NG INSPECTOR'S
SHEET

AUTHORITY

Selwyn District Council

Stats. No. J 08535

No. 433

Inspector: M

File No.

Receipt No. 60842.41155

Date Permit Issued 5/6/91

OWNER

Name C D Stoneman

Mailing Address Lancreds Rd
Broadfield

BUILDER

Name Owner

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name Lancreds Rd

Town/District Broadfield

Riding

LEGAL DESCRIPTION

Valuation Roll No. 23561/050/00

Lot 11 D.P. 25703

Section Block

Survey District Selwyn.

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Implement 4 Bay Hay Barn

FLOOR AREA

Whole Sq. Metres: 61

DWELLING UNITS

Number Erected:

ESTIMATED VALUES $

Building	8000	00
Plumbing		
Drainage		
G.S.T.		
TOTAL	8000	00

NATURE OF PERMIT (TICK BOX)

- [x] 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	$ 106 67	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$ 13 33
M.S. Plumbing	$	TOTAL:	$ 120 00

Receipt No. 60842.41155

Date of Payment 22/4/91

Authorised Officer

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)

(CONTINUED OVER)

Date Inspected	

COMPLETED (Signature) _____ Date ___/___/___

Selwyn DISTRICT COUNCIL

CENTRES: P.O. BOX 16342, HORNBY
PH: (03) 495-745 FAX (03) 495-746

LEESTON
P.O. BOX 2, LEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD
P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

BUILDING PERMIT APPLICATION

To: The Engineer,

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HEREWITH IN TRIPLICATE

Description of Work: CONSTRUCT HAY / IMPLEMENT SHED (4 BAY)

Proposed use: AS ABOVE

The following details are attached (please confirm checklist and tick appropriate box).

[✓] Site Plan [ ] Elevations [ ] Floor Plan [✓] Cross Section [ ] Specifications

PERMIT POSTED TO Owner [ ] Builder [ ] Applicant [ ]

Owner
Name: CARL DAVID STONEMAN
Mailing Address: TANCREDS ROAD BROADFIELD RD6
Phone No. 252 397 Home
358 0260 WORK

Builder
Name: CARL DAVID STONEMAN
Mailing Address:
Phone No. 252 397

Property on which work will be done
Street/Road: TANCREDS ROAD BROADFIELD
Town/District: RD6 SELWYN

Designer/Principal Consultant
Name: SELF
Address:
Phone No.

PROPERTY SIZE

DWELLING UNITS PROPOSED

Ground Floor Existing .....m²
Proposed .....m²
Other Floors Existing .....m²
Proposed .....m²
Accessory Building area
Existing .....m²
Proposed 60.75 m²
Total Area of all Buildings Existing and Proposed 60.75 m²

LEGAL DESCRIPTION

Valuation Roll Number 3561/005/00
Lot 11 DP 25703
Section Block
Survey District SELWYN
Certificate of Title Supplied: YES/NO

ESTIMATED VALUES (INCLUDING GST)

Building: (Not including drainage and Plumbing) $ 8,000.00 ~~4,000.00~~
Drainage and Plumbing: (Sanitary work) $
TOTAL $ 8000.00 ~~4,000.00~~

FEES APPLICABLE (INCLUDES GST)

Building Permit	BUPF	$ 120.00
Building Research Levy	BRLV	$
Drainage and Plumbing	DRPP	$
Engineering Check	BUEN	$
Damage Bond	BUEN	$
Deposit Paid	BUPF	$ 50.00
TOTAL:		$ 120.00

Signature of Applicant: Carl D Stoneman

Name of Applicant: CARL D STONEMAN

Mailing Address: TANCREDS ROAD BROADFIELD RD6

Deposit Receipt No. 40842 Date 22/4/91

Receipt No. 41155 Date: 10

PERMIT NO. 008535 Date: 3/6/91

SCHEDULE OF BUILDING PERMIT FEES AND NOTES

(effective from 1 November 1990)

Estimated value of work (excluding any amount on which plumbing and drainage fees are payable).

1. Note: Deposit of $50.00 for work up to and including $10,000; deposit fee $100.00 for work over $10,000. Balance of permit fees payable at time permit is issued. BUPF

2. A structural checking fee of 25% of the building permit is added where engineering checks are required.

All fees include GST.

