

129318

APPLICATION FOR BUILDING PERMIT

N^o 6121

WANGANUI,

23rd August 1961.

TO THE CITY ENGINEER,

I hereby apply for permission to erect dwelling
at Barnfoot Street

for Mr. Devenson of " " "
according to locality plan and detailed plans, elevation, cross sections and specifications of
building deposited herewith, in duplicate. 130/105/11 (PT).

Particulars of Land: Lot No. 26 on Town Section _____ D.P. 21942.

Length of Boundaries _____ Area _____

Particulars of Building—Foundations Concrete

Walls Stucco Roof Iron

Area of ground floor 985 sq. ft. Area of outbuildings _____ sq. ft.

Estimated value—

Building - - - - - £ : : .

Plumbing and Drainage - - - - - £ 240 : - : - .

Name of Plumber Moosman & Co. Total £2850 : - : - .

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 _____

Robt arm woss Builder or Owner

Address 1st Angas Parade

PARTICULARS OF WORK

Value £ 2850.

Building Fee £ 12 : - : - .

Water Fee £ : 4 : - .

Cubic yds. of Concrete 12.

Water Connection £ 6 : 10 : - .

No. of Bricks _____

Drain Connection £ 25 : - : - .

Chimneys _____

Inspection Fee £ : : .

Crossing Fee £ : : .

Footpath Damage Deposit £ : : .

Total £443 : 14 : - .

Received Fee B.

Receipt No. 9503.

Pt. 1310/105/1

A.B.C. LAND CO. LTD.
(SUENSON)

LOT 26. D.P. 21942.

CORNFoot ST.

J.M.

WANGANUI CITY COUNCIL
APPROVED

WANGANUI CITY COUNCIL	INITIALS	DATE
APPROVED BY	<i>R</i>	25/8/61
DRAINAGE	<i>Rae</i>	25/8/61
BUILDING INSPECTOR	<i>R</i>	25/8/61
SANITARY INSPECTOR	<i>L.M.</i>	25/8/61

For Office Use Only:

WANGANUI CITY COUNCIL

CITY ENGINEER'S DEPARTMENT

APPROVAL FOR ISSUE OF BUILDING PERMIT

Date of Application 23/8/61.....

Application for: ... Dwelling
Owner: A.B.G. Road (Svenson) ... Lot No: 26 ... Section: ... D.P. 1942 ...
Builder: H. Svenson ... Locality: 201 ... ST. ...
Plumber: ...

Building Inspector:

- 1. Values on Application
2. Builder's Footway Deposit
3. Material of Construction
4. Ground levels and foundations
5. Requirements for public buildings, factories etc.
6. Description of use of building on application
7. General construction - Dwlg. etc.
8. Chimneys, Heating appliances, flues etc.
9. Means of Egress Code
10. Temporary hoardings on footpath
11. Crossing fee

O.K. Building Inspector:

Health 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

O.K. Sanitary Inspector

Drainage Engineer:

- 19. Sewer Connection requirements & fees

O.K. Drainage Engineer:

Designing Engineer:

- 20. Structural Calculations

O.K. Designing Engineer:

Town Planning:

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

O.K. Town Planner:

Table with columns: Not Applicable, Satisfactory Made, Provision, Date, Amount of Fee Where Applicable. Contains handwritten checkmarks and dates like 23/8/61, 25/9/61, 25-84, 125.

Permit may be issued subject to the following conditions

ALTERATIONS AND ADDITIONS TO BLUEPRINT re Residence for

Mr. Svenson, Cornroot Street, Castlecliff.

1. Terrace (Incorporating front porch) to be 12' x 4'6".
2. One pair French doors, each door to be 6'6" x 2'6", opening on to Terrace.
3. Sliding door in place of normal hung door between kitchen and dining room. Track to be covered with pelmet.
4. Extra 2-light window in kitchen.

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

O F

H O M E S T O B E B U I L T

B Y

A S S O C I A T E D

B U I L D I N G

C O N T R A C T O R S

O F

W A N G A N U I

RESIDENCE FOR: ²⁰¹ Mr Svenson Cornfoot St.

CASTLE CLIFF

PRELIMINARY:

All work to comply with local authority By-Laws, Contract shall include all materials and labour necessary for the complete construction of the building. Work is to be under competent supervision and carried out in a thorough and workmanlike manner.

