



# **SPECIFICATIONS**

FOR

# **BEAZLEY HOMES**

of

## **TAURANGA**

AND

## **MOUNT MAUNGANUI**

'Phones — 314 & 695

Private Bag, Mount Maunganui

'Phone — 1601

Box 2005, Tauranga South



**CLAUSE 1.** As this specification covers work done by Beazley Homes and independent contractors, the word "contractor" shall be deemed to refer to the person or firm who is doing the actual on site building erection.

**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.

**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% of the Contract sum, both policies to remain in force until the building is taken over by the owner.

**MATERIALS AND WORKMANSHIP.** All workmanship must be careful, thorough and in accordance with the best trade practice and all materials as specified, and in accordance with the Local Body By-laws and the N.Z.S.S. No. 95.

**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, thus tending to retard the progress of the Contract, may be substituted with other similar materials, provided that the substituted materials conform to the Local By-laws, and the lending institutions requirements. Where alternate materials are specified, Beazley Homes reserve the right to use any of the alternates unless it is agreed in writing that no alternate may be used.

**CONTINGENCIES.** Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuation in the price of labour or various materials. Should there be either a rise or fall in the price of labour or materials from the date the tender 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 precast concrete. Provide as required, dimensions to suit particular local bodies. Set on 12" x 12" x 4" concrete pad. 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 at least 12" below ground.  
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 ⅜" 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 foundations.

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

**PORCHES.** To be constructed in 4" concrete reinforced with three ⅜" 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.

### SCHEDULE OF MATERIALS

Materials	Size	Grade	Remarks
Jack Studs	4 x 3 PG	Treated Radiata	Approx. 4' 0" centres
Stringers	4 x 3 PG	" "	" 5' 6" "
Foundation Bracing	4 x 2 or 3 x 2 RS	" "	" "
Floor Joists	6 x 2 PG	" "	" 1' 6" "
Wall Ribbons (Ext.)	3 x 1 PG	Treated Radiata or Douglas Fir	" 2' 0" "
Wall Ribbons (Int.)	3 x 1 PG	" " " " "	" 2' 0" "
Ceiling Ribbons	3 x 1 PG	" " " " "	" "
Studs, External and Internal	4 x 2 PG	" " " " "	" 1' 6" "
Plates, Top and Bottom	4 x 2 PG	Treated Radiata	" "
Ceiling Joists	4 x 2 PG	" "	" 1' 6" "
Ceiling Runners	4 x 2 PG and 8 x 1 RS	" "	" "
Rafters	4 x 2 PG	" "	" 2' 6" "
Purlins	3 x 2 RS	" "	" 2' 0" "
Roof Struts	4 x 2 PG	" "	" "
Ridge and Hips	8 x 1 RS	" "	" "
Valley Rafters	6 x 2 PG	" "	" "
Valley Boards	6 x 1 RS	" "	" "
Collar Ties	6 x 1 RS	" "	" "
Base Boards	4 x 1 PG	Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or Treated Kahikatea, or Treated Radiata.	
Fascia Board	6 x 1 D.A.H.R.	Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or Treated Kahikatea.	
Weatherboards, Bevel Back	6 x 1	D.A.H.R. Treated Tawa, or Treated O.B.R., or Treated O.B. Matai, or Treated Kahikatea.	
Flooring	3 x 1 or 4 x 1 T & G	Treated D.A. Rimu, Treated Tawa, Finishing Grade Radiata.	
Internal Door Jambs	1" O.B.R.	or Finishing Grade Radiata ½" Stops.	
Architraves	3 x ⅝ O.B.R.	or Finishing Grade Radiata Bullnosed.	
Skirting	3 x ⅝ O.B.R.	or Finishing Grade Radiata Bullnosed.	
Sill Boards	1" O.B.R.	or Finishing Grade Radiata.	
Aprons	O.B.R.	or Finishing Grade Radiata Scotia or ¼ Round.	
		All other internal finishing timbers not specifically mentioned to be O.B.R. or Finishing Grade Radiata.	
Window Jambs	6 x 1½ D.A.H.	Rimu or equivalent or Treated D.O.B. Native Timber.	
Window Sills	6 x 2½	Rimu or equivalent or Treated D.O.B. Native Timber.	
Mullions	4 x 3	Rimu or equivalent or Treated D.O.B. Native Timber.	



**JACK STUDS.** To be 4 x 3 fixed 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 malthoid dampcourse between jack stud and concrete pile.

**STRINGERS.** To be 4 x 3 on edge and spaced at approximately 5' 6" centres. All joints to be scarfed over solid bearings.

**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 all exterior 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 8 x 2 trimmers supported on 4 x 1 or 4 x 2 stretchers cut between top and bottom trimmers. 4 x 2 jack stud to be cut between bottom and trimmer plate.