Value of Building $			Fee $
0	-	3,000	65.00
3,001	-	4,000	75.00
4,001	-	5,000	85.00
5,001	-	6,000	95.00
6,001	-	7,000	110.00
7,001	-	8,000	120.00
8,001	-	9,000	135.00
9,001	-	10,000	145.00
10,001	-	15,000	190.00
15,001	-	20,000	240.00
20,001	-	30,000	300.00
30,001	-	40,000	360.00
40,001	-	50,000	450.00
50,001	-	60,000	540.00
60,001	-	70,000	600.00
70,001	-	80,000	640.00
80,001	-	90,000	685.00
90,001	-	100,000	720.00

BUILDING RESEARCH LEVY

for values over $20,000 $1.15/$1,000 (incl GST). This figure applies to the whole building value and includes all building costs including plumbing and drainage. e.g. a building valued at $20,300 incurs a levy of $24.15 including GST.

Values in excess of $100,000 and not exceeding $500,000 will be assessed at $720.00 plus $4.00 (including GST) per every additional $1,000 or part thereof.

Values in excess of $500,000 will be assesed at $2,320.00 plus $1.00 (incl. GST) per every additional $1,000 or part thereof.

APPLYING FOR A PERMIT

Floor Areas

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area is for computing permissable floor area.

Proposed Use

The proposed use of every building or part of a building must be clearly indicated: e.g. private car garage, private storage shed, ownership flats, leasehold shop etc.

Stormwater Disposal

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

Drainage and Plumbing

Where drainage and plumbing work is incorporated with any building work the permits must be uplifted at the same time.

Building Permit Requirements:

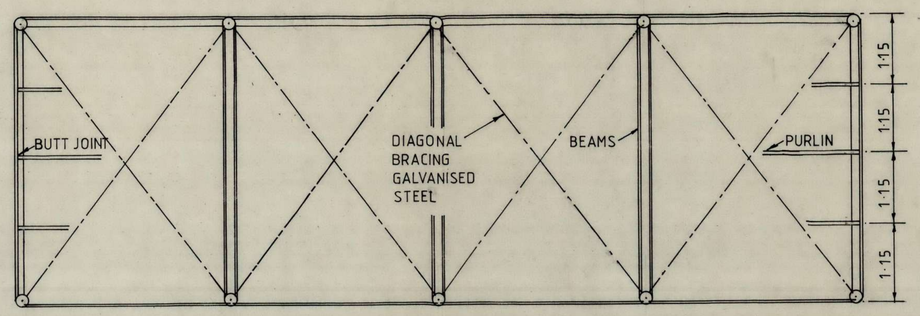
Applications will not be processed unless 3 copies of all plans (floor plans, elevations, cross sectional plans, site plans) full specifications, and complete land details are submitted with each application together with the necessary permit fees.

Other services for which fees may be charged are:

