

APPLICATION FOR BUILDING PERMIT

Wanganui City Council

N^o

G38257

THE CITY ENGINEER,

Date: 11/12/14

DEAR SIR,

I hereby apply for a Building Permit to erect/demolish a dwelling & garage

according to locality plan and detailed plans, elevation, cross sections and specifications of building deposited herewith, in duplicate at:

Street: 27 Ward St Val. No.: 1320-239Lot: 17 D.P. 34187 Section: Block:Owner—Name: Beasley Homes - A.C.

Address:

Builder—Name: BASIL ROGERS LTDAddress: Box 7047

NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex ☒ Repairs, alterations or extensions to an existing building ☐ Conversion ☐ Demolition ☐

DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

1 Only - 1 Garage

ESTIMATED VALUE:

Building \$ 16200-00
 Plumbing & Drainage \$ 1100-00
 TOTAL \$ 17300-00

If valued at more than \$20,000 state:

Estimated commencement date: Mth. 19

Estimated completion date: Mth. 19

Building registration No.

Total floor area (sq ft)

1009
240Building Fee \$ 52-00 Rec. 25088Plumbing & Drainage Fee \$ 11-00 Rec.Water Connection \$ 50-00 PWR 23707Drain Connection \$ 100-00 PWR 13916Stormwater Connection \$ at Cost PWR 13916Inspection Fee \$ 35-00 PWR 36265Crossing Fee \$ 10-00 Rec.Footpath Damage Deposit \$ 268-00TOTAL CITY COUNCIL FEES \$ 268-00Building Research Levy \$ 9-00 Rec.TOTAL \$ 267-00Signature: B.A. Rogers

INFORMATION REQUIRED BY DEPARTMENT OF STATISTICS

A. TYPE OF BUILDING OR STRUCTURE—

Type Code
(See back of form for instructions)

(a) Newly built, altered, repaired, extended, or demolished

01

(b) Converted—

Type Code
from Type Code
to

B. DWELLING UNITS GAINED OR LOST—

Number
Gained 1Number
Lost

C. IS BUILDING TO BE RENTED OR LEASED?

(Tick appropriate box)

Yes No ☒

D. SCOPE OF PERMIT—(Tick box)

Complete building including foundations ☒Foundations only ☐Building only, foundations covered by previous permit ☐

1320 - 239

BEAZLEY HOMES LTD

27 WARD ST

LOT 14 D.P. 34187

GENERAL REMARKS

BUILDING INSPECTOR:

HEALTH INSPECTOR:

DRAINAGE ENGINEER:

DESIGNING ENGINEER:

TOWN PLANNING:

Z

WANGANUI CITY COUNCIL

TOWN PLANNING DEPARTMENT

Check Sheet for Building Permit Applications

Address: 27 Ward St

Zoning: Res A

Site Area: 670 m² 7211 ft²

Allowable Coverage: 2524 ft²

Actual Coverage: 1296.27

Front Yards: 25'

Side Yards: 5' & 10'

Rear Yards: OK

Height: 13'

Proposed Road:

Proposed Service Lanes:

N/A

Road Widening and B.L. Restrictions:

Vehicles -

~~CARPORT~~ - ~~Parking~~: GARAGE.

Calculations

1056.27

240

1296.27

SIGNED



DATE

11/12/79

ADDENDUM TO SPECIFICATION DATED 17.6.74

CONTRACTOR Beazley Builders Ltd. AREA NO. 138/150
TOWN Wanganui Box 7047 Wanganui JOB NO. 2033
OWNER'S SURNAME Beazley / S.A.C. Lot 14 PLAN NO. SHDB 8563
OWNER'S CHRISTIAN NAMES _____
OWNER'S ADDRESS _____ PHONE NO. _____
OWNER'S SOLICITORS _____
SOLICITOR'S ADDRESS _____
SOURCE OF FINANCE—Cash / F.B. / S.A.C. / Maori Affairs / _____ Ins. Co. /
Building Society / Other _____

BEAZLEY SECTION Yes/No Lot 14 D.P. 34187
Location Ward Street

PLAN REVERSED: Yes/No
FOUNDATIONS:
Piles and Fibrolite Yes
Continuous Concrete _____
Concrete Block _____
Nib Wall Framing _____
Sheathed with 1" Fibrolite
Finish: Paint/Plaster/Splash
BASEMENT: (Give Sketch) Yes/No
Type of Floor _____
Finish of Floor _____
Stud Height _____
Type of Doors _____
Windows _____
Wall Linings _____
Ceiling Linings _____
Lights Points
Drainage _____
Plumbing _____
Painted Outside _____
Painted Inside _____

NOTE: If occupation of basement is intended special water-proofing may be necessary.

ROOF:
Hip/Gable/Flat X
Sheathing Standard - long run iron
Overhang (from frame) Standard
Pitch 20°
Gable Sheathing Standard

CEILING LININGS:
Gib. Board Batten/Tape/Flush _____
Fibrous _____
Other Pinex soft board with 1" aluminium jointer
Cornice Type Standard
NOTE: Flush Gib. Board ceilings are liable to crack and become the client's responsibility if specified.

EXTERIOR:
Weatherboard Type Fibroplank or weather-side
Brick Type _____
Sills (if brick job) _____
Brick Pointing/Coloured Mortar _____

Front Porch Sheathing Fibrolite flat sheet
Rear Porch Sheathing _____
Frieze Board No

WALL LININGS:
Gibraltar board

INTERIOR DOORS: Type Paint quality
Prehung in slim line jambs

DRESSER TOPS: Formica
TUB: Single/Double Type Stainless steel
TUB CABINET: Yes
SINKTOP: Stainless steel
RANGE: (Will it fit) Std 5200 P.C.
DESTRUCTOR: (Will it fit) _____
Are Side Panels required? Which side?
FIRE SURROUND: Gas heater. B/Care
VANITY UNIT: standard
WALLPAPER: Prov. Sum per roll \$2.35 1/2 roll

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

Representative: _____ Client: _____

NOTE: ALL sections of this addendum MUST be completed before the job will be accepted for quoting.

BEAZLEY HOMES LIMITED

ADDENDUM TO SPECIFICATION DATED 17.6.74

250

CONTRACTOR Beazley Homes Limited, Wanganui JOB NO. 438/2033
OWNER'S NAME Beazley / S.A.C. Lot 14 PLAN-NO. SHDB 8563

PELMETS: Box -
Gib. Board built down -
Fib. Plaster built down -

SHOWER: Box/Over Bath -
Base Type and Size -
Taps/Mixer Type -
Linings -
Mouldings -

ELECTRICAL:
M/Ground/O'Head Length Standard
Total number Lights (excluding Basement) 13
Total number Points (excluding Basement) 10
T.V. Connection Yes
Eye Level Range No

PLUMBING: High/LowXX
Town Supply Yes/NoX
Other Supplied by Owner/Builder
Ajax/Celling TankXX
FaucetsX Position and type Standard chrome

Hose Taps Two
H.W. Cylinder 40 Gallons 30 gal/40 gal.