**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 up 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, with 20 degree 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 joist.

**BASEBOARD.** 4 x 1, or 3 x 1 fixed horizontally with approximately 1" spacing boards. Bottom board to be kept 4" clear of ground. If specified in the addendum, ½ Fibrolite may be used in place of baseboards.

**EAVES.** Allow the rafters to overhang 24" as shown and cut off plumb. Frame down with 2 x 2, or 3 x 1½ and fix 6 x 1 Fascia board. Line under with asbestos sheets and finish as detailed.

**EXTERIOR SHEATHING.** Sheathing will consist of 6" bevel back weatherboards as detailed in timber schedule. Lay boards with 1½ lap. All corners to be mitred and covered with galvanised soakers. Gather all butts under windows and cover with galvanised soakers or 3 x 1 pilaster and scribes or scatter joints and cover with galvanised soakers at Contractor's option.

**SHEATHING** (contd.) Alternatively, sheathing may be as per the addendum.

**FLOORING.** All floors to be covered with 4 x 1 or 3 x 1 T & G flooring well cramped and double nailed with all nails punched below floor surface.

On completion of all trades, clean off bye wood to an even surface with a sanding machine.

**NOGGING.** Noggings to exterior studs will be 3 x 1 ribbon checked in flush on the inner side. The interior partition studs will have 3 x 1 ribbons checked in flush. Against the 3 x 1 ribbon cut in 3 x 2 dwangs. Alternatively at Contractor's option, interior nogging may be three rows 4 x 2 dwangs. The purpose of the ribbons is to act as stiffener and regulators for height of dwangs. There will be three noggings in the length of the stud. Ceiling noggings will be 3 x 1 checked in flush with the bottom of the ceiling joists spaced as required to take joints of ceiling sheets. For veneer construction exterior nogging may be three rows of 4 x 2 dwangs at Contractor's option.

**CEILINGS.** All ceilings to be lined with ¾" Gibraltar board sheets. All sheets to be securely nailed to all joists and nogging with 1½" galvanised flat head nails and to have joints covered with small half round or square batten.

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

**LININGS:** All interior wall papered walls to be lined with ¾" Gibraltar 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 very best Plaster of Paris, 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" asbestos sheets. Cover joints with "D" mould batten.

**WARDROBE AND COATS.** To be lined and ceiled at 6' 6" from floor and to have 9" wide full length hat shelving. Provide 6'6" x 2' 0" doors to front. 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" centre.

**KITCHEN CUPBOARDS, ETC.** Construct kitchen cupboards, safe, h.w. cupboard and sink unit where shown on plan. Cupboards to be similar type to Government Housing Units. Fit Chester type catches.

**HOT WATER CUPBOARD.** Provide hot water cupboard where shown. Cupboards to have slatted shelving above the cylinder. Element to be boxed in to Power Board's approval.

**JOINERY.** All interior 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.

**SASHES.** Casement sashes generally to be 4' 6" and 3' 6" by 2' 0" totara, cedar or S.A.C. approved material with one glazing bar 9½" down from top, glazed in 18 oz. clear glass. 3' sashes to be hung on two 3" galvanised butts, 4' 6" sashes to be hung on three 3" butts, the sashes to be fastened with a bronze telescopic stay and wedge fastener unless alternate is specified in the addendum. Land-scape sashes to be 4' 6" x 4' 0" with matching glazing bar, top pane to be glazed in 18 oz. glass, bottom pane in 24 oz. Split rail sashes to be to sizes as shown on the plan and glazed with 18 oz. glass. Top portion of split sashes to be hung on two 3" galvanised butts and fastened with two bronze quadrant stays unless alternate is specified in the addendum. Bottom portion of sash to be fixed.

**DOORS.** Interior (Main) 6' 6" x 2' 4" and 2' 6" hardboard, rimu, matai or radiata flush, paint grade unless alternative is specified in the addendum.

W.C. bathroom. 6' 6" x 2' 2" hardboard, rimu, matai or radiata flush paint grade.

Wardrobes, etc. 6' 6" x 2' 0" rimu, matai or radiata flush, or hardboard, paint grade.

Kitchen cupboards. ¾" thick, hardboard faced drum type.

Back. 6' 6" x 2' 4" and 2' 6", two, three or four light obscure glazed.

Front. 6' 6" x 2' 8", two, three or four light obscure glazed.

Doors to be flush type hung in 1" jambs with ½" planted stops.

Fit all doors with bakelite latch sets unless alternate is specified in the addendum.

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

**BATHROOM.** Bath to be built in with 3 x 2 framing and covered with wallboard sheets. 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 a set of two compartment tubs and fix on stand except where single compartment tub is shown on plan or specified on the addendum.

