

ROTORUA DISTRICT COUNCIL

BUILDING APPLICATION FORM

Received 5-3-87
 File Number 655/996/83
 Application No. 5067
 Date _____ 198__

I hereby apply for permission to erect, repair, alter, extend a building at No. 3 AUGUSTUS
EARLE PLACE for
 (Address)

Mr/Mrs. Shane Robson + Lillian Shaw of FLAT 3 7 seddon street
 (Owner) (Address)

according to locality plan and detailed plans, elevations, cross sections, and specification of building deposited herewith in DUPLICATE (see reverse side).

PARTICULARS OF LAND NUMBER OF SANITARY FITTINGS
 Lot No. 46 Zoning R2 Toilet Pans 1
 Area: 100 m² D.P. No. 43808 Urinals _____

PARTICULARS OF USE OF BUILDINGS
 Proposed purpose 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, i.e., shop, factory, dwelling, office, carport, etc.)
Dwelling

Area of ground floor _____ Estimated value:
 Gross floor area 82.6 m² Building work \$ 44247.00
 Area of accessory buildings _____ Plumbing & Drainage \$ 4850.00
 Builder's name BEAZLEY HOMES Total \$ 49097.00
 (Please Print) Signature of Applicant [Signature]
 Address Po Box 1941 Rot. Address Po Box 1941 Rot.
 Phone No. 477 077 Phone No. 477 077

FOR OFFICE USE ONLY		
Application checked and approved by: Building Inspector <u>[Signature]</u> Date <u>13-3-87</u> Town Planning Officer <u>[Signature]</u> Date <u>6-3-87</u> Plumbing & Drainage Insp. <u>[Signature]</u> Date <u>10-3-87</u> Structural Engineer _____ Date _____	Health Inspector <u>[Signature]</u> Date <u>13/3/87</u> Dangerous Goods Inspector _____ Date _____ Geothermal Inspector _____ Date _____ General Inspector <u>[Signature]</u> Date <u>10/3/87</u>	Issue of Permit Approved <u>[Signature]</u> Engineer Date <u>13-3-87</u>

SUBJECT	APPLN No.	PERMIT No.	DATE	VALUE	FEE
Building		2039673	367984	\$ 44,247	\$ 235.40
Plumbing			985	\$ 730.00	\$ 74.80
Drainage				\$ 485.00	\$ 55.00
Water Connection			986	\$ 137.50	\$ 137.50
Damage Deposit	G.S.T. does not apply		987	\$	\$ 100.00
Vehicle Crossing	G.S.T. does not apply	989		\$	\$ 50.00
Sewer Connection				\$	\$
Building Research Levy			995	\$ 44,247	\$ 49.50
Development Contribution				\$	\$
Date	26.3.87	ALL FEES G.S.T. INCLUSIVE UNLESS OTHERWISE NOTED.			702.20
					707.70

NOTE: G.S.T. applies to fees payable on or after 1 October, 1986.

FEEs PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

according to the Estimated Value of Work

Estimated Value of Work		Fees	G.S.T.	Total
Not exceeding \$800	—	\$15.00	\$1.50	\$16.50
Over \$800 and not exceeding \$1,600	\$1,600 —	\$20.00	\$2.00	\$22.00
Over \$1,600 and not exceeding \$1,800	\$1,800 —	\$25.00	\$2.50	\$27.50
Over \$1,800 and not exceeding \$2,000	\$2,000 —	\$27.00	\$2.70	\$29.70
Over \$2,000 and not exceeding \$2,500	\$2,500 —	\$30.00	\$3.00	\$33.00
Over \$2,500 and not exceeding \$3,000	\$3,000 —	\$33.00	\$3.30	\$36.30
Over \$3,000 and not exceeding \$3,500	\$3,500 —	\$36.00	\$3.60	\$39.60
Over \$3,500 and not exceeding \$4,000	\$4,000 —	\$39.00	\$3.90	\$42.90
Over \$4,000 and not exceeding \$5,000	\$5,000 —	\$43.00	\$4.30	\$47.30
Over \$5,000 and not exceeding \$6,000	\$6,000 —	\$47.00	\$4.70	\$51.70
Over \$6,000 and not exceeding \$7,000	\$7,000 —	\$52.00	\$5.20	\$57.20
Over \$7,000 and not exceeding \$8,000	\$8,000 —	\$57.00	\$5.70	\$62.70
Over \$8,000 and not exceeding \$9,000	\$9,000 —	\$62.00	\$6.20	\$68.20
Over \$9,000 and not exceeding \$10,000	\$10,000 —	\$67.00	\$6.70	\$73.70
Over \$10,000 and not exceeding \$12,000	\$12,000 —	\$72.00	\$7.20	\$79.20
Over \$12,000 and not exceeding \$14,000	\$14,000 —	\$78.00	\$7.80	\$85.80
Over \$14,000 and not exceeding \$16,000	\$16,000 —	\$85.00	\$8.50	\$93.50
Over \$16,000 and not exceeding \$18,000	\$18,000 —	\$95.00	\$9.50	\$104.50
Over \$18,000 and not exceeding \$20,000	\$20,000 —	\$104.00	\$10.40	\$114.40
Over \$20,000 and not exceeding \$25,000	\$25,000 —	\$124.00	\$12.40	\$136.40
Over \$25,000 and not exceeding \$30,000	\$30,000 —	\$145.00	\$14.50	\$159.50
Over \$30,000 and not exceeding \$35,000	\$35,000 —	\$165.00	\$16.50	\$181.50
Over \$35,000 and not exceeding \$40,000	\$40,000 —	\$186.00	\$18.60	\$204.60
Over \$40,000 and not exceeding \$50,000	\$50,000 —	\$214.00	\$21.40	\$235.40
Over \$50,000 and not exceeding \$60,000	\$60,000 —	\$241.00	\$24.10	\$265.10
Over \$60,000 and not exceeding \$70,000	\$70,000 —	\$269.00	\$26.90	\$295.90
Over \$70,000 and not exceeding \$80,000	\$80,000 —	\$296.00	\$29.60	\$325.60
Over \$80,000 and not exceeding \$90,000	\$90,000 —	\$324.00	\$32.40	\$356.40
Over \$90,000 and not exceeding \$100,000	\$100,000 —	\$351.00	\$35.10	\$386.10
Over \$100,000 and not exceeding \$120,000	\$120,000 —	\$379.00	\$37.90	\$416.90
Over \$120,000 and not exceeding \$140,000	\$140,000 —	\$406.00	\$40.60	\$446.60
Over \$140,000 and not exceeding \$160,000	\$160,000 —	\$434.00	\$43.40	\$477.40
Over \$160,000 and not exceeding \$180,000	\$180,000 —	\$461.00	\$46.10	\$507.10
Over \$180,000 and not exceeding \$200,000	\$200,000 —	\$489.00	\$48.90	\$537.90
Over \$200,000 and not exceeding \$240,000	\$240,000 —	\$544.00	\$54.40	\$598.40
Over \$240,000 and not exceeding \$280,000	\$280,000 —	\$599.00	\$59.90	\$658.90
For every \$40,000 or part thereof in excess of \$280,000 an additional fee of	—	\$28.00	plus \$2.80 G.S.T.	

NOTE—The permit fee for the installation of free-standing fire places, pot belly stoves, or log fires is ~~\$12.00~~ \$12.00 plus G.S.T.

BUILDING RESEARCH LEVY— TO WHICH G.S.T. IS TO BE ADDED

A building research levy based upon \$1 per \$1,000 or part thereof of total permit value requires to be paid. Permits of a lesser value than \$10,000 are exempt from this levy.

IMPORTANT

PLANS AND SPECIFICATIONS

All builders should be conversant with the Building Bylaws wherein the requirements regarding drawings are stipulated.

Any applications not complying will not be accepted.

It is an offence to start building work before a permit is issued.

All plans must be drawn in metric to scale.

SITING OF BUILDINGS

It shall be the responsibility of the Owner of the land and the Builder to ensure that siting of all buildings conforms with the requirements of the District Planning Scheme and the Building Bylaws.

DAMAGE DEPOSIT

The amount of the damage deposit referred to overleaf is necessary to ensure that the value of any damage that is caused to public property during construction operations is recovered from the main contractor, or applicant, as the case may be. The amount is to be regarded purely as a deposit and will be refunded or adjusted upon application at the completion of the work.

SEWER CONNECTIONS

Applicants are reminded of their responsibility to have regard to the levels of Council's drainage services before construction of a building commences. Service levels can be obtained from the District Engineer's Office, Depot Street. Failure to do so may result in plumbing alterations or pumping being required.

DEVELOPMENT CONTRIBUTIONS

If you are contemplating a residential development which comprises 3 or more new units, or 2 or more additional units, or an industrial or commercial development, the value of which exceeds \$100,000, you will be liable to make a development contribution to the Rotorua District Council. If your proposal comes within this levy you are advised to contact the District Town Planning Department for further information.

11 March 1987

Beazley Homes
P.O. Box 1941
ROTORUA

File No. 655/996/83
Appln No. 5067

Dear Sir,

PROPOSED DWELLING - LOT 46 DPS 43808, 3 AUGUSTUS EARLE PLACE

Receipt of your application for the above is acknowledged. Perusal of the plans and specifications has raised the following point which is hereby drawn to your attention.

1. Building Bylaw

Systems to resist horizontal loads to comply with Clause 4.3.2
NZS 3604.

Receipt of your advice in respect of the above matter will enable your application to be more fully considered.