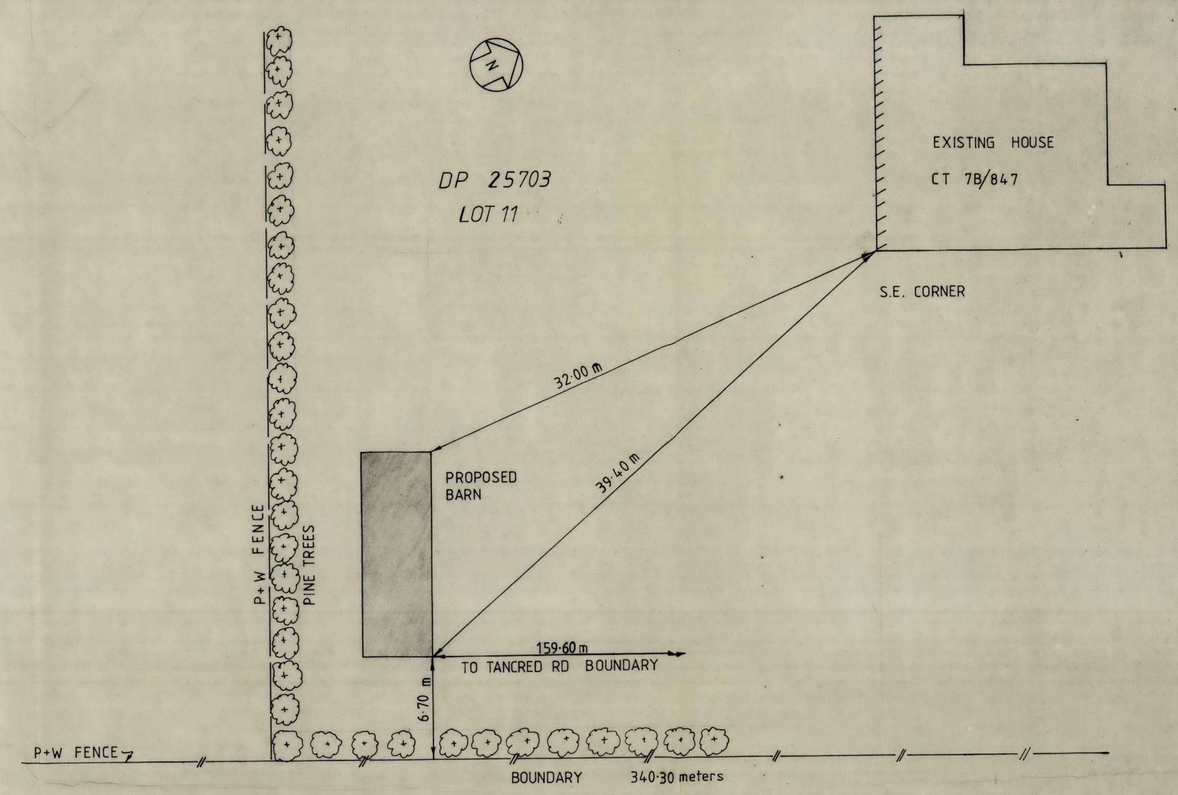
Inspections, planning and siting dispensations, sewer and water connections, vehicle crossings, street drainage, valuation roll search etc.

NOTES

CLADDING – LONG RUN CORRUGATED IRON GALVANISED
TIMBER – TANILISED
POLES – H4 GRADE TREATMENT
BUTT JOINT – GALVANISED STEEL FRAMING BRACKETS
BEAMS – FIXED WITH GALVANISED BOLTS



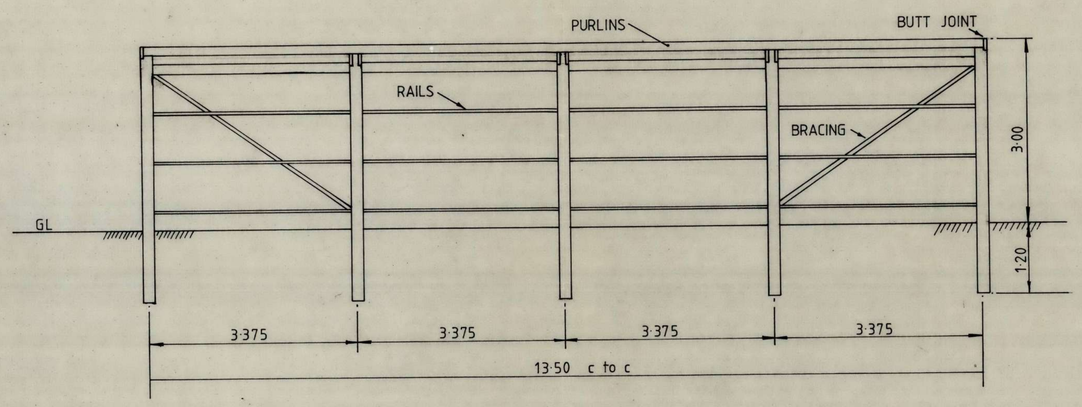
PLAN
SCALE 1:50



SITE PLAN
SCALE 1:200

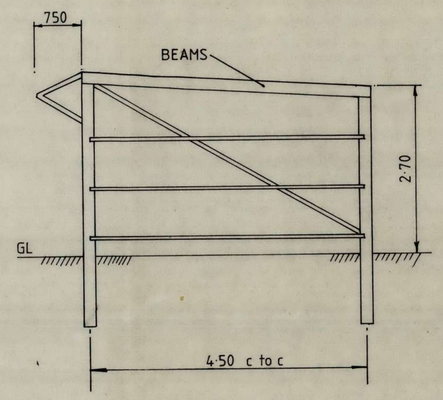
WF000406

FULL LENGTH OVER-HANG
100×50 FRAMING



NOTE POLES EMBEDED IN SOIL CEMENT DRY MIX

ELEVATION



END VIEW

TIMBER SCHEDUAL

POLES	MINIMUM DIAMETER 200–175		10 REQUIRED LENGTH 4·3m	
BEAMS	200×50	8 LENGTHS @ 4·7 m =	37·6 m	
PURLINS	150×50	20 LENGTHS @ 3·4 m =	68·0 m	
RAILS	150×50	6 LENGTHS @ 4·5 m +	12 LENGTHS @ 3·4 m	= 67·8 m
BRACING	100×50	2 LENGTHS @ 5·0 m +	2 LENGTHS @ 4·0 m	= 18·0 m
FRAMING	100×50	10 m		

