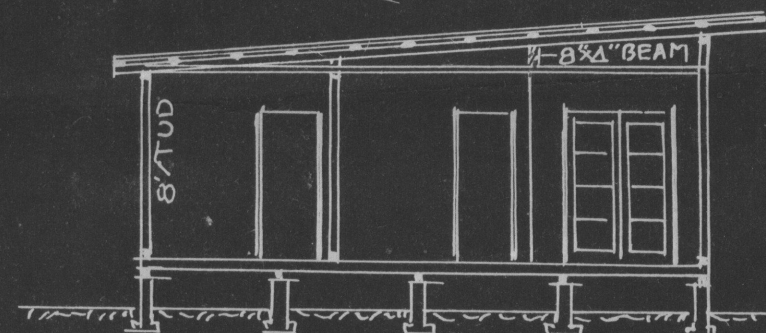
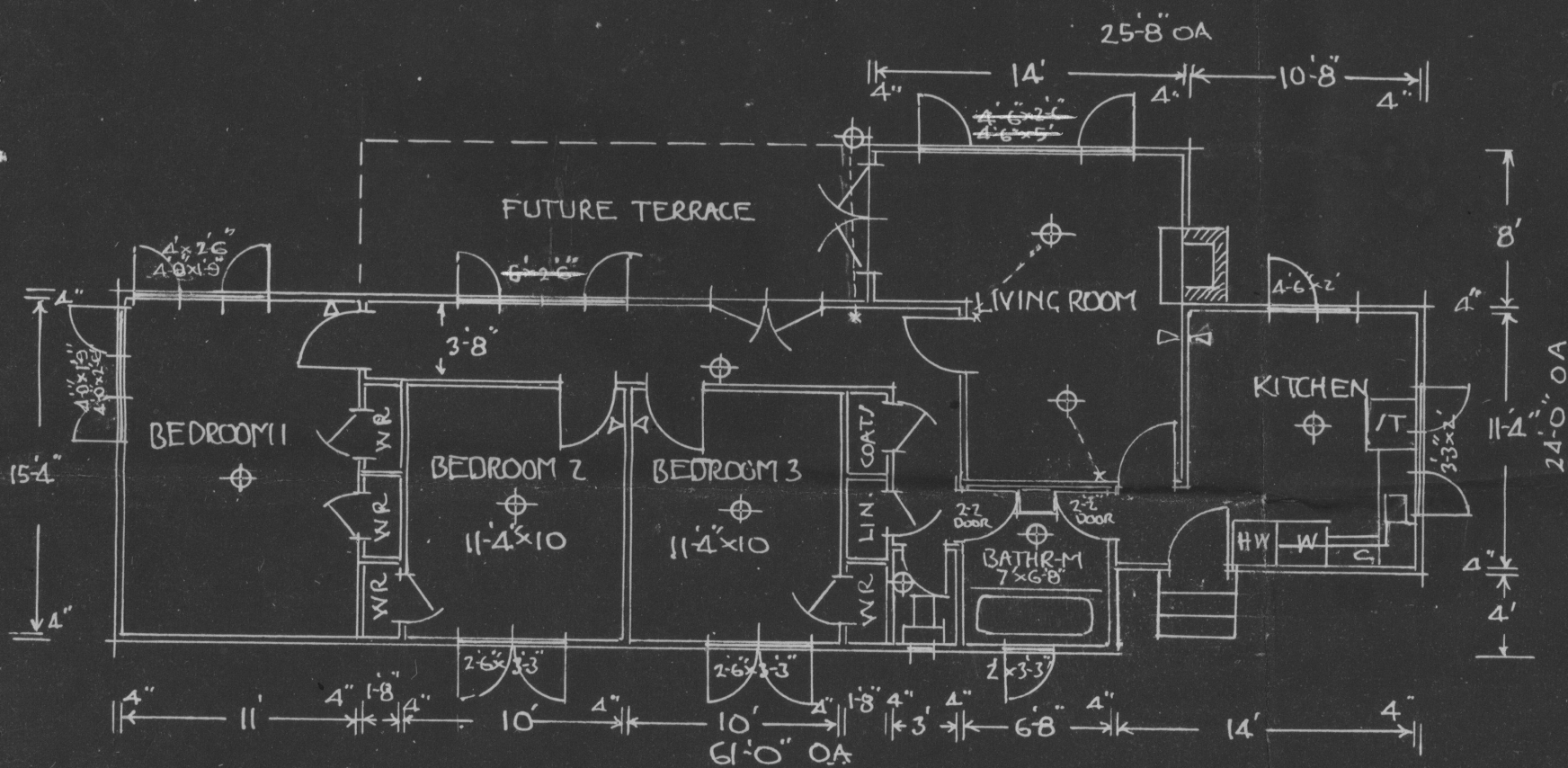


S. W. ELEVATION

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N. E. ELEVATION



CROSS SECTION

PROPOSED RESIDENCE FOR MR. J. GARNER

ANZAC PARADE - WANGANUI EAST

SCALE 8 FT. = 1 INCH