Yours faithfully,

D.J. McArtney
Senior Building Inspector

Inspector: M _____

File No. _____

Receipt No. 367984

Date Permit Issued 27/ 3/ 87

OWNER

Name S. Robson & L Shaw
Mailing Address Flat 3/7 Seclon St
Rotorua

BUILDER

Name Beazley Homes
Mailing Address PO Box 1941
Rotorua

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 3
Street Name Augustus Earle Pl
Town/District Rotorua
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 655/993/83 pt 26-2-80
Lot 46 D.P. 43808
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

dwg1 WC

FLOOR AREA

DWELLING UNITS

Whole Sq. Metres 82.6 m² Number Erected _____ESTIMATED
VALUES
\$Building 44,247
Plumbing 4,890
Drainage _____
TOTAL 49,097

NATURE OF PERMIT (TICK BOX)

- ☒
- NEW BUILDING
-
- exclude domestic garages and domestic outbuildings
-
- ☐
- FOUNDATIONS ONLY
-
- ☐
- ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
-
- include installation of heating appliances
-
- ☐
- NEW CONSTRUCTION
-
- OTHER THAN BUILDINGS - include demolitions
-
- ☐
- DOMESTIC GARAGES
-
- AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>214</u>	Water Connection	\$ <u>125</u>
Street Damage Deposit	\$ <u>100</u>	Vehicle Crossing Levy ...	\$ <u>50</u>
Building Research Levy ..	\$ <u>45</u>	M.S. Plumbing	\$ <u>50</u>
Plumbing	\$ <u>68</u>	GST	\$ <u>20</u>
Drainage	\$ <u>50</u>	TOTAL:	\$ <u>702</u>
Sewer Connection	\$ _____		

Receipt No. 367984
Date of Payment 26/ 3/ 87
Authorised Officer [Signature]Special Conditions: _____

Date Inspected

REMARKS (e.g. stage reached with work)

2.4.87

Pile holes to good bearing and comply.

22.4.87

Prelim MC far too high

1.5.87

MC too high

Date Inspected

6-5-87

MC OK. to line.

COMPLETED (Signature)

S. Alexander Date 8/3/88



SPECIFICATIONS

FOR A BEAZLEY HOME

For Shane Anthony Robson + Lillian Ann Shaw

Contractor Beazley Homes Robson

Employer _____	
PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BY-LAWS AND HEALTH DEPT. BEING FULLY COMPLIED WITH.	
Date <u>26-3-87</u>	Permit Number <u>6039673</u>
Inspector <u>Mu</u>	<u>A</u>

PRELIMINARY AND GENERAL

This specification covers materials to be supplied by Beazley Homes and work done and materials supplied by the contractor. The word "contractor" shall mean the person or firm engaged under the building contract to carry out and complete the erection of the dwelling house. The addendum attached to this specification forms part of this specification and details the particular requirements of the owner. Any materials in the addendum shall be fixed according to the manufacturers' instructions and in accordance with the lending authorities and Local Body requirements.

CONTRACT: The contract includes the supply and delivery of all materials, labour, fittings, tools, plant, etc., necessary for the due and proper completion of the building as shown on the drawings and herein specified in a thorough and workmanship manner, in strict accordance with the By-Laws.

PRECEDENCE OF DOCUMENTS: Should any discrepancy be discovered between this specification and any other documents which together with this specification comprise the contract to build, then the following shall be the order of precedence: (1) The Building Agreement; (2) The Addendum to Specification; (3) Detailed drawings for any portion of the building whether separate or shown on the scale house plans; (4) This specification; (5) The scale house plans.

PERMITS: Contractor to comply with the Labour and Building By-Laws of the district and to apply for and obtain all necessary permits and to pay all fees for same.

PROVIDE AND FIX: The words "provide" and "fix" shall be construed to mean "provide and fix" where mentioned separately unless otherwise specified.

INSURANCE: The Contractor to take out insurance against fire for a sum sufficient to cover 100 per cent of the Contract sum, the policy to remain in force until the building is taken over by the owner.

WORKMANSHIP: All workmanship must be careful, thorough and in accordance with the Local Body By-Laws and the S.A.N.Z. Building Code.

STABILITY: The Contractor shall carefully brace and support all parts of his work against damage by wind and also protect same from damage by water.

SURPLUS SPOIL: The disposal of any surplus spoil from excavations of foundations, drainage, etc., will be the responsibility of the owner.

MATERIALS: Any materials herein specified that are not procurable at the time they are required may be substituted with other similar materials provided that the substituted materials conform to the Local By-Laws, and the lending institution's requirements. Where alternate materials are specified, the Contractor reserves the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

PRICE FLUCTUATION: Should there be either a rise or fall in the price of labour or materials from the date the quotation is submitted, until final payment, an adjustment to the Contract Price is to be made accordingly, provided that the Contract Price has been affected by such rise or fall in prices.

CONCRETOR

Piles to be pre-cast concrete. Provide as required, dimensions to suit particular local bodies and lending institutions. Set on 300mm x 300mm x 100mm concrete pad. If shown on plan or addendum erect chimney of precast type. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 100mm thick and reinforced. After erection, chimney to be plastered. Alternatively, chimney base may be poured in situ at Contractor's option.

If continuous concrete foundations are specified in the addendum they shall be:—

FOOTINGS: Minimum 300mm x 150mm to solid bearing, reinforced with one 12mm R.M.S.

FOUNDATION WALLS: Minimum 130mm thick with continuous 12mm R.M.S. near top. Concrete shall finish not less than 300mm above ground level. Walls over 915mm in height shall be reinforced with 10mm rods at 380mm centres both ways. 150mm x 150mm piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundations.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

SOLID BEARING: If solid bearing for piles or continuous foundation is in excess of 300mm below ground level the additional excavation costs, concrete, reinforcing, and back filling shall be subject to an extra charge.

PORCH FLOORS: Where specified in concrete, to be constructed in 100mm concrete reinforced with 10mm R.M.S. rods at 300mm centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with 12mm thick coat of three to one sand and cement rendering.

CARPENTER AND JOINER

All materials are to be laid true to their various levels and constructed in a proper tradesmanlike manner to make the whole of the works a sound construction and to comply with the Local By-Laws in every respect.

JACK STUDS: Where piles do not reach underside of stringers fix 100mm x 75mm jack studs from top of piles to underside of stringers. Brace between jack studs at corners with 100mm x 50mm diagonal bracing. Place damp-course between timber framing and concrete work.

STRINGERS: To be 100mm x 100mm spaced at approx. 2400mm centres. All joints to be butted and joined with two 2NW or similar approved nail plates to each joint.

FLOOR JOISTS: To be 150mm x 50mm gauged to an even surface and nailed with 75mm and 100mm nails to stringers or bearers. All joists to be lapped or butted over a solid bearing. Provide double joists under exterior end walls.

PLATES: All to be straight and true, joins and intersections to be secured with purpose made nail plates.

STUDS: To be double nailed to all plates with 75mm and 100mm nails. Wall height to be approximately 2400mm.

TRIMMERS: All window openings to have lintels in accordance with S.A.N.Z. Openings 1220mm and over to have lintels supported by 100mm x 50mm stretcher studs cut between lintels and bottom plate. 100mm x 50mm jack studs to be cut between bottom plate and sill trimmer. Sill trimmer to be one 100mm x 50mm, openings over 2200mm to have two 100mm x 50mm spiked together.

BRACES: To comply with NZS 3604 1978 and its amendments.

ROOF: Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 100mm x 50mm spaced as shown in timber schedule, properly birdsmouthed and checked and securely nailed to all plates, ridges and hips with 75mm and 100mm nails. Provide collar ties, under-purlins and roof strutting to S.A.N.Z. or alternatively prefabricated nail plate trusses at 900mm centres. Fix 75mm x 50mm purlins at maximum 800mm centres. For concrete tile roofs, rafters shall be 100mm x 50mm B.A.O.B.R. or Douglas Fir, or 125mm x 50mm P.G.B.T. Radiata. Roof bracing to NZS 3604 1978 and its amendments.

BASE SHEATHING: Unless otherwise specified base sheathing shall be 6mm asbestos cement sheets fixed to timber backing as shown in the standard details.

VENTILATION: Provide purpose made vents at appropriate centres and not more than 750mm from any angle.

EAVES: Allow the rafters to overhang as shown and cut off plumb. Frame down with 100mm x 50mm and fix 150mm x 25mm or 200mm x 25mm Fascia board. Line under with asbestos sheets and finish as detailed. Alternatively Fascia may be an approved metal type.

EXTERIOR SHEATHING: Sheathing will consist of 235mm fibroplanks fixed to manufacturer's instructions, or alternative materials as specified in the addendum.

FLOORING: To be High Density Flooring Grade particleboard. On completion of all trades, clean off with one cut of machine sanding.

NOGGING: Nogging to exterior and interior walls shall be to S.A.N.Z.

CEILING FRAMING: Where truss roof construction with non-bearing interior partitions are used or for conventional ceiling joists provide 75mm x 40mm strapping at 400mm centres, generally.

CEILING: Ceilings to be lined with 9mm Gibraltar board sheets. All sheets to be nailed with galvanised flat head nails and to have joints covered with splayed or half round batten or purpose made jointer. Alternative linings as shown on the addendum.

CORNICES: Provide wooden scotia moulding to all ceilings.

LININGS: All interior wall-papered walls to be lined with 9mm Gibraltar board sheets flush jointed. All sheets to be nailed with galvanised flat heads on joints every 150mm and intermediate studs every 230mm. All interior painted wall joints and angles to be covered with purpose made mouldings. Alternatively prefabricated purpose made partitions may be used. All stopping to be done with the best stopping plaster, filled to an even surface and all spots and risers removed.