PROPOSED BARN FOR C.D. + P.D. STONEMAN – TANCREDS ROAD – BROADFIELDS

SCALES 1:50 1:200
DRAWN C.B. MUIR DATE 8·4·91

DATE 22/4/91 VALUATION NO. 23561-050-00 PERMIT NO. 5/6/91 JO 8535

DESCRIPTION OF WORK Implement Shed

JOB ADDRESS Tancreds Road

OWNER C.D. Stoneman	BUILDER
PHONE NO. 252.397 / 358 0200 Wk	PHONE NO.
DESIGNER	CONSULTING ENGINEER
PHONE NO.	PHONE NO.

APPLICATION REFERRED TO:-

PLANNER	26.4.91	BUILDING INSPECTOR	RWGeorge 26/4/91.
ENVIRONMENTAL HEALTH OFFICER	26/4/91	DESIGN ENGINEER	
DRAINAGE & PLUMBING INSPECTOR	Dun	FIRE SERVICE	

CORRESPONDENCE TO APPLICANT

REPLY FROM APPLICANT

INSPECTIONS:-

FOUNDATION

DPC/SUB FLOOR

FRAMING/MOISTURE TEST

BRACING

ROOF

PLUMBING & DRAINAGE

HEATING UNIT

FIRE PROTECTION

FINAL

CONDITIONS:-

Zoning	
Designation	
Predominant/Existing Use	
Planning/Appl./Dispensation	
Development Plan	
Subdivision Clearance	
Front Yard	
Other Yards	
Separation	
Recession Plane/Height	
Vehicle access to rear	
Site coverage/max. floorspace	
Materials/Design Appearance	
Road widening	
Off street parking	
Access and Loading	
Landscaping	
Signs	
Airport Height/Insulation	
Clearance from Drain/Waterway	
Other comments	

HEALTH INSPECTION

Water supply	
Sanitary conveniences, washing facilities	
Business premises and public buildings	
Drainage	
Plumbing	
Stormwater disposal	
Health Act	
Clean Air Act	
Dangerous Goods Act	
C.R.C. Water right	
Other comments	not involved

PAPARUA COUNTY COUNCIL

Permit No. G120689

Application No. 20277

(FOR OFFICE USE ONLY)

Riding Broadfield

Assessment No. 2356/19/2 50

(Val. Roll No.)

APPLICATION FOR A BUILDING PERMIT

TO THE COUNTY ENGINEER,

Date 2. 2. 1976

Sir,
I hereby apply for permission to erect/alter/install a DWELLING
(*Dwelling, Garage, Shed, etc.*)
at No. 12 TANCREDS ROAD Street, in accordance with the SITE PLANS and detailed PLANS, ELEVATIONS AND SPECIFICATIONS submitted herewith in duplicate. (*see over*)

PARTICULARS OF LAND

Lot No. 11 D.P. ~~10936~~ 25703 Area 11-0-32

PARTICULARS OF BUILDING

Foundations Conc Walls S/H Stone Roof MONIER TILE Floor Particle Bd.

Distance from Nearest Building: On Site ..... On Adjoining Site .....

MAIN BUILDINGS — AREAS (*see over*)

Ground Floor 1500 □' ~~m²~~ First Floor (or Basement) 865 □' ~~m²~~ Over Foundations 2365 □' ~~m²~~

OUTBUILDINGS AREA — Proposed ..... m² Existing ..... m²

TOTAL AREA OF ALL BUILDINGS (Existing and Proposed) ..... m²

ESTIMATED VALUE OF PROPOSED WORK

Main Buildings $ 35000

Outbuildings $

TOTAL $ 35,000 **Estimated Completion Date** 2-10-76

Owner ..... Address TANCREDS ROAD

Builder MERRITT BEAZLEY HOMES LTD. P.O. BOX 263, CHRISTCHURCH Address .....