PERMITS:

Contractor shall take out all permits and pay all necessary fees for same.

INSURANCE:

The following insurances shall be taken out by the Contractor:-

1. Builders 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% may be retained for a period of 30 days after completion of the contract to comply with the Wages Protection and Contractor's Liens Act or its amendments.

SITE:

Lot No: _____
_____ Street/Road No: _____

MATERIALS:

The Contractor has the right to substitute equivalent materials to those specified, in the event of the said materials being unprocurable when required.

C O N C R E T O R

CONCRETE: Foundation to be 5" continuous reinforced concrete one' broad
Clean, washed and graded river shingle 6 parts;
Portland Cement one part. at top & 2 1/2" rods 3" from the base
of the footing *excavate footing 12" in depth.*

PIERS:

Concrete, not less than 64 square inches at base on 12" x 12" x 4" footings, spaced at 4'6" under all sleepers. Excavate footings at 12" minimum. Fix No. 8 wire in each to secure sleepers.

PORCHES:

Concrete slab, reinforced with H.R.C. 668, to be 4" thick on 4" walls.

STEPS:

To be constructed in 4" concrete, reinforced with one $\frac{3}{8}$ " rod in each tread.

CHIMNEY:

Provide parallel chimney reinforced with four $\frac{1}{2}$ " rods. Build in fire brick back and hobs, fit 14" Colonial type grate. Allow P.C. sum of £11 Os. Od. for tile surround and mantel-piece complete.

P L A S T E R E R

PORCHES AND STEPS:

Render with 3 to 1 cement mortar, finished with wood float.

CARPENTER AND JOINER

FRAMING:

All wall framing is to be width. Plates to be halved and protected from concrete with Malthoid dampcourse.

TRIMMER:

Openings are as follows:-

Trimmers checked in $\frac{1}{2}$ "

Openings up to	4'6"	are	4 x 3	or	5 x 2	Treated Radiata	
"	" 6'	"	4 x 4	"	6 x 2	"	"
"	" 7'6"	"	4 x 5	"	7 x 2	"	"
"	" 9'	"	4 x 6	"	9 x 2	"	"
"	" 10'6"	"	4 x 7	"	10 x 2	"	"
"	" 12'	"	4 x 8	"	12 x 2	"	"

Trimmer studs to openings more than 4'6" to be 4 x 3,

TIMBER SCHEDULE:

4 x 3	Ht. R. or T.R.	Sleepers approx 6'	C.C.
5 x 2	" "	Joists	18" C.C.
4 x 2	Treated Radiata	Bottom Plates	
4 x 2	" "	Top Plates Studs @ 18"	C.C. 8' high.
3 x 2	" "	Interior plates studs @ 18"	C.C. for non-bearing partitions.
6 x 1	" "	Exterior Braces, Collar Ties, Hips, Ridges and Valleys.	
4 x 2	" "	Ceiling Joists @ 18"	C.C.
4 x 2	" "	Rafters @ 3'	C.C.
4 x 2	" "	Under purlins, struts.	
4 x 2	" "	Ceiling runners to spans over 8'	
3 x 2	" "	Purlins @ 2'6"	C.C.
3 x 1 $\frac{1}{2}$	" "	Soffit bearers	
4 x 1	" "	Interior Braces and base boards.	

EXTERIOR LININGS:

6 x 1 Ht. or Treated B.B. weather board mitred with scakers or alternatively angle boxes.

ROOFING:

Purlins to be covered with 2" netting and building paper. Cover roof with 26 gauge C.C. iron and plain edged ridging. Prime all laps before fixing. All soffits and porch ceilings shall be covered with flat Fibrolite, joints to be covered with $\frac{1}{2}$ round battens.

INTERIOR LININGS:

All walls shall be lined with Gibraltar Board, securely fixed with $1\frac{1}{4}$ " gal. clouts. All ceilings shall be lined with Pinex soft board. Joints in painted rooms and ceilings to be covered with paper strip. All remaining rooms to be stopped.

FLOORING:

Flooring to be 4 x 1, 5 x 1, 6 x 1 Tanalized Matai or Rimu well cramped and punched on completion. Allow P.C. sum of £7 for floor sanding.

FINISHING TIMBER:

Fix 2" scotia to ceilings. Fit 3 x $\frac{1}{2}$ Bullnose architraves and skirting. Fit 5 x 1 sill boards with $\frac{1}{4}$ round aprons. Finishing timbers sanded.

DOORS:

All doors to main rooms shall be 6'6" x 2'6" O.B. flush rebated jambs.
Bathroom and W.C. doors to be 6'6" x 2'2" O.B. flush
Linen cupboard and wardrobe doors 6' x 2' O.B. flush, 5 x 1 jambs.
Front door - 6'6" x 2'8" 4 light glazed obscure.
Back door - 6'6" x 2'6" Resin bonded one side.
Hang all doors with 1 pair $3\frac{1}{2}$ " butt hinges.

WINDOWS:

Generally all sashes to be 4'6" with glazing bar.
Kitchen 3'6" with glazing bar.
W.C., Laundry, Bathroom 3' width as shown on plan.
All sashes except landscape and centre sashes to open.
Frames and sashes to be Ht. Rimu, Totara or Treated Timber, to be grooved, throated and constructed in an approved manner, sashes to be properly mortised, tennoned, wedged and glued.
Glaze bathroom and W.C. sashes with obscure glass.

GENERAL:

Construct 5'6" sink unit, false floor, three doors. Formica or Laminex sink top, stainless steel bowl.

Construct 6-ft Dresser Unit similar to sink unit, with three drawers and three doors. Top unit to have four doors, one section partitioned off and slatted for safe with vents.

Provide hot water cupboard with 6'6" x 2 door and slatted shelves above cylinder.

Provide four shelves in linen cupboard.

WARDROBE:

Provide 8 x 1 full length shelf and pipe rail.

FURNITURE:

Fit interior doors with Bakelite latch sets. Front and back doors with mortice lock sets. Case-ment stays A.C.

BATH:

Frame up bath and line with wall board. Fit 6 x 1 skirting to bath. Bathroom cabinet 26" x 16" with mirror and two shelves.

ACCESS DOORS:

Fit manhole to ceiling where convenient. Provide access door in base.

TUBS:

Provide single tub and fit on stand with 6" x 1" splash board.

E L E C T R I C I A N

The whole installation is to be in accordance with the Power Board Regulations. Fix meter board in a convenient position. Switches flush type. Provide one light point in hall and one to each room and one over front porch. Fit all lights with 60 watt bulbs and parchment shades.

HEATING POINTS:

Provide four heating points to a three bedroom house. Three heating points to a two bedroom house.

STOVE:

Allow the P.C. sum of £46 0s.0d for stove and connect same.

Fit cylinder with 1000 watt element and thermostat.

PLUMBER AND DRAINLAYER

All work is to be carried out in accordance with the N.Z. Standard Code of Sanitary Plumbing and Drainage Regulations 1959. Anything not specified but necessary in accordance with the above specifications and the Wanganui City Council By-Laws must be allowed for by the Plumbing Contractor in his price.

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 60. Connect house drainage to the city sewer.

FLASHINGS:

Do all flashing necessary to render the building watertight in all respects.

COLD WATER:

Connect water to City supply in $\frac{1}{2}$ " copper pipe, and run to sink, basin, toilet, tub and hot water cylinder.

H.W. SUPPLY:

Provide and install a 30 gallon copper circulating cylinder, complete with galv. supply tank, lid, tray and overflow in roof, feed pipe, sludge pipe etc. Run $\frac{3}{4}$ " lead to bath and $\frac{1}{2}$ " to basin, sink, washer and tub. H.W. piping to be drawn copper tube with welded joints, all to be properly lagged with hair felt wired on. Where sufficient pressure through mains is available, substitute Ajax or similar valve. Isolating valve to be fixed to tank or pressure valve, sludge to be taken to outside of building.

BASIN:

22" x 16" porcelain bracket basin, to be set on brackets and against walls with red lead putty to prevent movement.

BATH:

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

TAPS:

Kitchen, bathroom, C.P.S.L., remainder brass, allow for one hose tap.

WASTES:

Provide all wastes, inspections, vents, gullies, etc., as required by the By-Laws. All gully traps to be side entry with one gully trap to have a dished inlet, this to be placed as near to the back door as is practical. All gullies not under waste pipes to be

provided with a tap. Wastes to be wrought iron galvanised pipe, trapped to waste with copper traps and sanitary unions, 1½" for basin, 1½" for remainder of fittings. The terminal vent extension to be of 24 gauge copper, all joints and angles to be brazed and gusseted.

W.C:

Best quality ceramic washdown pan, wooden copper-lined low syphonic cistern. Joints between pan and soil pipe to be made with a plastic material and not cement mortar. Plastic seat with flap.

GUTTER, DOWNPIPES, VALLEYS, ETC:

26 gauge galvanised iron.

STORMWATER:

All stormwater to discharge into gully traps. If downpipes are required to run under the house, copper piping must be used.

PAINTER AND PAPERHANGER

PAINT:

All paint for undercoat work may be ready mixed paint, or be lead and oil hand mixed, brought on 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 best quality oil putty. Apply one coat of undercoat paint and one coat of finishing paint. Weatherboard primed before fixing.

INTERIOR WOODWORK:

Kitchen, bathroom, laundry and W.C. including inside of cupboard doors and inside of bathroom cabinet, to receive one coat of priming, stop all nail holes and defects, apply one coat of undercoat and finish with one coat of approved enamel.

SOFFIT:

Two coats of resene.

KITCHEN, BATHROOM, LAUNDRY AND W.C:

Allow for the walls of the mentioned rooms to be sealed and given one coat of undercoating and one coat of 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.

CEILINGS:

Pinex to be given two coats of flat paint, with the exception of kitchen, laundry, bathroom and W.C. to have a glossy finish.

WALL PAPERINGS:

Walls to be sized 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.

JOINTS:

Fibre strip to joints in Pinex, and Gibraltar Board in painted rooms. Client has option on choice of colour, but contract allows for one colour only to all ceilings and two colours on walls and fittings in enamelled rooms.

SPOUTING:

Spouting to have a coat of paint.

SPECIFICATIONS FOR CONTINUOUS CONCRETE FOUNDATIONS,
CEMENT BOARD SHEETING AND PLASTER FINISH.

---o--O--o---

FOUNDATIONS:

Exterior walls 5" continuous concrete walls, not less than 12" above ground level. Reinforce with one $\frac{1}{2}$ " rod at top. Footing 9" x 4" reinforced with two $\frac{1}{2}$ " rods hooked and lapped 20" at all joints and bent around corners. Excavate footings at least 12" in depth. Foundation to be rebated 1" x 1" to take cement board. $\frac{3}{8}$ " holding down pins at 4'6" C.C.

DAMP COURSE:

Malthoid.

VENTS:

9" x 6" concrete spaced at 2'0" from corners and then at not more than 6'0" centres.

CARPENTER

3 x 2 H.R. or T.R. Bed Plates

EXTERIOR WALLS:

Framing to be covered with building paper, lapped 2" and tacked, then with pumice cement wall boards, fixed with galvanised fastenings in accordance with the makers instructions. Cover all with $1\frac{5}{8}$ " x 17 mesh galvanised wire netting stretched tightly.

PLASTERER

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

FIRST COAT:

Cement 1 part, sand 3 parts. Not to be applied until all heavy hammering is finished and internal linings fitted. Thoroughly trowel plaster to a dense coat of not less than $\frac{5}{8}$ " thickness. Comb well to provide a key. Where practicable finish the whole of any one face in one operation. Base to be given a heavy dash coat.

PAINTER

Apply two coats of cement based paint to exterior plaster.

A D D E N D A

CARPENTER AND JOINER

DWANGS, CEILINGS:

To be 2 x 2 B.T. Radiata spaced as required to take ceiling sheet joints. All edges of lining material shall have solid supports.

DWANGS, WALLS: (External)

4 x 2 B.T. Radiata to take joints of pumice board cement sheets or two rows for weatherboard outside lining.

(Internal walls)

Two rows of dwangs, the dwangs to be the same width as the partitions.

ROOFING:

The side lap of each sheet of corrugated iron to cover at least one and a half laps. The minimum lap for sheets where the pitch is 20 degrees or greater to be 6".

DOORS:

External doors to be hung with $1\frac{1}{2}$ pairs of $3\frac{1}{2}$ butts.

WINDOWS:

Hang 4'6" sashes with $1\frac{1}{2}$ pairs of 3" gav. butts.

KITCHEN FITMENTS:

Dresser unit to have dressed wooden top.

PLUMBERS AND DRAINLAYER

VALLEYS:

To be 24" Galvanised iron.

GUTTERS, DOWN PIPES:

To be 24" galvanised iron.

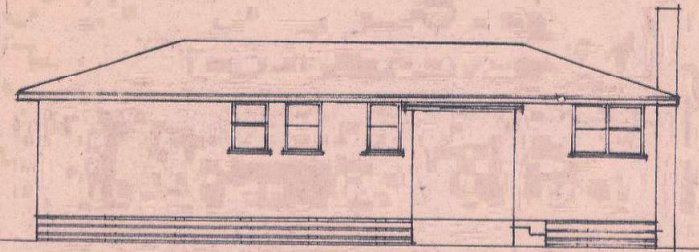
PLASTERER

PLASTER:

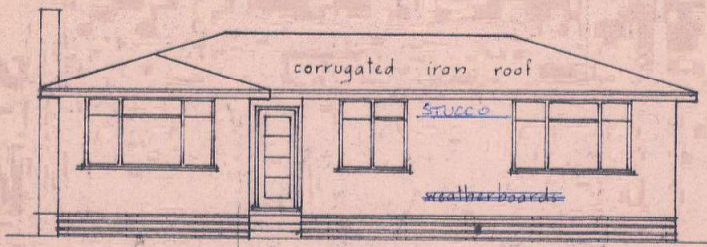
Second coat as for first coat, plus 10% hydrated lime by volume of the cement used. An approved water-proofing mixture to be added as instructed by the makers. Second coat to be no less than $\frac{3}{8}$ " thick and screened to an even plane. The splash finish to be to the clients requirements.

3

Residence for Mr Svenson
201 Cornfoot St Castlecliff

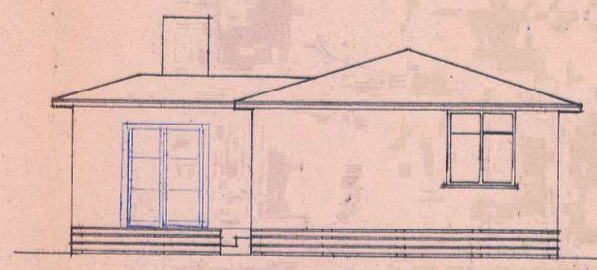


rear elevation

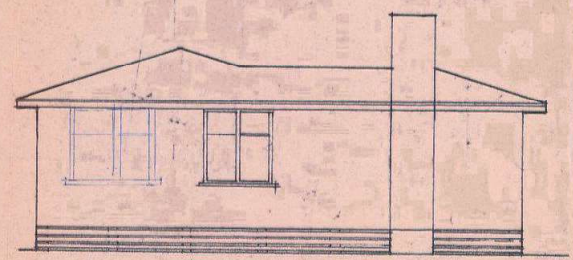


front elevation

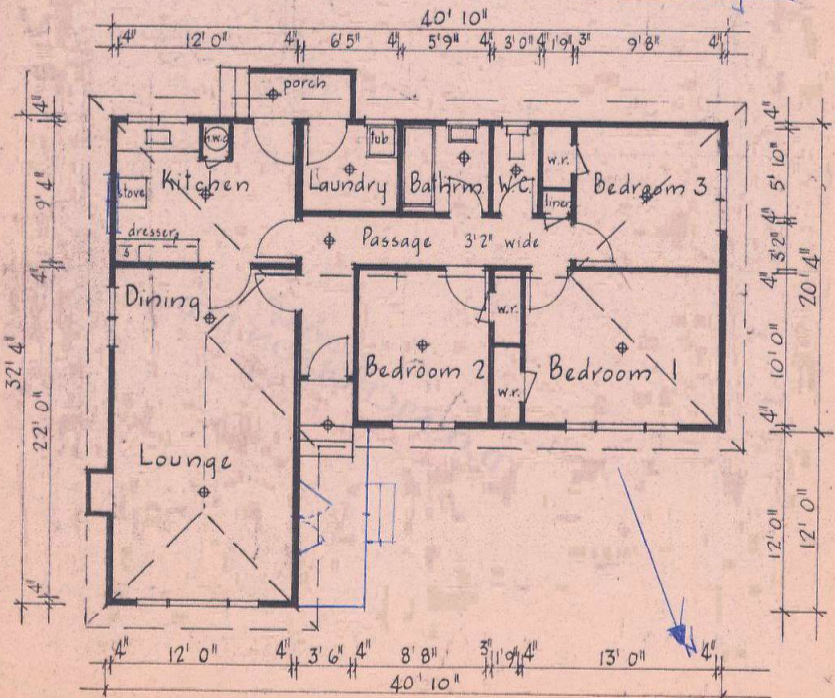
Note - Full Foundations - Stucco Linings



side elevation

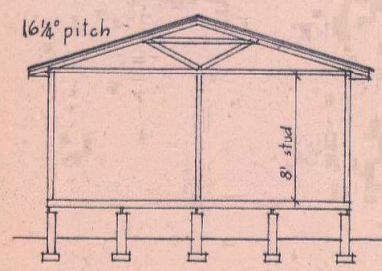


side elevation



plan

985 sq. ft.



cross section

Residence for Mr Svenson
Cornfoot St, Castlecliff.

This is an Associated Building Contractors' Plan
W.A. CARRICROSS BUILDER

PRINTS by
D. O. NICHOLSON LTD.
PHONE 8144 — P. O. BOX 413
WANGANUI

To C/SUM
B&P/MS

CORNFoot ST.

73' 14"

20°

16°

What is minimum
for this Boundary
5ft.

10'
8' 4"

8ft

RESIDENCE FOR
MR. SVENSON

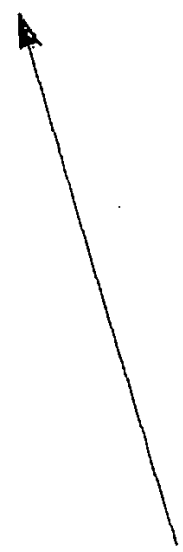
LOT 26

DP. 21942

SECTION 227 RB Wanganui River

133' 0"

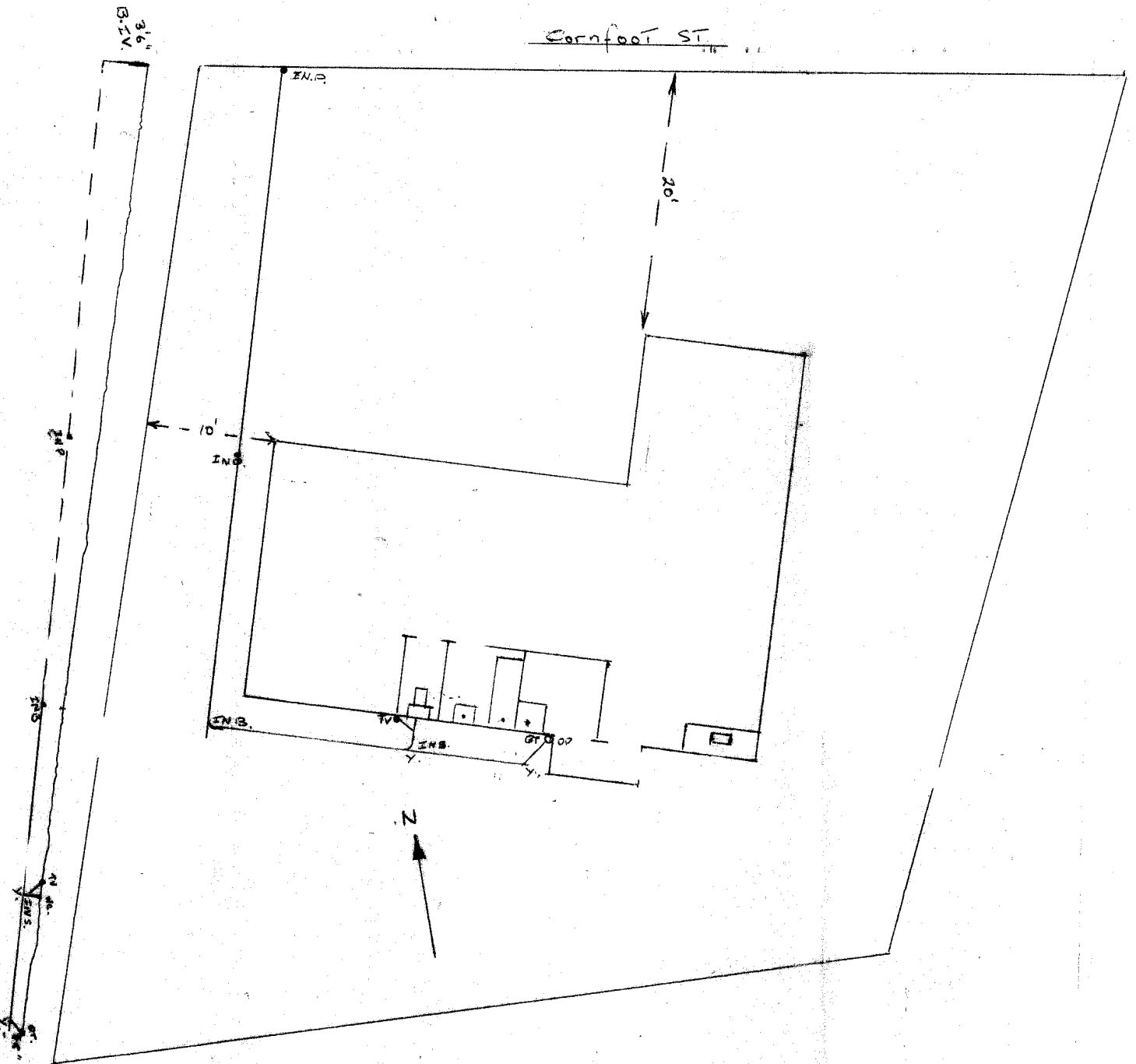
107' 6"



13/10/2011

Plumbing & Drainage Plan
For Proposed Residence
Mr Svenson Cornfoot St,
LOT 26 DP No 21942 Sec 227

Cornfoot St



AS BUILT WATER CONNECTION DIAGRAM

Permit No.

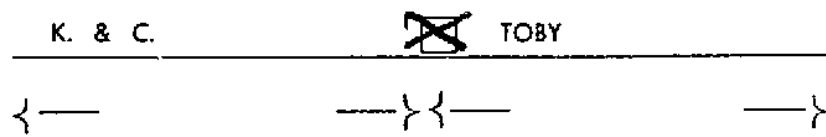
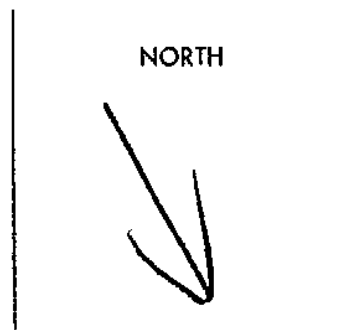
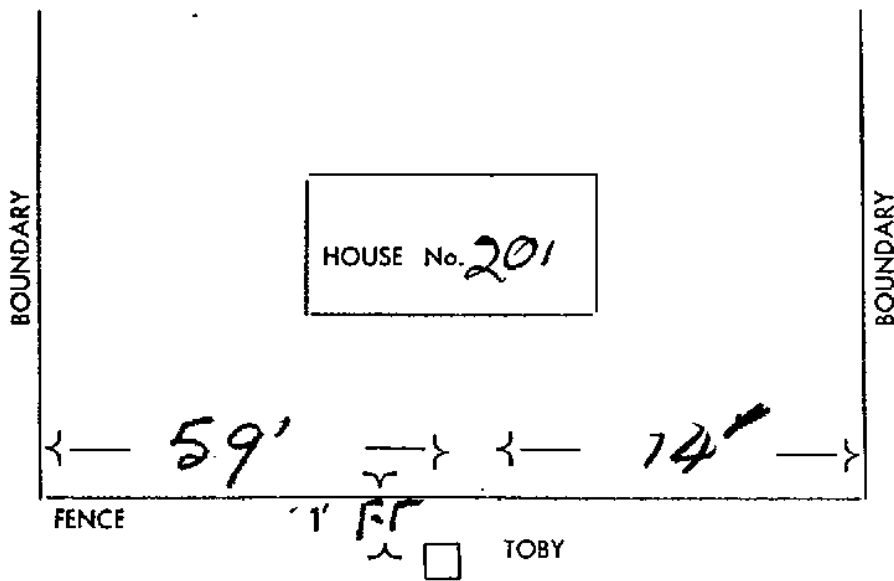
Permit Date 31-8-61

Lot No. 26

D.P. No. 21942

Name Owner SEVENSON

Name Builder W.A. - CAIRNCROSS



CORNPOOT St

Street

To TAUPATAST

To WAITOTE

Weeks Field Ltd.