**FIREPLACE.** Provide and fix tiled slab to open fireplace, value £12/10/0.

**SINK TOP.** To be Laminex or Formica with stainless steel bowl, value £14/10/0.



## 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 2½" diameter.

**ROOF.** 26 g. Corrugated Galvanised Iron. All laps to be primed. Under roofing lay 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 ½" galvanised W.I. and/or copper piping, fitted with all necessary bends, tees, elbows, etc., and with all joints made in the best quality lead and hemp, to points over basin, sink, W.C., tub, bath.

**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 one tub.

**BATHROOM.** Provide and fix in bathroom one 5' 6" W.P.E.C.1 standard quality or 5' R.V. pressed steel enamelled 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 1½", basin to have 1¼", lead or copper traps and lead, wrought iron or copper wastes at Contractor's option. All wastes to discharge over gully traps and joints to be neatly wiped. 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 to laundry and stop cocks to be chromium plated streamlined bib and pillar cocks marked "Hot" and "Cold" respectively. Laundry and stop cocks to be brass. Install one brass hose tap.

**W.C.** To be provided complete with white earthenware pan, seat buffers, etcetera. 3 gallon low set flush cistern, flush pipe, cast soil pipes, fittings and vent.

Contractor to allow in his quotation for extra water pipe where house is sited more than 40 feet from mains water supply.

## 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.

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.

The whole of the drainage and sanitary arrangements to comply with the By-laws and to the satisfaction of the Sanitary Inspector. Allow for approximately ten feet of glazed drainage from W.C. to septic tank.

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

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

## PAINTER AND PAPERHANGER

**MATERIALS.** All materials used in this trade to be the best of their respective kinds and workmanship to be according to best trade practice. All woodwork to be sanded between coats. Exterior woodwork and interior of 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 downpipes to be given two coats of approved paint as selected.

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

**ENAMEL.** Walls and ceilings of all service rooms to have a coat of pigmented sealer. Finishing timber to be given a coat of white primer, then all work to be given one coat of flat and one coat of selected enamel in shades to suit owner.

All woodwork to other than service rooms to be given one coat of white primer, one coat of flat paint 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, woodwork not to be painted to have one coat of clear sealer and two coats of varnish.

**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 papered with paper to average 6/6d. per roll. Papers to be hung plumb and joints butted where possible. Walls first have to 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. Provide and fix all necessary materials for the installation of the following points complete with 60 watt lamps.

**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.

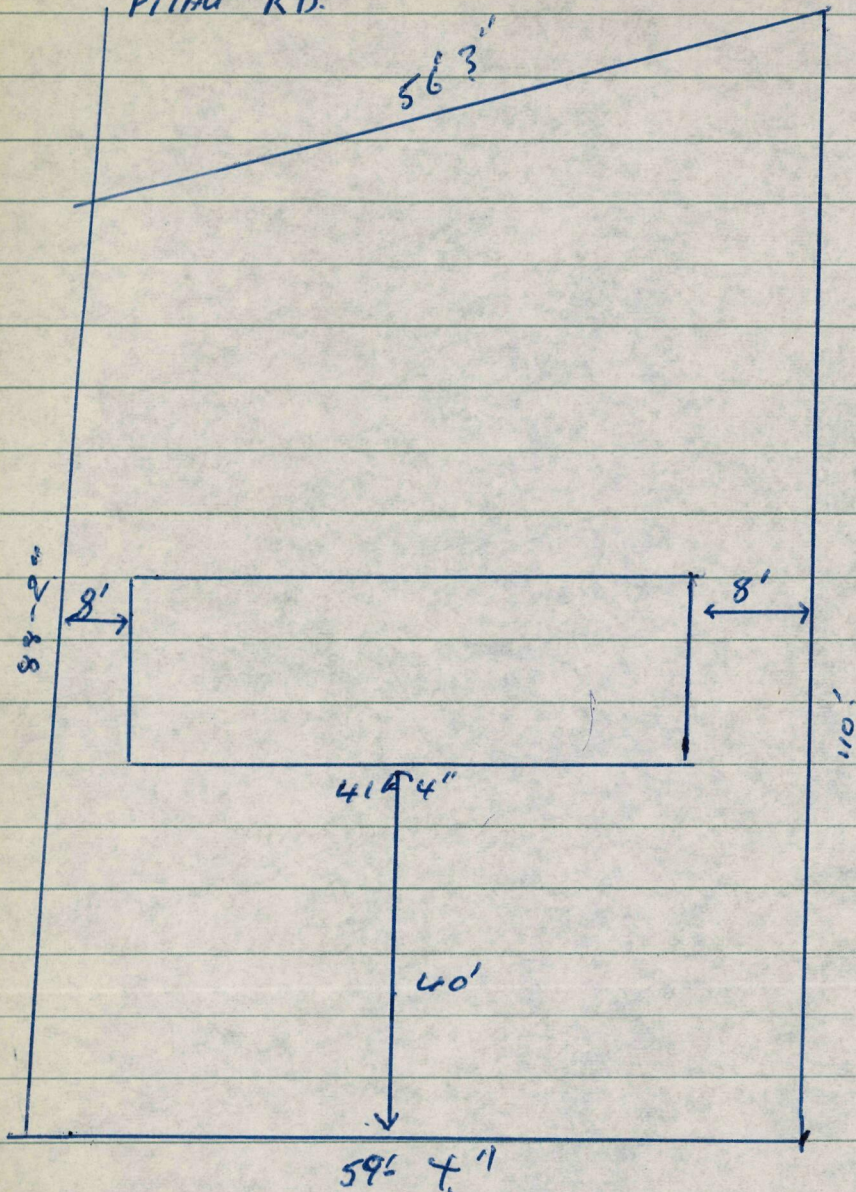
**LIGHTS.** Provide and fix 1 light point to each room and 1 to hall where directed.