Proposed purpose for which every part of the building is to be used or occupied (*see over*)

Private Dwelling

Telephone No. 67274

Yours faithfully, MERRITT BEAZLEY HOMES LTD.
Owner/Builder P.O. BOX 263, CHRISTCHURCH

FEES PAYABLE	(FOR OFFICE USE ONLY)	REMARKS
Building Permit	$ 80.00	23122
Building Research Levy	$ 17.50	23123
~~Inspection Fees~~	$ 10.00	Plumbing
~~F/P Opening/Crossing Permit~~	$ 8.00	Drainage.
Vehicular Entrance	$	
Water Connection	$	
TOTAL FEES PAYABLE	$ 115.50	

APPROVED R. Ellis for (County Engineer) 5th March 1976

APPLYING FOR A BUILDING PERMIT

COMPLETION OF THIS FORM
All details on the form must be completed, in cases where the answer is nil enter 'nil'.

FLOOR AREAS
The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area are for computing permissable floor area.

PROPOSED USE
The proposed use of every building or part of a building must be clearly indicated, e.g. private car garage, private storage shed, ownership flats, leasehold shops etc.

STORMWATER DISPOSAL
An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

NOTE: All stormwater must go to side channel except where otherwise specifically approved.

DETAILS TO BE SUBMITTED WITH EVERY APPLICATION

The following extract from the Building By-Laws sets out briefly the details required with every application. Full details can be gained in N.Z.S. 1900, Chapter 2, Clauses 2.4 and 2.5.

2.5 PLANS AND SPECIFICATIONS

2.5.1. Together with every application there shall 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 descriptions of all materials 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 and the provision made for full compliance with the requirements of this by-law and any other relevant by-law for the time being in force:—

(v) Detailed drawings shall be in such form and on such scale as the Engineer may consider necessary to ensure certainty of interpretation.

(vi) All drawings other than detailed drawings shall be accurately, clearly, and indelibly executed to scale, and shall be drawn in ink upon drawing paper or tracing cloth or printed upon cloth or approved paper. Except in the case of detailed drawings all drawings shall be to a scale of $\frac{1}{8}$" or $\frac{1}{4}$" to the foot.

2.5.2. The drawings shall be accompanied by a locality plan. This locality plan shall be drawn to scale and shall show the site of the building, together with the land, streets, private streets, public places, privateways, public reserves, and buildings immediately surrounding the site and shall be sufficient to enable the Engineer to locate the precise situation of the site not only relative to the boundaries of its own land, but also relative to any buildings erected upon immediately adjoining lands.

2.5.3. On all drawings deposited under this chapter of this by-law the following methods shall be used to assist in making clear the various parts of the work:—

(i) The site of the proposed building shall be coloured or edged red.

(ii) Existing buildings immediately adjoining shall be coloured grey.

(iii) Sewers and sewer connections shall be shown by red lines.

(iv) Stormwater drains and drain connections shall be shown by green or black lines.

(v) The construction drawings shall be so prepared as to distinguish the various materials employed in the construction of the building, also existing work from new work.

2.5.5. In addition to the structured details etc., required, the plans and sections shall show as regards every floor of the proposed building the dimensions of the rooms the situation of the flues, fireplaces, stoves and chimneys and the position of all the several parts of the building, and every water closet, fuel store, washhouse, and all other appurtenances. The plan and section shall further show the proposed means of water supply and the level of the lowest floor of the intended building and of the yard and ground belonging thereto, and also the means whereby it is proposed to deal with all stormwater and drainage.

2.5.6. When lodged, the application and drawings and other documents accompanying the application shall become the absolute property of the Council.

No. 7B / 847

SEARCH 10 FEB 1976 COPY

Order No. ~~824444~~ 718440

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

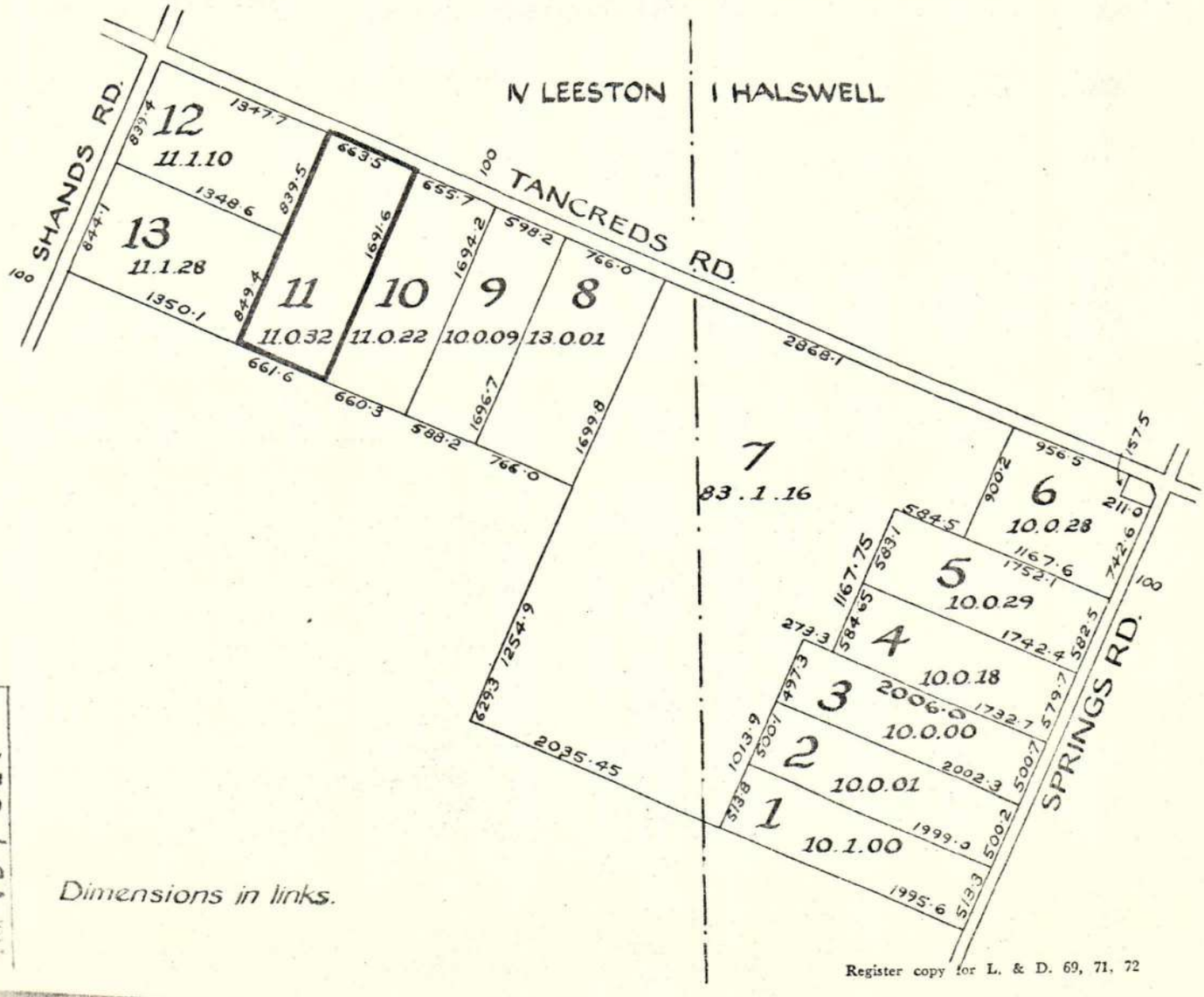
This Certificate dated the 20th day of September one thousand nine hundred and sixty-seven under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that WILLIAM DOUGLAS BAXTER of Lincoln Farmer ———

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 11 acres 0 roods 32 perches or thereabouts being Lot 11 on Deposited Plan 25703 part Rural Sections 3655 and 3678 ———

DISTRICT LAND REGISTRAR CANTERBURY, N.Z.

Assistant Land Registrar



Dimensions in links.

No. 7B / 847

HOUSE STYLE PLAN NO. P1

1.0 PRELIMINARY

1.1 GENERAL - This contract comprises in general the erection of a residence in accordance with this specification and the plans herewith, based on State Advances Corporation requirements, and/or any other Lending Authority, and shall comply with same in all respects. The Builder will always assume that normal building foundations will apply to each building site.
Extra variations to foundations will be quoted for. Where N.Z.S.S. are referred to the latest amendments shall be incorporated.

1.2 INSURANCE - The Contractor shall insure the works in an approved Fire Office and such insurance shall cover the full value of the premises when completed. The Contractor will also effect an insurance with an approved Company to cover liability of the owner for accidents or Workmen's Compensation for any accidental injury or death to any worker in the course of his employment. The Contractor shall be held responsible for any damage or loss by fire to the works and such things are covered by the "Policy" until the completion of the contract.

1.3 VARIATIONS - Any variations in material or finish from the specified hereunder shall be listed, and such list shall be read as part of the signed contract or as and addition to such contract.

1.4 BY - LAWS, PERMITS ETC.- The Contractor shall give all usual notices to the Local Authorities, arrange for inspection and testing of all work, apply for and pay building permits, for use of water in connection with the construction of Buildings, etc, 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.

1.5 INTERPRETATION - Materials shown but not specified must be of a kind commonly employed for the service it is intended to perform. The Contractor will be responsible for setting out of the works and all figure dimensions will take precedence over scaled dimensions. The drawings and these specifications, together with the selection list duly completed by the owner will be considered sufficient for the description of the works and each one will be read in conjunction with the others.

1.6 EXTRAS - No additional work will be undertaken without a written agreement between employer and contractor.

1.7 MATERIALS - Materials must be the best of their respective kinds and where a specified material is not procurable at the time it is required a substitute of similar quality may be used in order to avoid any delay in the progress of the works. Any such substituted materials must comply with the requirements of the local authorities and/or financial authority and to the satisfaction of the owner, with a price adjustment relative to both parties.

1.8 DOUBTFUL BEARING - The owner will be responsible for the cost of any foundation work additional to that provided for in the drawings and specifications herein described, through encountering ground of doubtful bearing capacity.

1.9. ADJUSTMENTS TO CONTRACT PRICE - The contract price is based on current rates of labour and materials, any authorised alterations to these items will be adjusted accordingly on completion of the works, or before, in the particular case of packet materials.

1.10 MAINTENANCE - The house will be maintained for a period of 31 days after the owner has taken possession. During this period any complaints should be forwarded to the Contractor to enable him to rectify these before the retention period has expired.

2.0

FOUNDATIONS

2.1.1 Continuous concrete foundation walls for veneer houses will have a 125mm outer wall with piles at 1200 centres, sitting on a common 30c wide x 225 deep footing which will extend 225 below ground level, such footing to be increased in width at each pile. Piles must have their top surfaces raised above the foundation wall at least 25mm OR

2.1.2 A 250 wide foundation may be used.

2.1.3 In 2.1.1 or 2.1.2. the minimum height of foundation wall above ground level will be 300 and minimum height to underside of floor joists 450 at any part. Average height should be 500 to underside of floor joists, set in galvanised wire for fixing 100 x 75 sleepers to piles or foundation wall.

2.2 Continuous concrete foundation walls for weatherboards houses will have a 125 wall sitting on a 250 wide x 225 deep footing which will extend 225 below ground level. The minimum height above ground level to be 400 the minimum height to underside of floor joists 450 at any part. Average height should be 500 to underside of floor joists set in Galvanised wire for fixing of 100x50 bed plate on top of foundation walls.

2.3 In all foundation walls or blockwork form venthôles to take 300x150 concrete air vents spaced at 900 from conrners and angles and not more than 1800 apart.

2.4 REINFORCING - Minimum three 13 dia. M.S. rods in all foundations. or as specified by local authority.

2.5 CONCRETE - All concrete to be local body and lading authority requirements, minimum 140 Kg/cm^2 P.S.I at 28 days.

3.0

CARPENTER - JOINER - HARDWARE

3.1 SCHEDULE OF TIMBERS -

Designation	Size	Quality	
Sleeper Plat	100x75	B.A.H. Rimu	The builder may
Floor Joists	100x50	B.A.H. Rimu	alternatively use
Wall Plates	100x50	B.A. "	A. Treated Pinus
Opening Studs	100x75	B.A "	Radiata
Studs	100x50	B.A. "	B. Treated white
Ceiling Joists	100x50	B.A. "	Pine
Rafters	100x50	B.A. "	C. Any other
Ridges, Valleys etc	200x25	B.A. "	timbers confor-
Purlins	75x50	B.A. "	ming with S.A.C
Sarking	150x13	B.A. "	and / or Local
			body requirement

3.2 TREATED TIMBERS - Treated timbers will comply in all respects with the requirements of the local body by laws and the Housing Corporation.

and/or other Financial Institution, and the Contractor may use any such treated timber as approved by these authorities. Any objection by the client must be noted and an agreement made before the contract is signed.