WARDROBES: To be lined and ceiled and to have 300mm full length hat shelving. Provide hanger rod.

LINEN CUPBOARD: To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced approximately 450mm apart.

KITCHEN CUPBOARDS: Fix units as shown on plan.

HOT WATER CUPBOARD: Provide hot water cupboard where shown with two rows of slatted shelving above the cylinder.

ALUMINIUM JOINERY: Fixed according to manufacturers' specification.

WOODEN JOINERY: All exterior door and window frames and sills to be as mentioned in schedule and to be grooved, throated and constructed in a proper manner and joints primed before assembly.

Sashes to be top opening, hung on friction stays and secured with split rail fasteners. Where sashes are shown as split rail type, bottom portion will be fixed. All landscape sashes will be fixed.

TIMBER SCHEDULE

POSITION IN BUILDING	Size	TYPE	GRADE	Remarks
Jack Studs	100x75 P.G.	Treated Radiata or B.A.Ht. Rimu	To General List of Timber Acceptances (Housing) accepted by Housing Corporation of N.Z.	Generally 1400mm centres
Stringers	100 x 100 P.G.	" "		Centres as required
Foundation Bracing	100x50 P.G.	" "		
Jack Framing (Fibrolite Bases)	100x50 P.G.	" "		
Floor Joists	150x50 P.G.	" "		Approx. 600mm centres maximum
" "	200x50 P.G.	" "		When required
" "	225x50 P.G.	" "		" "
" "	250x50 P.G.	" "		" "
" "	300x50 P.G.	" "		" "
Herringbone Bracing	50x50 P.G.	" "		" " when span exceeds 2400mm
Top and Bottom Plates (Exterior)	100x50 P.G.	B.A.O.B. "		
Top Plate (Exterior) additional for Truss roof	150x40 P.G.	" "		
Top and Bottom Plates (Interior Bearing)	100x50 P.G.	" "		
Top and Bottom Plates (Non Bearing)	50x50, 75x50 or 100x50 P.G.	" "		
Studs (Non Bearing)	75x50 or 100x50 P.G.	" "		600mm centres
Studs, External and Internal (Bearing)	100x50 P.G.	" "		400mm or with additional top plate at 600mm centres
Window Trimmers, Top	200x50 P.G.	" "		
Window Trimmers, Bottom	100x50 P.G.	" "		
Window Stretchers	100x50 P.G.	" "		When required
Window Jacks	100x50 P.G.	" "		
Ceiling Joists	100x50 P.G.	" "		450mm centres
Ceiling Runners	200x25 R.S.	" "		Nailed together
" "	100x50 P.G.	" "		" "
Ceiling Ribbons or Strapping	50x25, 75x40 or 75x25 P.G.	" "		When required
Rafters (Iron Roof)	100x50 P.G.	" "		900mm centres
Rafters (Metal Tiled Roof)	100x50 P.G.	" "		900mm centres
Rafters (Concrete Tiled Roof)	100x50 or 125x50 P.G.	" "		450mm centres
Struts (Roof)	100x50 P.G.	" "		
Under purlins (Concrete Tile Roof)	100x75 P.G.	" "		
Under-Purlins (Metal Roof)	100x50 P.G.	" "		
Collar Ties	150x25 R.S.	" "		
Trusses	100x50	" "		900mm centres
Ridges and Hips	200x25 R.S.	Treated Radiata or B.A.Ht. Rimu or Douglas Fir		
Valley Rafters	150x50 P.G.	" "		
Valley Boards	150x25 R.S.	" "		
Purlins	75x50 R.S.	" "		800mm centres maximum
Dwangs (Nogging)	100x50 or 75x50 P.G.	" "		
Braces	75x50 or 100x50 P.G.	" "		Alternatively approved purpose made
Fascia and Frieze Board	150x25, 200x25 or 225x25	" "		" " " "
Internal Door Jambs	25	O.B. Rimu or Finishing Grade Radiata		
Internal Door Stops	12	" "		
Architraves	50x12	" "		
Skirting	50x12	" "		
Sill Boards	25	" "		
Window and Door Jambs	150x40	D.A.H. Rimu or Treated D.O.B. Native Timber or Cedar or Treated Radiata		
Window Sills	150x50	" "		
Door Sills	200x60	" "		
Window Mullions	100x75	" "		
Window Sashes	100x50 & 60x50	" "		

Interior Finishing work not specifically mentioned to be D.A. Rimu or Finishing Grade Radiata.
Exterior finishing work not specifically mentioned to be D.A.H. Rimu or approved Treated Timber.

DOORS: Interior (main) 1980mm x 760mm hollow flush type. W.C., bathroom 1980 x 660mm hollow flush type. Wardrobes etc. 1980mm x 660mm hollow flush type. Interior doors to be hung in 25mm jambs with 12mm planted stops. Alternatively door jambs and window jambs may be grooved for wallboard sheets, in which case architraves will not be required. Exterior front, 1980mm x 810mm, two light obscure glazed. Exterior rear 1980mm x 810mm, two or three light obscure glazed. Exterior laundry 1980mm x 760mm, two or three light obscure glazed. Fit interior main doors with latch sets. Fit W.C. and bathroom doors with snib sets. Fit wardrobe and linen doors with half sets. Fit front door with night latch and handle. Fit rear door and exterior laundry door with lock set.

FINISHING: Finish off inside of door and window openings with 50mm architraves or alternatively jambs may be grooved to take wall linings. Windows to have 25mm sillboards. Skirting to be 50mm fitting to all walls.

MANHOLE: Provide an opening in ceiling and provide cover of same material as ceiling.

LAUNDRY: Provide single 560mm x 450mm stainless steel tub and brackets.

FIRE SURROUND: If plan or addendum specifies a chimney provide a fire surround to owner's requirements and allow a provisional sum of \$

SINK TOP: To be stainless steel fluteline, or Formica if specified.

PLUMBER

FLASHING: Flash chimney and all openings through roof with appropriate materials and make the building water tight.

SPOUTING: To be approved type supported on brackets to manufacturers' instructions and given evenly graded falls to downpipe outlets.

ROOF: 0.45mm Corrugated Galvanised Iron. All laps to be primed. Where required by Local Authority or lending institution, fix under roofing tightly stretched netting, and on top of this lay building paper. Valleys to be 0.60mm Galvanised Iron.

WATERPROOF: Leave the building absolutely waterproof in every respect. Any part or parts omitted from this specification and necessary to make the building water-tight, shall be taken as mentioned.

COLD WATER: Lay water from supply through galvanised, P.V.C. or copper piping, fitted with all necessary fittings to points over basin, sink, W.C., tub bath and inlet to hot water cylinder.

HOT WATER: Provide and fix an approved electric hot water cylinder to capacity required by local Power Board with element and thermostat control and all necessary connections to make same in working order. Lay water through copper piping lagged where required by local authority to bath, basin, sink, laundry washer and tub.

BATHROOM: Provide and fix in bathroom one moulded acrylic or other approved bath where shown on plan. Provide one 560mm x 400mm W.P. earthenware wall basin on brackets, or standard pattern vanity where shown on plan.

WATER CONNECTION: Fees for water connection to be paid by Contractor to Local Authority.

WASTES: Bath, tub and sink to have 38mm; basin to have 30mm; P.V.C. or copper traps and P.V.C. or copper wastes. All wastes to discharge into gully traps. Provide and fix all necessary anti-syphons. All sanitary plumbing to be installed by a registered plumber approved by the Health Department and the Sanitary Inspector.

TAPS: Taps and extensions, except stop cocks, to be chromium plated streamlined bib and pillar cocks indicated "Hot" and "Cold" respectively. Stop cocks to be brass. Install one brass hose tap.

W.C.: To be provided complete with white earthenware pan, plastic seat, low set flush cistern, flush pipe, soil pipes, fittings and vent.

DRAINER

DRAINAGE: Excavate for and lay all necessary drains from gully traps and W.C. to septic tank or town sewer. All pipes and connections to be 100mm first quality earthenware or any alternative that is acceptable to the Local Authority, with sound socket joints to be laid to a true and even fall.

All joints to earthenware pipes to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected.

SEPTIC TANK: Where town sewerage is not available, allow to provide a septic tank, constructed and situated to Local Body requirements. Lay sewer drains from gully traps and W.C. to this tank. From septic tank take effluent to soak hole in glazed earthenware pipes. All drainage work to comply with Health Regulations.

PAINTER AND PAPERHANGER

MATERIALS: All materials to be used according to best trade practices.

EXTERIOR: All woodwork to be sanded between coats. Exterior woodwork and interior of wooden sashes to receive one coat of first quality priming. Putty all nailholes and finish with two coats of approved paint as selected.

Metal spouting and downpipe and metal fascia when used to be given one coat of approved primer and two coats of approved paint as selected or alternatively two coats of acrylic. Where pre-finished fascia, spouting or downpipes are used painting of these items is not required.

ROOF: Painting of roof to be Owner's responsibility.

INTERIOR: Walls and ceilings of all service rooms to have a coat of pigmented sealer or similar. All finishing timber trim to be given a coat of white primer then all work to be given one coat of undercoat and one coat of selected enamel in shades to suit owner. Woodwork to be sanded between coats.

Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint or alternatively two coats of acrylic. Finishing not to be painted, to have one coat of clear sealer and two coats of varnish. The hot water cylinder cupboard is unpainted.