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

**STOVE.** Allow the P.C. sum of £48/2/6 to supply a selected electric stove and fix where shown.



SITE PLAN FOR MRS AL PARDINGTON  
PITAU RD.





BOROUGH OF MOUNT MAUNGANUI

BUILDING APPLICATION FORM

Date 9-10-63

To the Building Inspector,

SIR,

I hereby apply for permission to To Build a Residence  
 at Pitane Rd for Mrs A. L. Lordington  
 (Owner)  
 of Ocean View Rd according to locality plan  
 and detailed plans, elevations, cross sections and specifications of building deposited  
 herewith, in duplicate.

Particulars of land: Lot No. 36 & 37 D.P. 25631

Town Section 647

Val. Roll No. 675/1002

Length of Boundaries ..... Area .....

Particulars of Building Foundations Concrete Piers and footings

Walls Weatherboard

Roof Giron

Area of Ground Floor 440 square feet

Area of Outbuildings ..... square feet

Estimated Value:

Building 1287-10-6 £ 1287 : 10 : 6

Plumbing & Drainage 200-0-0 £ 200 : 0 : 0

TOTAL £ 1487 10 6

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)

Private Residence

Proposed use or occupancy of other part of buildings .....

Nature of ground on which building is to be placed and of the subjacent strata  
 .....

Yours faithfully,

..... (Owner)

B. Beayley Ltd (Builder)

Builder's  
 Postal Address B. Beayley Ltd  
Private Bag  
Mount Maunganui



# FEEES PAYABLE ON THE ISSUE OF ANY BUILDING PERMIT

(According to the Standard Value of Work)

<u>Estimated Value of Work</u>										<u>Fees</u>		
										£	s	d
Not Exceeding £10											5	0
Over £10 and not exceeding £100											10	0
"	100	"	"	"	"	200	...	...	...	1	0	0
"	200	"	"	"	"	300	...	...	...	1	10	0
"	300	"	"	"	"	400	...	...	...	2	0	0
"	400	"	"	"	"	500	...	...	...	2	10	0
"	500	"	"	"	"	600	...	...	...	3	0	0
"	600	"	"	"	"	700	...	...	...	3	10	0
"	700	"	"	"	"	800	...	...	...	4	0	0
"	800	"	"	"	"	900	...	...	...	4	10	0
"	900	"	"	"	"	1000	...	...	...	5	0	0
"	1000	"	"	"	"	1250	...	...	...	6	0	0
"	1250	"	"	"	"	1500	...	...	...	7	0	0
"	1500	"	"	"	"	1750	...	...	...	8	0	0
"	1750	"	"	"	"	2000	...	...	...	9	0	0
"	2000	"	"	"	"	2500	...	...	...	10	10	0
"	2500	"	"	"	"	3000	...	...	...	12	0	0
"	3000	"	"	"	"	3500	...	...	...	13	10	0
"	3500	"	"	"	"	4000	...	...	...	15	0	0
"	4000	"	"	"	"	4500	...	...	...	16	10	0
"	4500	"	"	"	"	5000	...	...	...	18	0	0
"	5000	"	"	"	"	6000	...	...	...	20	0	0
"	6000	"	"	"	"	7000	...	...	...	22	0	0
"	7000	"	"	"	"	8000	...	...	...	24	0	0
"	8000	"	"	"	"	9000	...	...	...	26	0	0
"	9000	"	"	"	"	10000	...	...	...	28	0	0

## PLANS AND SPECIFICATIONS

Together with this application, there should be submitted to the Engineer, in duplicate detailed plans, elevations, cross sections and specifications, which shall together furnish complete details of design and qualities and description of all material of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking.