

MARLBOROUGH COUNTY COUNCIL

20250-64

268

BUILDING APPLICATION FORM

The County Engineer, (attn. Building Inspector), Marlborough County Council, BLENHEIM.

Date 26-1-1970

Dear Sir,

I hereby apply for permission to erect alter convert reinstate add demolish New Dwelling



For Mr J Logan (Previous Owner)

Address: Builder Wemys Bros Ltd Grove Rd Blenheim

Drainlayer/Plumber M Surgenor Address Picton

According to the plans and specifications deposited herewith in duplicate.

- 1. LOCALITY 7B Kawaperepe Nature Reserve Queen Charlotte Sounds.
2. VALUATION No. 2025/64
3. DESCRIPTION: Lot No. 4. 1203 Sec A 7B.

Table with 2 columns: Description and AREA. Rows include: 4. AREA OF GROUND FLOOR 721 sq. ft., 5. AREA OF OUTBUILDING sq. ft., 6. ESTIMATED VALUE OF: Building or Alterations \$4961:00, Plumbing and Drainage \$682:00, Total \$5643:00.

If work valued at over \$20,000 state estimated date of commencement month / year estimated date of completion month / year

- 7. ARE THERE ANY OTHER BUILDINGS ON THE SITE Boat shed
8. PROPOSED PURPOSES for which every part of above building is to be used or occupied (describe separately each part intended for use or occupation for a separate purpose). Private Batch

Yours faithfully, Signature of Applicant J Wemys for Wemys Bros Ltd Address Grove Rd Blenheim

FOR OFFICE USE ONLY Application No. 268 Date / / Approved J.A. Carter 5-2-70. Permit No. C005886 Date 25/5/70. Fee Paid \$ 21-00 Date / / Conditions Receipt No. 10141 Date 28/1/70.

MICROFILMED

Zone Remarks Plumbing off to come with fees from M. Surgenor. work to be stopped until D/P application received

I N F O R M A T I O N

BUILDING BY-LAWS — NZSS 1900 N.Z. STANDARD MODEL BUILDING BY-LAWS

Building Permits are required among other things for the erection, re-erection, reconditioning of a building, alteration, repair, addition or removal from one place to another (maintenance-work, other than structural is not deemed a repair). For buildings whether temporary or permanent, movable or immovable. For retaining walls within 4 ft of a boundary or exceeding 4 ft. in height; tanks 5000 gals and over and tanks 400 gals and more supported at a height of more than 6 feet.

Applications:

Both applications for Building, Drainage and Plumbing (if required) to be submitted with the fees. In duplicate — site plan, foundation and floor plan, elevations and cross section, and specifications of material and workmanship.

Estimate value means the value of the completed work including all materials and labour.

The Engineer shall have absolute determination of the valuation of such work.

No person shall erect or cause to erect a building without first obtaining a permit. Nor shall they commence any excavations or filling to form access from any road or reserve without prior approval from the Engineer.

The Building Inspector is to be notified at least 24 hours prior to foundations being poured.

The Economic Stabilisation Regulations 1968:

Proposed buildings or additions over \$20,000 in value other than a single household unit. Written notice to be given to the Authority (Ministry of Works).

Schedule of Fees:

Estimated Value of Work						\$
Up to \$20						0.50
Over	\$20 and not exceeding	\$200				1.00
"	\$200	"	"	"	\$400	2.00
"	\$400	"	"	"	\$600	3.00
"	\$600	"	"	"	\$800	4.00
"	\$800	"	"	"	\$1,000	5.00
"	\$1,000	"	"	"	\$1,200	6.00
"	\$1,200	"	"	"	\$1,400	7.00
"	\$1,400	"	"	"	\$1,600	8.00
"	\$1,600	"	"	"	\$1,800	9.00
"	\$1,800	"	"	"	\$2,000	10.00
"	\$2,000	"	"	"	\$2,500	12.00
"	\$2,500	"	"	"	\$3,000	14.00
"	\$3,000	"	"	"	\$3,500	16.00
"	\$3,500	"	"	"	\$4,000	18.00
"	\$4,000	"	"	"	\$5,000	21.00
"	\$5,000	"	"	"	\$6,000	24.00
"	\$6,000	"	"	"	\$7,000	27.00
"	\$7,000	"	"	"	\$8,000	30.00
"	\$8,000	"	"	"	\$9,000	33.00
"	\$9,000	"	"	"	\$10,000	36.00
"	\$10,000	"	"	"	\$12,000	40.00
"	\$12,000	"	"	"	\$14,000	44.00
"	\$14,000	"	"	"	\$16,000	48.00
"	\$16,000	"	"	"	\$18,000	52.00
"	\$18,000	"	"	"	\$20,000	56.00
"	\$20,000	"	"	"	\$25,000	64.00
"	\$25,000	"	"	"	\$30,000	72.00

Fees for values in excess of \$30,000 are obtainable at the County Office.

Marlborough County Council

20250-64
268

Telephone 3248

LRC:AB

P.O. Box 19,
Blenheim,

4th May, 1970.

Mr I.R. Wemyss,
Wemyss Bros. Ltd.,
Grove Road,
BLENHEIM.

Dear Sir,

J. Logan - Cottage Kaireperepe - Grove Arm

As a drainage and plumbing application has not yet been received, no permits can be issued for the above work. Therefore all work must cease until the drainage and plumbing application has been submitted and approved.

Yours faithfully,

L.R.

(L.R. Charters)
BUILDING/HEALTH INSPECTOR.

MICROFILMED

20250-64
268

SPECIFICATION

Holiday house for J. F. Logan, situated at
Lot 4 D.P. 1203 Sec. 7B Kaireperepe Native Reserve.

GENERAL:

This contract comprises, in general, the erection of a residence in accordance with this specification, and plans herewith, and the General Conditions of Contract of the New Zealand Institute of Architects. All workmanship and materials shall conform to New Zealand Standard Code of By-Laws NZSS 1900 for dwelling houses and with Local Body By-Laws. Work shown and not specified and vice-versa shall be carried out as if it were both specified and shown. Any confliction between that specified and that drawn shall be referred to the owner for his decision before the work is commenced. All workmanship and materials shall be to the satisfaction of the owner.

VARIATIONS:

Any variations in materials or finish from that specified hereunder shall be listed before the contract is signed and such list shall be read as part of the signed contract.

EXTRAS:

The contractor shall not proceed with any extras before having written approval of the owner.

INSPECTION OF SITE:

The contractor shall visit the site and ascertain the nature and extent of the work, and any other matter or thing which may influence the making up of a tender, or the carrying out of the work in its entirety.

BY-LAWS, PERMITS ETC:

The Contractor shall give all usual notices to the Local Authority, arrange for the inspection and testing of all work, apply for and pay for building permits and comply with the requirements of all local body by-laws.

Provide everything necessary for the proper and efficient execution and completion of the work. Do all necessary carting and pay for all carriage and freightage charges. All materials are to be new and the best of their respective kinds.

INSURANCES (see back page)

SUB-CONTRACTORS:

The Contractor shall engage and employ all sub-contractors and shall supply a list of all sub-contractors proposed with his tender.

MAINTENANCE:

The Contractor shall make good any defects arising within a period of three (3) months after date of completion of contract.

INSPECTIONS AND PROGRESS PAYMENTS:

The work shall be open to inspection by Owner at any time, but in particular as follows:-

- (1) Excavations and reinforcements before concrete is poured.
- (2) When framework is finished.
- (3) When outer covering is in place and ready for lining.
- (4) When inside lining is complete.
- (5) Immediately following the completion of the work.

MICROFILMED

Progress payments will be made following satisfactory inspections (3), (4) and (5) above.

SETTING OUT:

The Contractor shall be held responsible for the setting out of the work, and he shall be required to make good at his own expense any errors which may occur. Figured dimensions are to be taken in preference to scale.

MATERIAL:

All materials, other than that agreed to be supplied by the Owner, of every description necessary to complete the job shall be supplied by the Contractor. All plant and labour necessary to carry on and complete the job in an expeditious manner shall be supplied by the Contractor.

GROUND LEVELS:

The plans show the approximate ground contour but the Contractor must check on these levels.

TEMPORARY POWER SUPPLY FOR BUILDER:

A builders power supply point shall be provided by the owner and this will be situated within 30 feet of the house site. This will be a single phase 230 volt supply.

WATER SUPPLY:

A L.P. water supply within 30 feet of the site, sufficient for building purposes will be made available by the owner before the start of the contract.

ACCESS:

There is a walking track from the road at the top of the section but timber and heavy materials would have to be transported by sea. The beach is gently sloping and a barge could be beached there satisfactorily.

ACCOMMODATION:

If required the builder may use the existing boatshed/batch for sleeping accommodation during the construction of the house.

COMPLETION:

At the completion of the contract remove all rubbish and leave the whole site clean. All floors shall be left broom clean, all glass left clean inside and out and all paint and putty marks removed. At completion remove all trade debris from house and section and leave clean and fit for occupation.

CLEARING SITE:

EXCAVATOR *clean & top*

MICROFILMED

On that part of the site to be built upon, all vegetation and trees shall be cleared by the Owner.

GENERAL EXCAVATION:

Excavate for all piles and other foundations shown on drawings to a minimum depth of 15" and/or to good solid bearing ground. Backfill all excavations and well ram.

The house is to be built on the natural ground contour with no general excavation or filling for the house.

CONCRETOR

MATERIALS:

All aggregates shall consist of natural sands and gravels and must be carted to site. No beach sand to be used. They shall be hard, strong and

durable and shall be clean and free from vegetable matter, earthy or adhesive coatings.

Concrete Mix: Concrete shall be mixed in the proportion of 1 part cement to 5 parts aggregate.

Also Concrete shall be mixed in a mechanical mixer using minimum of water to produce a workable mix.

CONCRETE PILES:

These shall be 8" x 8" with a 12" x 12" footing. There shall be a U shaped No. 8 galv. wire embedded in the pile to secure sleeper plates. Piles shall be 4'-6" apart set in rows as shown on the drawing with outside wall piles at not more than 4' 6" apart. All piles shall be either cast in position or precast piles shall be bedded into a poured concrete footing.

STEPS:

Steps at the back door shall be made by the Owner.

DRAINLAYER

GENERAL:

The whole of the drainage work shall be carried out in accordance with the By-Laws of the Local Authority, and to the satisfaction of its Inspectors. Provide all fittings necessary to complete the work and lay all drains to an even and consistent fall of not less than 1 in 40. Connect up vent pipes fixed by the Plumber.

SOIL DRAINS:

Fix 2 only 4" G.E.W. gully traps to take wastes and 4" bends to take soil pipe, terminal vent, etc. Each gully trap shall be set on a concrete bed and shall have concrete kerbs and have a C.I. grating. Take 4" G.E.W. drains from gully traps and bends and connect with all necessary inspection fittings to the septic tank.

SEPTIC TANK:

This shall be of 500 gallon capacity and of approved design, and situated at the position shown on the drawing, at least 30' from the side of the house. The effluent drain will be constructed and laid by the Owner.

CARPENTER AND JOINER

GENERAL:

Frame, erect and fit all carpenter and joiners work. Leave all parts in good working order and make good all shrinkages and other defects.

TIMBER:

All timbers shall be graded according to New Zealand Standard Specification No. 169. All joinery and dressing timbers shall be kiln dried. All framing timbers are to be reasonably well seasoned before being built in; and any delivered unseasoned shall be fillet stacked until required. All joinery, kiln-dried, dressed and finishing timbers, and all pre-built components shall be stacked under cover from the weather at all times prior to erection on the site.

All exposed finishing timbers shall be dressed and machine sanded. Prime all external timbers before fixing.

Timber sizes shall be in accordance with N.Z.S.S. 1900.

MICROFILMED

DAMP COURSE:

Fix three-ply malthoid damp course between all concrete and all woodwork fixed against concrete.

FLOOR JOISTS:

The floor joists under the living room and kitchen shall be of sufficient size to span the full 12' 0" between piles, and then to continue as cantilevers under the verandah.

The verandah shall be decked with 4" x 1" timber spaced $\frac{1}{2}$ " apart.

OVERHANGS:

The overhang shall be 3'0" at front and 18" over side and back walls, and the soffit lining shall be of asbestos cement. $1\frac{1}{2}$ " scotia moulding to be used on soffit linings. Fascia board to be 6" x 1".

EXTERIOR COVERING:

Approved building paper (lapped 3") to be fitted between wall studs and weatherboards. All exterior walls to be covered with 6" x 1" bevel back weatherboards Tanalised BA with butt joints staggered, mitred external angles and scribed internal angles.

All butts and laps shall be primed.

FLOORING:

All floors to be left in a condition suitable for staining. Lay 4" x 1" kiln dried flooring, closely cramped, double nailed and machine sanded at completion.

No floor is to be fitted in the basement.

WINDOWS:

Provide and fit all windows shown on drawings and to the glass sizes indicated. Frames of kiln dried D. A. Ht. Rimu or Totara and to be solid rebated and weather grooved with $2\frac{1}{2}$ " sills and $1\frac{1}{2}$ " stiles and mullions. Head flashings in all cases and full length trays under sills. Sashes of 2" D.A. Ht. Totara, Redwood, Cedar or Clear Oregon, solid rebated and moulded with tenoned and pinned joints. Hinge each casement window with $1\frac{1}{2}$ " pairs 3" galvanised butts.

Kitchen, Toilet and Bathroom to have Cooper louvre windows.

All window latches to be Chrome plated.

3 only 72" x 42" windows, and one 72" x 42" sliding door, across the front of the building to be aluminium sashed, with white finish.

1 only 64" x 42" window on west wall to have a timber sash with 4" deep timber at top and 8" deep timber at bottom.

CEILING: All ceilings to be on the underside of the roof joists.

Line all ceilings with Pinex Board ($\frac{1}{2}$ ").

DOOR DOOR FRAMES:

External frames to be solid D.A. Ht. Rimu rebated timber out of 2", with pitched sills out of 3" material. Internal frames to be D.A. Ht. Rimu rebated timber out of $1\frac{1}{2}$ " material.

WALL LININGS:

Both bedrooms to have all walls lined with Pinex softboard and joins to be covered with $\frac{1}{2}$ " and $\frac{1}{4}$ " round timber battens.

Living Room Area to have north and west walls lined with Pinex and south wall from hall door to west wall lined with vertical "shiplap" timber.

Kitchen Area to be lined with hardboard.

Hallway, Toilet and Bathroom to be lined with hardboard.

MICROFILMED

Shower Cabinet Inside dimension to be 2'6" x 3'.0" and lined with oil tempered hardboard. Shower base to be 2'6" x 3'0" stainless steel.

DOORS:

<u>Outer Wall Doors</u>	6'6" x 2'8" x 1 1/2" flush type Ht. Rimu
<u>Internal Main Doors</u>	6'6" x 2'8" x 1 1/2" Flush Type D.A. Rimu. Hall door to have 2'0" x 1'6" opaque glass panel
<u>Bathroom and W.C. Doors</u>	6'6" x 2'6" x 1 1/2" Flush Type D.A. Rimu.

DOOR HARDWARE:

Entrance doors 3 only 4" galv. Butts with loose pins.

Internal Main doors 3 only 3 1/2" b.s.butts

DOOR LOCKS:

All internal and exterior doors to have approved mortise lockset with key and Chrome Plated handles.

SINK BENCH:

As detailed on drawings. Bench to be 3'0" high and to be fitted with 7'0" Formica top bench and stainless steel sink with a 6" Formica upstand. Three cupboards to be made under bench. These cupboards to have 5" toe recess. Formica colour to approval of Owner.

MANHOLE:

A manhole with hinged door shall be fitted in the ceiling of the back passage.

CUPBOARD:

The cupboard shown on the drawing, between the kitchen and living room will be built by the Owner.

FINISHING TRIM:

Internal doors and windows, finish with 3" x 1" D.A. Ht. Rimu architraves with rounded nosing and mitred at corners. All windows to have 1" sill board with rounded nosings, under sill board fit 3" x 1/2" batten. Skirting boards to be 3 1/2" x 1" D.A. Ht. Rimu with rounded nosings, mitred at angles. To all fittings fit 1/4" quarter-round fillet against wall.

ROOFER

GENERAL:

Fix roof as arranged or indicated on drawings. All roofs shall be fixed by approved specialist roofing contractors. Secure roofing contractors two year guarantee. Leave roof water-tight.

ROOFING FELT:

Cover purlins with approved netting and saturated roofing felt, and secure to purlins with galv. clouts.

GALVANISED IRON:

Fix 24 gauge corrugated iron roofing, complete with all ridges, hips and verges; 9" end laps and 1 1/2" corrugations side laps. Fix roof with galv. lead headed roofing nails at top and bottom of sheets and at intermediate purlins at every second corrugation.

MICROFILMED

PLUMBING

GENERAL:

All work shall be carried out in accordance with the drawings, specifications, Local Authority and Public Health Regulations. All materials shall be the best of their respective kinds. Approved New Zealand manufactured materials are to be used wherever possible. All other materials are to be of British manufacture. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding all places where air locks are likely to occur. Use easy bends and unless unavoidable, elbow fittings are not to be used. Copper piping is to be secured in position by copper straps. All piping including water waste and vents shall be concealed. Copper water piping is to be used throughout.

FLASHING:

Flash as necessary to render building watertight. All flashings shall accurately fit the work and shall be machine bent and cut in as long lengths as possible with all joints well lapped and soldered, beaded edges, and fixed with $\frac{3}{4}$ " flat head galv. nails at 3" centres. Fix full length 26 gauge g.i. trays with shoes to all windows turned up into all sill boards and cut into trimmer studs.

SPOUTING AND DOWNPIPES:

Fix 5" x 24 gauge quarter round galvanised iron spouting, to drain to outlets; with 4" lapped, rivetted and soldered joints and all necessary stopends, mitred returns and outlets. Support spouting on 1" x 18" galvanised double clip brackets at not less than 3'0" centres, fixed with 1" x 8 gauge galvanised screws. Downpipes shall be 3" diameter 24 gauge g.i. seamed and welted with slipped joints, angles and shoes, strapped to walls with 24 gauge galv. iron straps fixed with galvanised screws. The downpipe shall be fitted at the eastern end of the building.

VENTS AND SOIL STACK:

Vent pipes shall be 4" x $\frac{1}{2}$ " cast iron for the first 6' above ground level, with 4" 24 gauge seam copper extension. Secure cast iron pipes to walls with brass screws, and cover pipes with 2" 24 gauge shaped copper clips with brass screws. Fix wire cage.

WASTES:

Join W.C. pan to drain above the level of the floor with a spun yarn ring sealed with mastic or other approved material which will provide a non-rigid gas tight joint. Fit bathroom basin, and shower, and kitchen sink, with $1\frac{1}{2}$ " plastic traps and waste pipes.

COLD WATER SUPPLY:

L Low pressure cold water supply will be laid by the Owner to the South-east corner of the house. Fix $\frac{1}{2}$ " service pipes inside house and take $\frac{1}{2}$ " copper branches to shower, wash-basin, sink, and future washing machine, W.C. flushing system.

HOT WATER:

Connect up pipe work to electric hot water cylinder. Connect copper expansion pipe not less than 2'0" above supply level, which will be not more than 10' above floor level, $\frac{1}{2}$ " lagged copper branches to sink, shower, basin and future washing machine. Cylinder to be placed in bathroom as shown. (Cupboard will be built by Owner). Hot water cylinder to be 40 gallon capacity and 18" diameter. Element and thermostat to be supplied by electrician.

TAPS:

All taps to be chrome-plated brass streamlined pattern of approved manufacture marked "HOT" and "COLD", ~~1/2" taps with 3" extension~~, $\frac{1}{2}$ " taps with 3" extension to sink, $\frac{1}{2}$ " stopcock to W.C. and $\frac{1}{2}$ " stopcocks for future washing machine.

MICROFILMED

SHOWER

To be fitted with a "Topless" control unit and wall type shower rose. Shower to have a 2'6" x 3'0" stainless steel base.

SANITARY FITTINGS:

22" x 16" porcelain basin with ~~chrome~~ pillar taps to be fitted, and supplied by the Owner.

Fit ebonite plugs, C.P. chains and C.P. gratings to all fittings. Fix white glazed earthenware W.C. pan and fit with double flap black plastic seat and "low-down" flushing cistern of approved manufacture, with overflow pipe projecting to outside. W.C. pan to be mounted on concrete base and foundation.

ELECTRICIAN

All electrical installations, wiring, fittings, electric range and refrigerator shall be fixed, wired and supplied by the Owner.

PAINTER

All exterior and interior painting and interior varnishing shall be carried out by the Owner. There will be no papering.

The Contractor shall give all exterior woodwork one coat of red lead primer, complying with N.Z.S.S. 1056.

GENERAL

INSURANCES:

The Contractor shall insure with an approved Company for the full insurable value the building while under construction and until handed over to the Owner. The Contractor shall also keep all men employed on the job fully covered against accident while working.

W. BOH MED