COLOURS: The number of colours per room shall not exceed three. Additional colours may be added at extra cost.

WALLPAPER: Walls of other than service rooms to be wallpapered. Wallpaper cost per roll to average \$ as agreed with the Contractor. Papers to be hung plumb and joints butted where possible. Walls first to have a coat of sealer.

ELECTRICIAN

ELECTRICIAN: The Electrician will make the necessary notifications to the Local Power Board. All work to be carried out to the satisfaction of the said Power Board and the Underwriter's Association.

METER PANEL: Provide and fix one meter panel complete where directed by the Power Board Authority.

SWITCHES: Provide and fix flush switches to all light points.

LIGHTS: Provide and fix one light point to each room, one to hall, and one to front and rear porches where directed.

POWER: Provide and fix a total of 8 power points where directed and make connections to hot water cylinder and stove.

STOVE: Allow the provisional sum, as shown on addendum for supply of electric stove and fix where shown.

ADDENDUM TO SPECIFICATION

CLIENT'S NAME SHANE ANTHONY ROBSON AREA No. _____
JOB No. 10228
CHRISTIAN NAMES LILLIAN ANN SHAW DATE 8/2/87
PRESENT ADDRESS FLAT 3 / 7 Seddon Street PLAN No. 10228
ROTORUA PHONE _____ PLAN VARIATION No. _____
BUILDER BEAZLEY HOMES ROTORUA REVERSED Yes/No* _____
SOLICITOR PETER FOGARTY FIRM'S NAME EAST BREWSTER URQUHART & PARTNERS
SOLICITOR'S ADDRESS P.O. BOX 1742 ROTORUA PH 479076
SOURCE OF FINANCE — Some Cash/Cash only/Housing Corp./Family Benefit/Maori Affairs/Savings Bank/County Loan
Building Soc/Other.

Delete those not applicable. If other specify: _____

BEAZLEY SECTION Yes/~~NO~~ LOT No. 46 D.P.S. 43808 TOWN ROTORUA
STREET AUGUSTUS EARLE PLACE SUBDIVISION NAME (if Beazleys) _____

FOUNDATIONS: Site level/NO Piles & Flat Asbestos <u>YES</u> Continuous Concrete _____ Other _____ Fit ☒ Paint/Plaster/Stucco/Unpainted * BASEMENT: XXX/No* If basement required, no costing will be done unless basement page and all necessary details are supplied. All sections of basement page MUST be completed in full, otherwise, job will not be accepted for quoting. TERRACE SIZE _____ <u>900 x 900 steps & Landings front</u> <u>900 x 900 steps & landings back</u> XXXXXX Wooden/XXXXXX * Handrail and steps — Prov. sum to be allowed by Builder for supplying, fixing and painting \$ _____ FLOOR: Particle board/XXXXXX <u>XXXXXX</u> <u>XXXXXX</u> If other specify _____ It must be accepted that variation in colour may occur in adjacent sheets of particle board. Sander: 1 cut <u>YES</u> 2 cuts <u>0/CARE</u> Finish <u>0/CARE</u> No of coats <u>0/CARE</u>	EXTERIOR SHEATHING (Supply ONLY changes to basic plan) Wall Height — Std. 2.4m Other _____ m Type Sheathing <u>310 smooth hardiplank</u> Panel Infills (if any) _____ Type Brick: Masonry/Veneer* _____ Type Sill (if veneer) _____ Coloured pointing/mortar* _____ Sheathing to porches (if not to specification specify type and extent) Front _____ Back _____ NOTE: When frieze board is shown in elevation but 'NO' is specified here windows will be raised to soffit height unless otherwise requested. FRIEZE BOARD: XXXNo*
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Please prepare a quotation for me based on the above information.

Client's Signature _____

NOTE: All sections of this Addendum must be completed before the job will be accepted for quoting.

* Delete whichever is not applicable. (The words "As plan" or "Standard" not acceptable)

ADDENDUM TO SPECIFICATION

CLIENT'S NAME ROBSON / SHAW
 CONTRACTOR BEAZLEY HOMES ROTORUA

AREA No. _____
 JOB No. 10228
 DATE 8/2/87
 PLAN No. 10228

EXTERIOR JOINERY:

Front Door ~~810X~~Other* 2400 R/S
 Back Door ~~810X~~Other* 760 d2/2
 Laundry Door 760/Other* N/A
 Other Exterior Doors 1800 R/S B/R 1 XAS

WINDOWS: ~~Timber~~Aluminium*

(Supply ONLY changes to basic plan)

ALUMINIUM FINISH: Silver/~~Other~~X

JAMB LININGS GROOVED: Yes/~~No~~X

Increased Trim Size required: ~~Yes~~No*

Non Basic Trim — Height x width

Lounge AS FILE 10228 x _____

_____ x _____

_____ x _____

Bed 1 _____ x _____

_____ x _____

_____ x _____

Bed 2 _____ x _____

_____ x _____

_____ x _____

Bed 3 _____ x _____

_____ x _____

Bed 4 _____ x _____

Kitchen _____ x _____

_____ x _____

Dining _____ x _____

_____ x _____

Laundry _____ x _____

Bathroom _____ x _____

W.C. _____ x _____

Other _____ x _____

_____ x _____

_____ x _____

_____ x _____

Obscure _____ x _____

ROOF

Pitch 15

Truss/~~Common Rafter~~X

~~Timber~~X

Gable: Flush/Stepped/Dutch/Swiss/Other*

Specify other _____

Gable Sheathing 6mm hardiflex

Roof Cladding corrugated iron

Overhang from frame 1200 in front of lounge

600 remainder front & back 300 verges

Variations to ext. sheathing affecting soffit width should be noted on page three or four of this Addendum.

INTERIOR WALLS: (Supply ONLY changes to basic plan)

Wall Height — Std. 2.4m Other _____ m

Wall Linings GIB BOARD

Trower Partitions: Yes/~~No~~X

INTERIOR DOORS: PAINT GRADE

Finish: Clear/Stained*

CEILING LININGS: ~~Timber~~X

Other — Specify MICHAELANGLO TILES

Finish: PLAIN

Type Joints _____

NOTE: Flush gib board ceiling are liable to crack and if specified become the client's responsibility.

INSULATION: Ceiling R16 Batts

Ext. Walls R16 Batts

Under Floor Foil YES

CHIMNEY: Yes/No* Exterior/Interior*

Size of trim N/A

(Location sketch provided Yes No*)

Fire Surround N/A Prov. Sum S _____

Other Heating Soild fuel heater to comply with NZS 7412 (owners care)

Please prepare a quotation for me based on the above information.

Client's Signature _____

NOTE: All sections of this Addendum must be completed before the job will be accepted for quoting.

* Delete whichever is not applicable.



ADDENDUM TO SPECIFICATION

CLIENT'S NAME ROBSON/Shaw
CONTRACTOR BEAZLEY HOMES ROTORUA

AREA No. _____
JOB No. 10228
DATE 8/2/87
PLAN No. 10228

RANGE: (check that it fits) 4 PLATE CHAMPION

AUTO WHITE

Prov. sum \$

~~Fluteline stainless steel~~

SINKTOP: Type _____ Size 1525

Carcass Type Paint & Melteca Colour _____

DRESSER TOPS: Laminate type FORMICA

Colour _____

TUB STAINLESS STEEL

TUB CABINET PAINT & MELTECA

VANITY TOP 760 NOEL FULLY MOULDED

VANITY CABINET Paint & Melteca

POWER: ~~Box/Overhead~~ Shub I.L.O. Bath

Base type TAPS AS Size _____

Linings WELL AS M IER Colour _____

Taps/Mixer* _____ Type GEMINI

WALLPAPER: Prov. sum per roll \$ 10.00

Specify any varnished woodwork N/A

ELECTRICAL (Excluding Basement)

U'ground/O'head* Length As Plan

Lights: One way 12 10 Two way 2

Power points: Single 6 9 Double 2

T.V. Connection YES Expelair N/A

Eye level range N/A

Other fitments N/A Shaver N/A

PLUMBING: High ~~low~~ pressure

Town Supply Yes/No

Other Supply by Owner/~~Builder~~

Pressure Reducing valve/~~existing~~

Total hose taps required 2

Vanity Taps/~~Faucett~~

Bath Taps/~~Faucett~~

Sink ~~Faucett~~

Separate taps for Auto Washing Machine Yes/No

Hot water cylinder ~~180 litre~~ 180 litre* DUAL

Electric/~~Gas~~

DRAINAGE: ~~Sepic~~/Sewer*

Length of drain allowed AS PLAN

N.B. We accept no responsibility if dark colours are used on exterior, as they often cause excessive shrinkage and paint failure

RIGHT OF WAY SERVICES: Water/Sewer/Stormwater/Power/Gas*

ITEMS OF OWNER'S CARE NOT INCLUDED IN CONTRACT 1. 1. Second sanding cut to floor and floor coverings 2. Heating to comply with Council requirements

ADDITIONAL ITEMS _____

NOTE: Separate site plan, signed by client, is required by the Builder.
Refer to specification for precedence of documents.

Please prepare a quotation for me based on the above information.

CLIENT'S SIGNATURE _____

REPRESENTATIVE'S SIGNATURE _____

DATE _____

NOTE: All sections of this Addendum must be completed before the job will be accepted for quoting.

* Delete whichever is not applicable.

Is the 2/3 Section Finance Scheme involved in this contract Yes/No*

Number of Pages submitted for this quotation

Number of sketches submitted for this quotation