EXTERIOR JOINERY:
Front Door Standard
Rear Door Standard
Laundry Door Standard

WINDOWS: Wooden/Aluminium (moved from outside)XX
Aluminium typeX
Lounge

Bed. 1
ALL M.S.D. SPEIRS

Bed. 2

Bed. 3 WOODEN TIMBER

Bed. 4

Kitchen
Dining CRAFT OR TRIMLINE

Laundry
Bathroom
W.C.
Obscure Glass type Ginga

WINDOW HARDWARE: C.P./BronzeX

FLOORING: Prelaid particle board

(State whether ~~KT~~ and ~~GX~~ Particle Board, ~~Concrete~~, etc.)

SANDER:
1 cut for covering
2 cuts for varnish Yes

DRAINAGE: ~~XSeptic~~/Sewer

TERRACE: Size -
Concrete -
Wooden -
Fibrolite -
Handrail Prov. sum per foot for supplying, fixing a painting

N.B.: Dark colours used on the exterior could cause excessive shrinkage and paint failure.

SITE PLAN:
Show lengths of boundaries and distances to building
Mark with X approximate required position of crossing
Indicate with an arrow direction of North. Show also position of off-street parking.

Enclosed

Length of R.O.W. if any.
IS SHEET 3 REQUIRED FOR THIS JOB? NO
IS SHEET 4 REQUIRED FOR THIS JOB? NO

Please prepare a quotation for me, based on the above information.
Representative: Client:
NOTE: ALL sections of this addendum MUST be completed before the job will be accepted for quoting.

SPECIFICATIONS

FOR

A

BEAZLEY HOME

FOR

Beazley / S.A.C.

Contractor:

Basil Rogers Builders Ltd.

10047, Mangrove

Employer:

.....

This specification covers materials to be supplied by Beazley Homes Ltd. 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 mentioned 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 Local By-Laws.

PRECEDENCE OF DOCUMENTS: Should any discrepancy be discovered between this specification and any other document 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 have all his employees except sub-contractors covered against accident by an "Employer's Liability" policy and to take out insurance against fire for a sum sufficient to cover 100 per cent of the Contract sum, both policies to remain in force until the building is taken over by the owner.

MATERIALS: All workmanship must be careful, thorough and in accordance with the Local Body By-Laws and the N.Z.S.S. 1900.

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.

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 12" x 12" x 4" concrete pad. If shown on plan or addendum erect chimney of precast type, not parallel, with 30" opening. Provide ashwell grate to exterior chimneys. Base to be purpose made sections. Sections to be placed on concrete footing full size of base 4" 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 12" x 6" taken to solid bearings, reinforced with two ½" mild steel rods.

FOUNDATION WALLS: Minimum 5" thick with continuous ½" M.S.R. near top. Concrete shall finish not less than 12" above ground level. Walls over 3'0" in height shall be reinforced with ¾" rods at 15" centres both ways. 6" x 6" piers to carry stringers are to be built from and bonded into wall. Corbels reinforced back into wall may be used in high foundation.

SOLID BEARING. If solid bearing for piles or continuous foundation is in excess of 12" below ground level the additional excavation costs, concrete, reinforcement, and back filling shall be subject to an extra charge.

VENTILATION: Provide vents minimum 9" x 6" at 6'0" centres and not more than 3'0" from any angle.

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

PORCH FLOORS: To be constructed in 4" concrete reinforced with ¾" R.M.S. rods at 12" centres or equivalent in H.R.C. fabric. Floors and steps to be plastered with ½" thick coat of three to one sand and cement rendering.

CARPENTER AND JOINER

All materials are to be the best of their respective kinds and grades, 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 4 x 3 jack studs from top of piles to underside of stringers. Brace between jack studs at corners with 3 x 2 or 4 x 2 diagonal bracing. Place dampcourse between timber framing and concrete work.

STRINGERS to be 4 x 3 on edge and spaced at approximately 5'6" centres. All joints to be scarfed or spliced over solid bearing.

FLOOR JOISTS to be 6 x 2 gauged to an even surface and nailed with 3" and 4" nails to stringers and bearers. All joists to be lapped over a solid bearing. Provide double joists under exterior end walls.

PLATES: All to be straight and in long lengths, scarfed at all joints and halved at corners and intersections.

STUDS: To be double nailed to all plates with 3" and 4" nails. Stud height to be 8'0".

TRIMMERS: All window openings to have top lintels in accordance with N.Z.S.S. supported on 4 x 2 stretchers cut between lintels and bottom plate. 4 x 2 jack studs to be cut between bottom plate and sill trimmer.

BRACES: Wherever possible, brace to all external corners with 3 x 2 or 4 x 2 braces cut between studs. Provide 4 x 2 ceiling runners to all spans from 6'0" to 8'0". For spans over 8'0" provide an 8 x 1 on edge with a 4 x 2 nailed to the ceiling joists and spiked to the 8 x 1.

ROOF: Roof to be framed up properly in the manner as shown to required degree of pitch. Rafters to be 4 x 2 spaced at 30" centres, properly birdsmouthed and checked and securely nailed to all plates and ridges with 3" and 4" nails. Fix 3 x 2 purlins at approximately 24" centres. Rafters will have two birdsmouths, the inner one being for the purpose of fixing 3 x 1½ ceiling joists.

BASE SHEATHING: Unless otherwise specified base sheathing shall be ½" asbestos cement sheets fixed to timber backing as shown in the standard details.

EAVES: Allow the rafters to overhang as shown and cut off plumb. Frame down with 2 x 2, or 3 x 1½ and fix 6 x 1 or 8 x 1 Fascia board. Line under with asbestos sheets and finished as detailed. Alternatively Fascia may be galvanised metal on timber backing.

EXTERIOR SHEATHING: Sheathing will consist of 8" fibroplank fixed to maker's instructions.

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

NOGGING: Noggings to exterior studs will be 3 rows 3 x 1 ribbon checked in flush on the inner side. Alternatively 3 rows of 4 x 2 dwangs may be used. Interior nogging will be three rows of 4 x 2 dwangs. Ceiling noggings will be 3 x 1 checked in flush with the bottom of their ceiling joists spaced as required to take joints of ceiling sheets. For veneer construction exterior nogging will be three rows of 4 x 2 dwangs.

CEILINGS: All ceilings to be lined with ¾" Gibralter board sheets. All sheets to be nailed with 1½" galvanised flat head nails and to have joints covered with splayed or half round batten.

CORNICES: Provide 1½" wooden scotia moulding to all ceilings.

LININGS: All interior wallpapered walls to be lined with ¾" Gibralter board sheets flush jointed. All sheets to be nailed with 1½" galvanised flat head nails on joints every 6" and intermediate studs and nogging every 9". All stopping to be done with the best stopping plaster, filled to an even surface and all spots and risers removed. All interior painted walls as above, but joints covered with 1½" half round battens.

INGOING TO PORCHES: Ingoing to back and front porches to be lined with 3/16" asbetos sheets. Cover joints with "D" mould batten.

TIMBER SCHEDULE

POSITION IN BUILDING	Size	TYPE				Grade	Remarks
Jack Studs	4x3 P.G.	Treated Radiata	or	B.A.Ht.	Rimu	or Matai	Approx. 4' 0" Centres
Stringers	4x3 P.G.	"	"	"	"	"	Approx. 5' 6" Centres
Foundation Bracing	4x2 P.G.	"	"	"	"	"	
Floor Joists	6x2 P.G.	"	"	"	"	"	Approx. 1' 6" Centres
"	8x2 P.G.	"	"	"	"	"	When required
"	9x2 P.G.	"	"	"	"	"	"
"	10x2 P.G.	"	"	"	"	"	"
"	12x2 P.G.	"	"	"	"	"	"
Herringbone Bracing	2x2 P.G.	"	"	"	"	"	"
Top and Bottom Plates (Exterior)	4x2 P.G.	B.A.O.B.					
Top and Bottom Plates (Interior Bearing)	4x2 P.G.	"	"	"	"	"	
Top and Bottom Plates (Non Bearing)	3x2 or 4x2 P.G.	"	"	"	"	"	
Studs (Non Bearing)	3x2 or 4x2 P.G.	"	"	"	"	Douglas Fir	1' 6" Centres
Studs, External and Internal (Bearing)	4x2 P.G.	"	"	"	"	"	1' 6" Centres
Wall Ribbons	3x1 P.G.	Treated Radiata or Douglas Fir					
Ceiling Ribbons	3x1 P.G.	Treated Radiata or Douglas Fir					
Window Trimmers, Top	8x2	Treated Radiata	or	B.A.O.B.	Rimu		
Window Trimmers, Bottom	4x2	"	"	"	"		
Window Stretchers	4x2	"	"	"	"		
Window Jacks	4x2	"	"	"	"		
Ceiling Joists	4x2	"	"	"	"		1' 6" Centres
Ceiling Runners	8x1 R.S.	"	"	"	"		Nailed together
"	4x2 P.G.	"	"	"	"		"
Rafters (Iron Roof)	4x2 P.G.	"	"	"	"	Douglas Fir	2' 6" Centres
Rafters (Metal Tiled Roof)	4x2 P.G.	"	"	"	"	"	2' 0" Centres
Rafters (Concrete Tiled Roof)	4x2 or 5x2 P.G.	B.A.O.B.				Rimu	1' 6" Centres
Struts (Roof)	4x2 P.G.	Treated Radiata	or	B.A.O.B.	Rimu		
Under-Purlins (Concrete Tile Roof)	4x3 P.G.	"	"	"	"		
Under-Purlins (Metal Roof)	4x2 P.G.	"	"	"	"		
Collar Ties (Metal Roof)	6x1 R.S.	"	"	"	"		
Ridges and Hips	8x1 R.S.	"	"	"	"		
Valley Rafters	6x2 P.G.	"	"	"	"		
Valley Boards	6x1 R.S.	"	"	"	"		
Purlins	3x2 R.S.	"	"	"	"		
Dwangs	4x2 & 3x2 P.G.	"	"	"	"		Approx. 2' 0" Centres
Braces	3x2 or 4x2 P.G.	"	"	"	"		3 Rows
Jack Framing (Fibrolite Bases)	4x2 P.G.	B.A.Ht.				Rimu	
Fascia Board	6x1, 8x1 or 9x1	Heart or O.B. Rimu or O.B. Matai or Kahikatea Treated					
Internal Door Jambs	1" O.B.R.	or Finishing Grade Radiata					
Internal Door Stops	1 1/2" O.B.R.	or Finishing Grade Radiata					
Architraves	3" x 1/2"	O.B. Rimu or Finishing Grade Radiata					Bullnosed
Skirting	3" x 1/2"	O.B. Rimu or Finishing Grade Radiata					Bullnosed
Sill Boards	1" O.B.R.	or Finishing Grade Radiata					
Window Jambs	6x1 1/2	D.A.H. Rim or equivalent or Treated D.O.B. Native Timber or Cedar					
Window Sills	6x2 1/2	"	"	"	"		
Door Sills	9x2 1/2	"	"	"	"		
Window Mullions	4x3	"	"	"	"		
Window Sashes	4x2 & 3x2 P.G.	"	"	"	"		

To General List of Timber Acceptances (Housing) accepted by State Advances Corporation and Ministry of Works Housing Division.

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.

WARDROBES: To be lined and ceiled and to have 9" full length hat shelving. Provide hanger rod.

LINEN: To be lined and finished as for wardrobes and to be fitted with full width slatted shelves spaced at approximately 18" centres.

KITCHEN CUPBOARDS, ETC. Construct kitchen cupboards, and sink unit where and as shown on plan.

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

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 primed before fixing. Alternatively aluminium joinery if detailed on addendum to specifications shall be provided.

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

DOORS: Interior (main) 6'6" x 2'6" hollow flush type. W.C., bathroom 6'6" x 2'2" hollow flush type.

Wardrobes, etc. 6'6" x 2'0" hollow flush type. Interior doors to be flush type hung in 1" jambs with $\frac{1}{2}$ " planted stops or solid rebated jambs as required. Alternatively door jambs and window jambs may be grooved for wallboard sheets in which case architraves will not be required. Exterior front, 6'6" x 2'8", three light obscure glazed. Exterior rear, 6'6" x 2'6", three light obscure glazed. Fit interior doors with C.P. latch sets. Fit exterior doors with C.P. lock sets.

FINISHING: Finish off inside of door and window openings with 3" bull nose architraves. Windows to have 1" sillboards. Skirting to be 3" bullnose fitted to all walls.

BATHROOM: Bath to be built in with framing and lined around with wallboard sheets. Finish around lip of bath against wall with splash board. Build in single shaving cabinet with mirror.

MANHOLE: Provide a 20" x 20" opening in ceiling and provide cover of same material as ceiling.

LAUNDRY: Provide single 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 \$45.00.

SINK TOP: To be 5'6" stainless steel fluteline.

PLUMBER

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

VALLEYS: To be 24 g. Galvanised Iron. Spouting to be 5" quarter round supported on brackets at 36" centres and given evenly graded falls to downpipe outlets. Downpipe to be 2 $\frac{1}{2}$ " diameter.

ROOF: 26 g. Corrugated Galvanised Iron. All laps to be primed. Where required by Local Authority or Lending Institution, fix under roofing tightly stretched fowl-netting and on top of this lay building paper.

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 bends, tees, elbows, etc., 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 5'6" W.P.E.C.I. standard quality or R.V. pressed steel enamelled or Plix bath. Provide one 22 x 16 W.P. earthenware wall basin on C.I. brackets.

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

WASTES: Baths, tubs and sink to have 1 $\frac{1}{2}$ ", basin to have 1 $\frac{1}{2}$ ", P.V.C. or copper traps and P.V.C. or copper wastes. All wastes to discharge over 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: All 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, Dolphin 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 4" first quality earthenware with sound socket joints to be laid to a true and even fall.

Contractor to allow in his quotation for extra 4" glazed pipe and fittings where house is sited more than 40 feet from mains sewer.

All joints to be sealed with rubber rings. Fill in trenches carefully after the work has been inspected and generally do a thorough job and leave the whole in perfect working order.

SEPTIC TANK: Where town sewerage is not available provide one five-person concrete tank and make complete with sump to comply with the Health Regulations.

Allow for approximately ten feet of glazed drainage from nearest point of house to septic tank.

The whole of the drainage and sanitary arrangements to comply with the By-Laws and to the satisfaction of the Sanitary Inspector.

PAINTER AND PAPERHANGER

MATERIAL: All materials used in this trade to be the best of their respective kinds and workmanship to be used according to best trade practice.

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 nail holes and finish with two coats of approved paint as selected.

Spouting and down pipes to be given two coats of approved paint as selected.

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

INTERIOR: Walls and ceilings of all service rooms to have a coat of pigmented sealer. 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.

Ceilings in other than service rooms to be given one coat of sealer and two coats of flat paint. Alternatively, finishing not to be painted, to have one coat of clear sealer and two coats of varnish. The inside of wardrobes to be painted with two coats of acrylic paint. The inside of linen cupboard, cylinder cupboard and kitchen cupboards are not painted, other than the inside of the doors.

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.

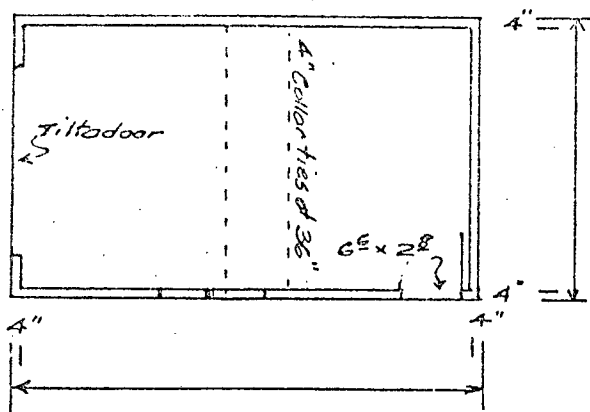
METER PANEL: Provide and fix one meter panel complete where directed by the Power Board Authority.

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

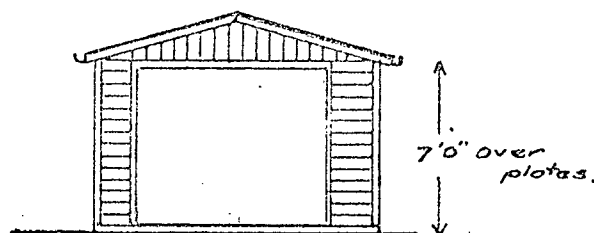
LIGHTS: Provide and fix one light point to each room, one to hall, and one to front and rear porches where directed.

POWER: Provide and fix a total of 3 power points where directed and make connections to hot water cylinder and stove.

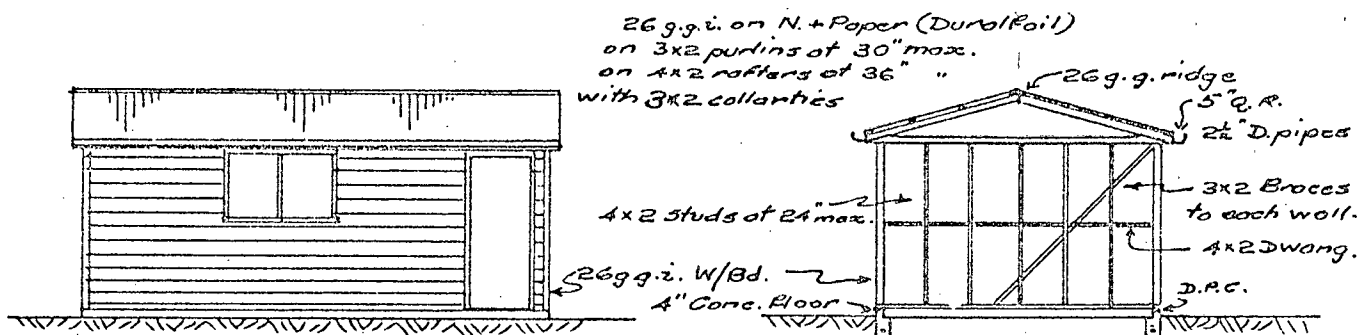
STOVE: Allow the provisional sum as shown on addendum for supply of electric stove and fix where shown.



Plan.



Front



Side

Scale: 1/8" = 1'

X section

Site plan.

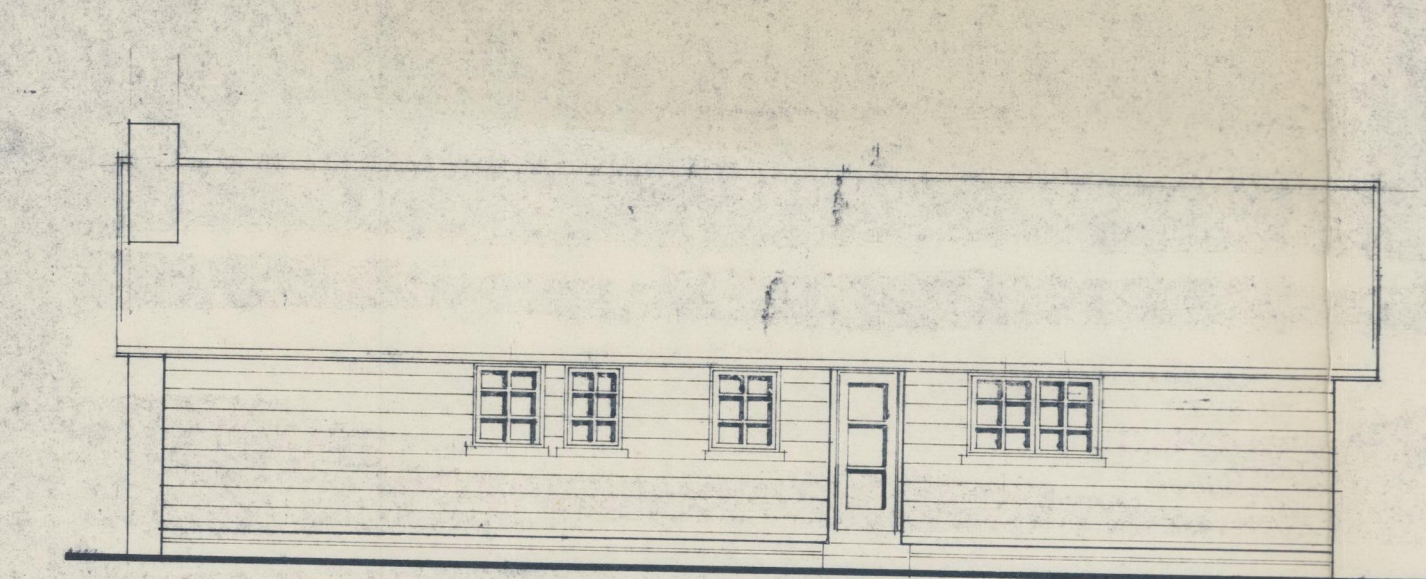
Plot 2, Block 11
Box 111

Quin single garage (Timber framed roof)

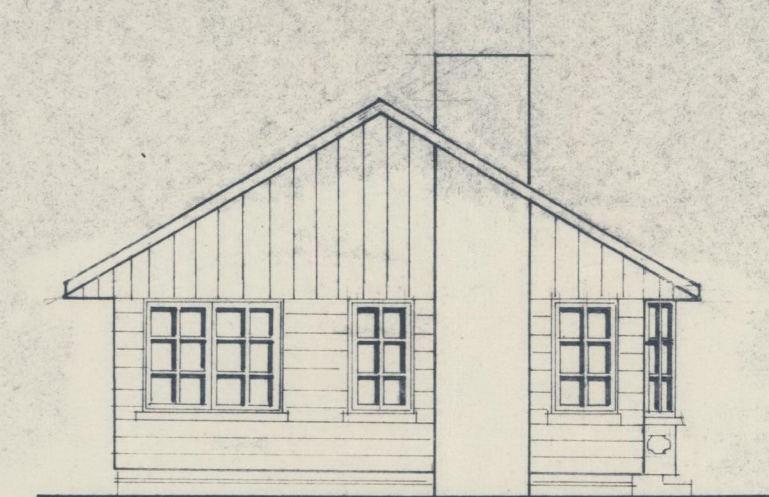
For: Beazley / S.A.C.

Lot 14 Ward St.

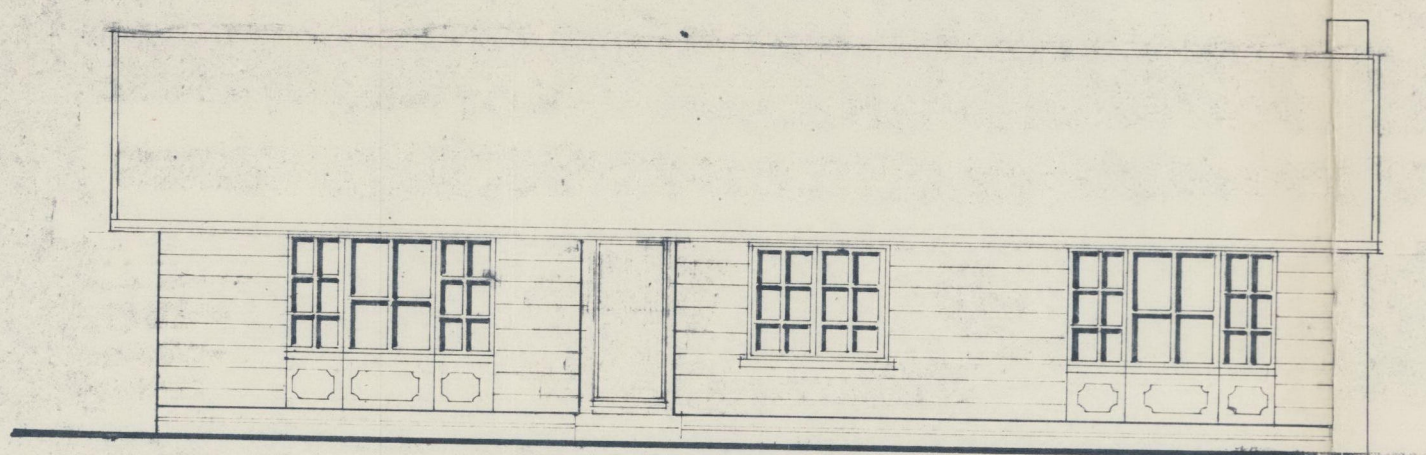
Basil Rogers Builders Ltd.
Box 7047, Wanganui



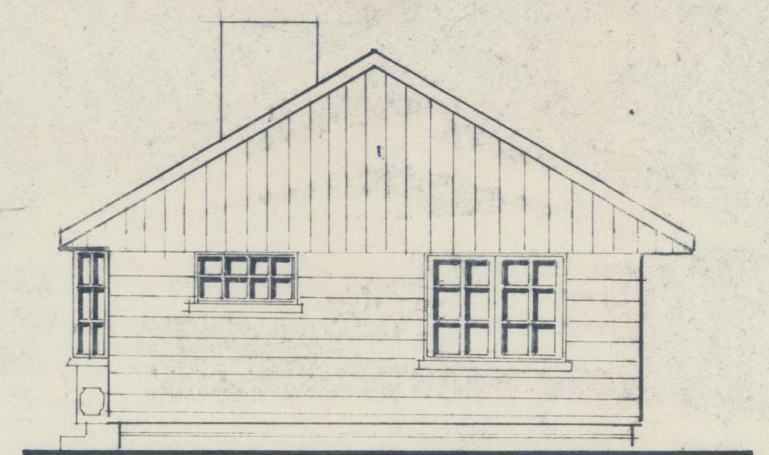
rear elevation



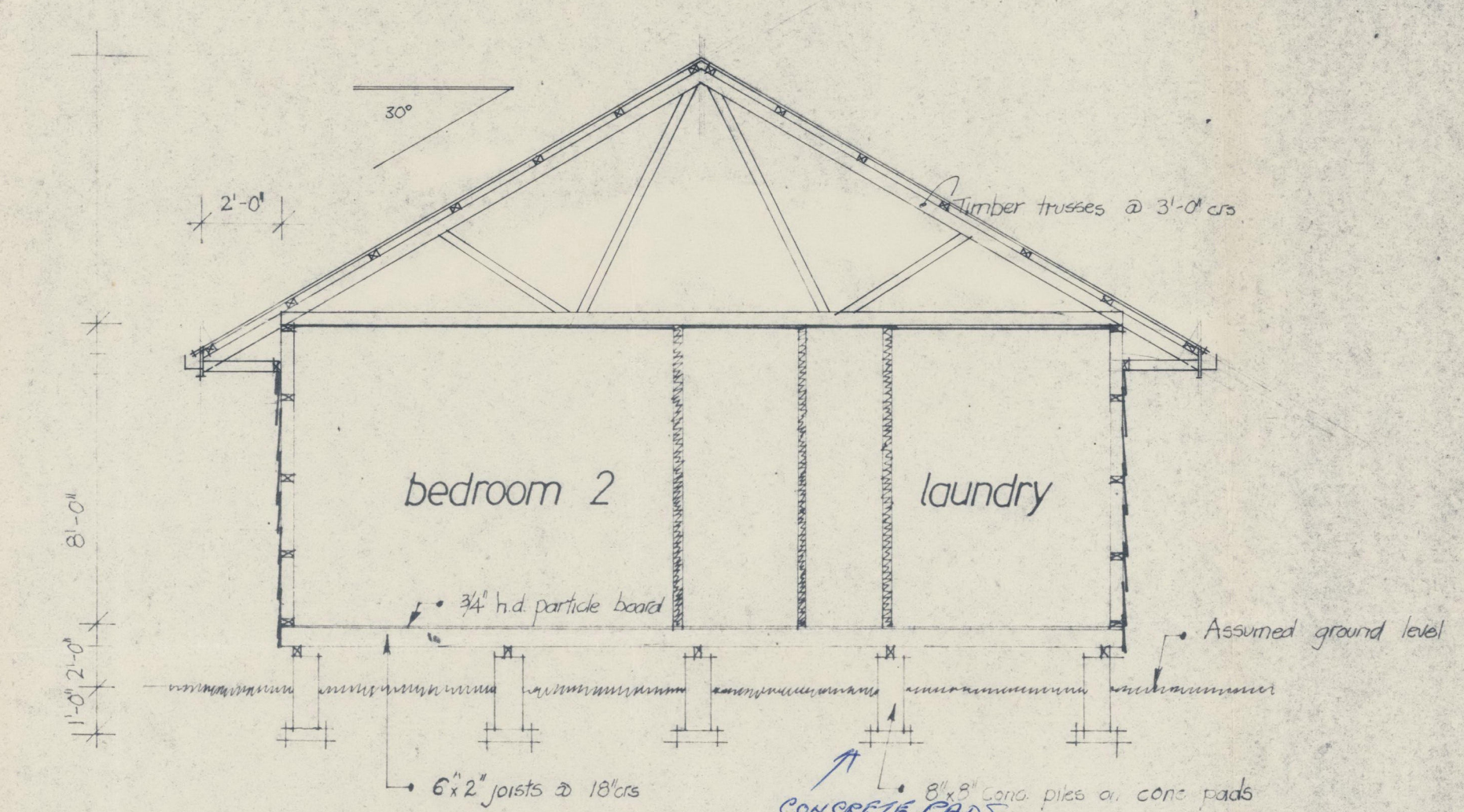
side elevation



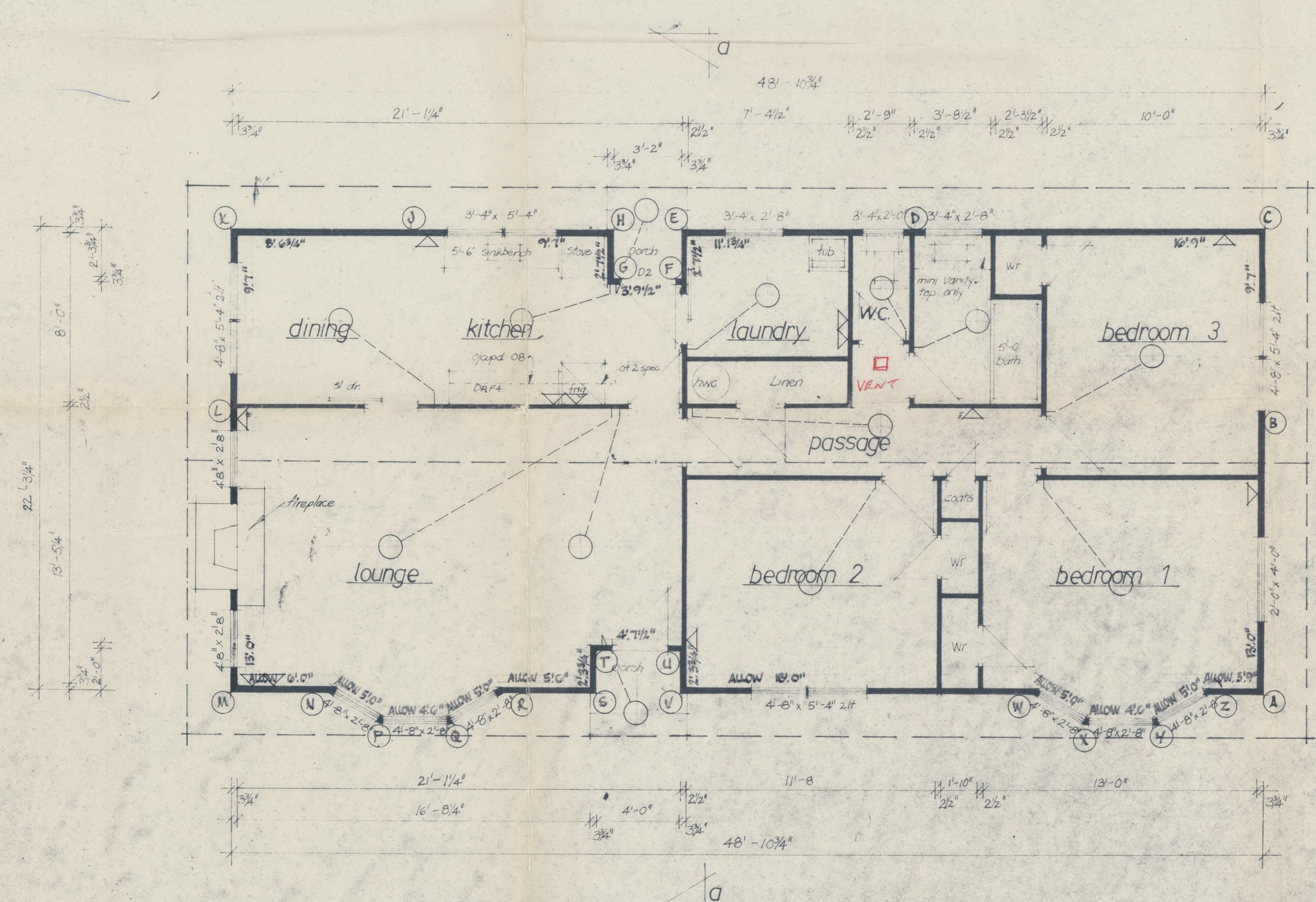
front elevation



side elevation



section a-a



FLOOR PLAN

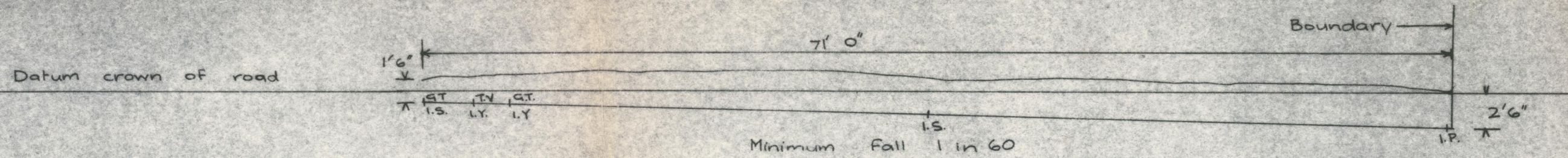
NOTE:

- 1/ use wooden joinery
- 2/ use non-bearing gib-board interior partitions

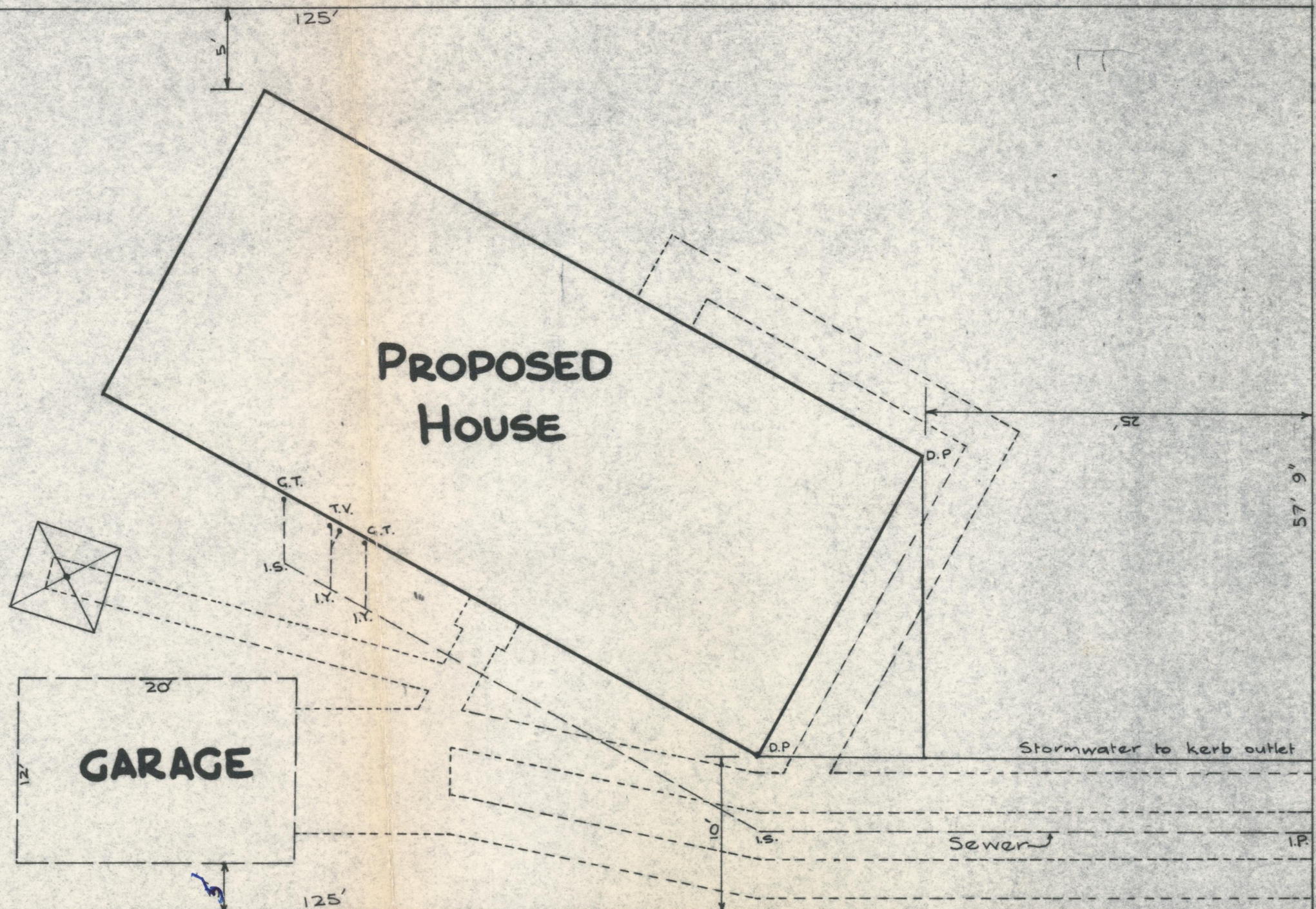
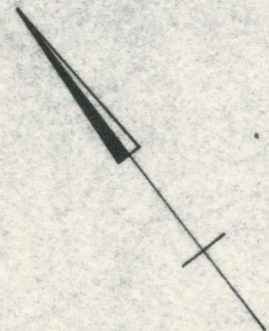
ELECTRICAL KEY.
 LIGHTS.
 POWER POINTS.

ADDED PLATE LENGTHS & LETTERS.		R.A.O.	17.7.74.	
ADVISED	AMENDMENT	NAME	DATE	ISSUE
BEAZLEY HOMES INTERNATIONAL				
HEAD OFFICE		MT. MAUNGANUI SOUTH NEW ZEALAND		
		TELEPHONE 54-009, TAURANGA TELEX: N.Z. 2368		
TITLE proposed residence for				
SCALE 1/4" = 1'-0" : 1/8" = 1'-0"		COPYRIGHT This design and print is the property of Beazley Homes Ltd. and must not be used, reproduced or copied wholly or in part without written permission from the Company. NOTE Contractor/Supervisor must verify all dimensions on the site before putting work in hand. Use figured dimensions in preference to scaled. Use large drawings in preference to small.		
DESIGNED	NAME	DATE	CHECKED	NAME
DRAWN	b.c.	14/2/74	REDRAWN	
TRACED				
Sheet number 1		of 1 sheets		
Job No.		PLAN No SHDB 8563.		

Basit Rogers Builders Ltd.
 Box 7047, Wanganui



LOT 14
D.P. 34187



STREET
WARD
66' wide

SITE & DRAINAGE PLAN $\frac{1}{8}'' = 1'0''$

Basil Rogers Builders Ltd.
Box 7047, Wanganui

Footway No. 2549

13.1.75

No. 977

WANGANUI CITY COUNCIL

Building Inspection Sheet

Permit No. G38257 Value 17,300 Val. No. 1320/239

OWNER BEAZLEY HOMES

BUILDER BASIL ROGERS LTD

STREET 27 WARD STREET

SEC. LOT 14 D.P. 34187

✓ Boundaries

Date

✓ Excavation

Inspection

✓ Foundation

15/1/75

✓ Piles Some Footings Faulty OVER 15.1.75

Vents

Chimney Found.

Copper Found.

✓ Framework

28.1.75

✓ Trimmers

Ventilation

✓ Rafters

✓ Purlins

✓ Sheathing

✓ Netting

18.2.75

Ceiling Vents

24/4/75

Water Heaters

19/6/75

Gas Fire Flues

15/8/75

REMARKS:-

Met Mr Beatty (Housing Division) 16/1/75, regarding pile footings, and as Engineer Certificate is called for regarding 18x18x6 piers, otherwise piers or ground bears will be required around outer perimeter piles OVER

Piers to a depth of 5' ^{every} were 4'
placed under piles on
outer perimeters 21/1/15

Job stopped, waiting for
delivery and fixing of Bay
Windows 17/12/15

Work recommenced 18/3/16

SERVICE TESTED

FOUL DRAINAGE

STORM DRAINAGE

CITY WATER SUPPLY

PRIVATE WATER SUPPLY

HOT WATER SUPPLY

SEWER VENTS

BACK VENTS

W.C.

SINK

BATH

SHOWER

BASIN

TUBS

CEILING VENT

HEATING

SWIMMING POOL

METER

DA

Inspector ?

Date 1/11/75

WANGANUI CITY COUNCIL

Nº 1617

PLUMBING AND DRAINAGE INSPECTION SHEET

REG. PLUMBER M/S. WANG PLUMBING

AND/OR DRAINLAYER

is/are hereby authorised to carry out the work described herein and set out in the plans deposited in this office, on the premises.

OWNED BY BEAILEY HOMES
OCCUPIED

AND SITUATED IN 27 WARD ST

WANGANUI SECT. 14 /LOT 34187 /D.P.

DESCRIPTION OF WORK

NEW HOUSE

PLUMBING \$ ESTIMATED VALUE OF WORK:

DRAINAGE \$ FEE PAID \$ 11.00

TOTAL \$ 1100.00

BUILDING PERMIT APPLICATION No. /RECEIPT No. 600

Such work is to be carried out in strict accordance with the Drainage and Plumbing Regulations.

P. M. BARNES City Engineer

M. A. Wilson Inspector

DATED THIS 12 DAY OF Dec 19 74

BY THE BOARD OF SUPERVISORS
COUNTY OF ALBANY
RECEIVED

THE DAY OF
ESTIMATED VALUE OF WORK

RECEIVED
IN
BY

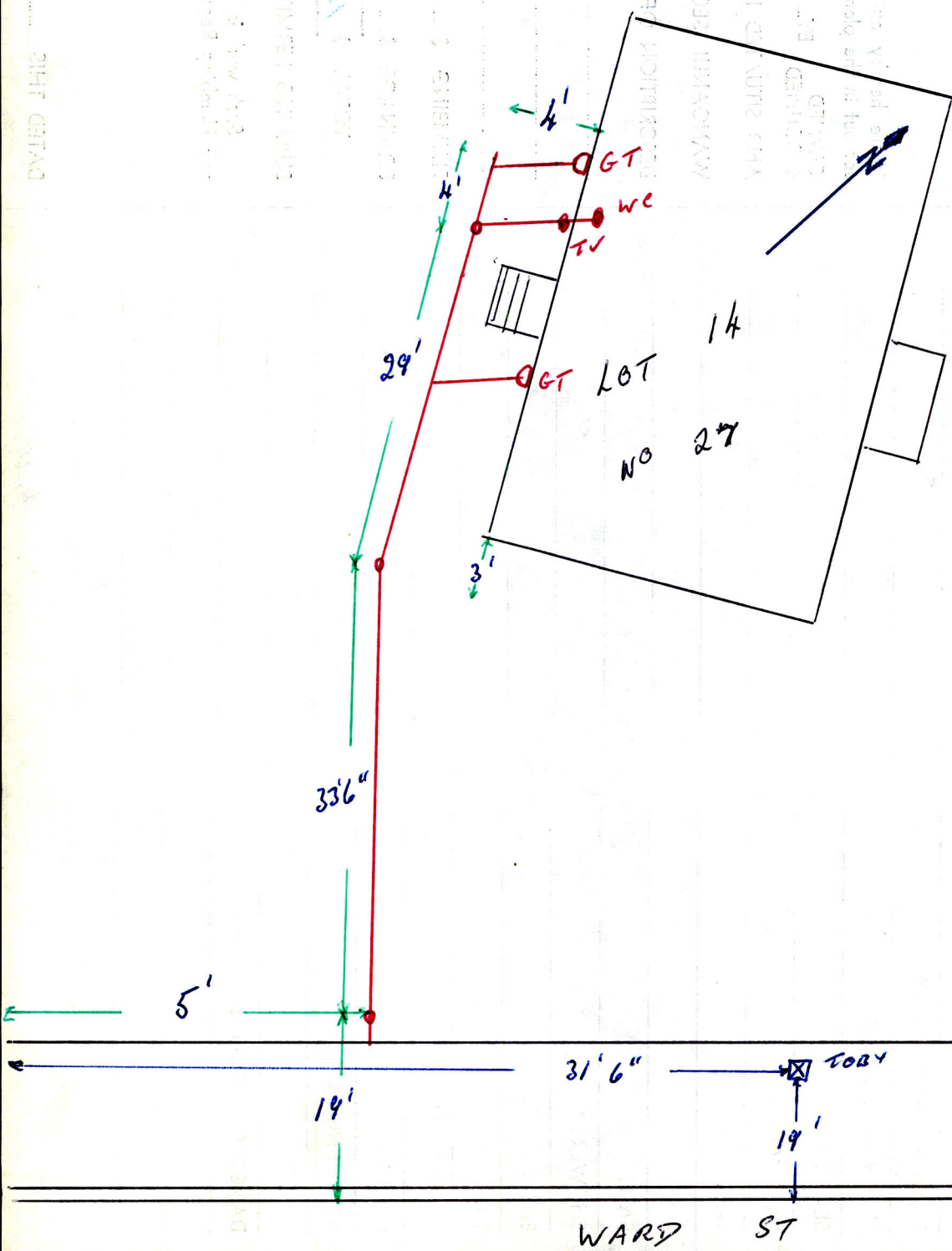
THE BOARD OF SUPERVISORS
COUNTY OF ALBANY

AND THE COUNTY
RECEIVED

THE BOARD OF SUPERVISORS
COUNTY OF ALBANY

18

ALBANY CITY COUNCIL



WORKS RECORD

N. 740

P.W.R. No. 23707

Building Permit No.

Building Permit Date

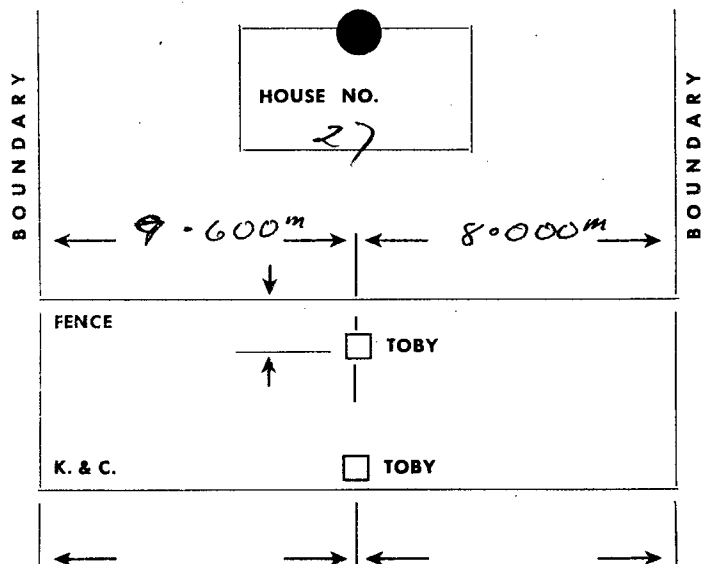
Lot No. 14

D.P. No. 34187

Owner Beazley Homes

NORTH POINT

AS BUILT WATER CONNECTION DIAGRAM



Ward
Street,

TO Terrace St.

TO Kaihokupu Rd.

VALUATION ROLL No.

LEGAL DESCRIPTION

1320/239

LOT 14 D.P.

9554
27 WARD STREET

DRAINAGE & PLUMBING PERMITS

BUILDING PERMITS

Permit No.

Date

Permit No.

Date

Nature of Work

1617

12.12.74

G38257

13.1.75

DWELLING & GARAGE

Existing Use

Dwelling

Designation

Zoning

Residential A.

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.

23707

\$50

Water Meter

Water Bore

Drainage Connection

Reg. No.

Amt. Pd.

13915

\$100

Pool

Filtered

Unfiltered

Back Flow
PreventerStormwater
Connection

Reg. No.

Amt. Pd.

13916

Cost

Heating

Gas

Oil-fired

Coal-
Wood

Electric

Other

Kerb Crossing

Reg. No.

Amt. Pd.

36255

\$35

Conditional Use

File:

Specified Departure

File:

Dispensations

Reference

Date