3.3 DAMPCOURE - Fix 3 ply courses betweenconcrete and all woodwork.

3.4.1 FRAME FLOORS - With 100x75 sleepers set on edge at not more than 1200mm centres , and secured to foundations with galvanised wire. Floor joists to be set at 400 centres. Frame walls, studs at 400 centres with diagonal bracing, and three rows of dwange. Frame ceiling with ~~joists~~ at 400 centres and 200x40 runners. trusses at 900 + battens

3.4.2 FOUNDATION PILES - May be spread by the usage of heavier guage floor joists in accordance with N.Z.S.S.1900 chapter 6.1 Table 7 - maximum span for various sizes of floor joists.

3.4.3 FRAME TILE ROOFS - With rafters at 400 centres and 50x25 tile battens, or trusses at 914 centres and 50x50 tile battens.

3.4.4 FRAME CORRIGATED IRON ROOFS - With rafters at 800 centres, purlins at 750 centres and cover with 13 sarking,or building paper 7 netting. Rafters shall project past top plate to allow for 600 soffitt.

3.4.5 FASCIA BOARDS - Shall be dressed 140x25 or 180x25 D.A.R.P. (groved to take "Durock" flat sheets) securely nailed to ends of rafters, with 75x40 Soffitts at brick or summerhill stone line. Line under with 600 wide "Durock" and finish with suitable mould in angle and jointing battens evenly spaced, and primed before fixing.

3.5 WEATHERBOARDS - Cover all exterior walls with 140x19 level back D.A.H. Rimu or other approved treated timber with butt joints staggered. Weathersid may be used with approved soakers coverling joints.

3.6 FLOORING - Ex 100x25 T & G D.A. H. Rimu or other approved treated timber, close fitted, doubled nailed at all joints, punched and give one cut sanded finish at completion, Where directed, provide a 600x450 access panel of matching flooring to the sub-floor, where approved pre-flooring will be used, or T.W.P. Plypine nailed to N.Z.S.S. requirements.

3.7. WINDOWS - Provide and fix windows as shown on plan with D.A.H. Rimu frames.

3.8 DOORS: - Casement front door 1980 x 860 and rear door 1980 x 810 out of 50 cedar or redwood glazed and hung with one and one half pairs of 100 butts, in 50 solid rebated D.A.H. Rimu frome. Each internal door shall be stock flush hollow core, hung with one and one half pairs of 90 B.B. Butts in 40 jambs. Main internal doors shall be 1.980 x 810 or 760 or 660 flush panel.

3.9 KITCHEN CUPBOARDS ETC - Construct Kitchen cupboards, hot water cupboard, and sink unit where and as shown on plan, to N.Z.S.S. 1900 chapter 4: 1964. The onus is on the owner tosupply refrigerator for food storage.

3.10. WARDROBES - Will be constructed as shown on plan - (a) as a wardrobe front, or (b) with a 1.980 x 660 door and jambs. In each case a shelf and a hanging rail will be provided.

3.11 INTERIOR FINISHINGS - Fix Ex 75x13 architraves and skirting to all rooms with sill boards to windows if necessary.

3.12 MANHOLES - Form manholes in ceiling and Wardrobe floor.

3.13 HARDWARE

Front entrance door	Cylinder lockset
Back Entrance Door	Mortice Lockset
Laundry Door (where Exterior)	Mortice Lockset
Toilet Door	Snib Latchset
Cupboard and Shaving Cabinet Door	Knobs and Plastic Catch
Drawers	Drawer Pull
Wardrobe Doors	Wooden Knobs and Plastic Catch.
Cylinder Cupboards Doors	Knob and Gripper Catch
Side Hung Sashes	C.P. Casment Stays
Top Hung Sashes	C.P. Split/Rail
Whitco sashes	C.P. Split/Rail Fasteners
Interior Doors	Mortice Latch Set

3.14 ELECTRIC RANGE P.C. $

3.15 HEATING

Panel Heaters standard specifications unless otherwise stated below.

4.0 ROOFER

4.1 GENERAL - Fix roofs as shown on plan. All roofs shall be fixe on by approved specialist roofing contractors. Pitch of roff shall be indicated.

4.2.1 TILE ROOFS - The minimum pitch for tile roofs shall be 28° Monier Tiles see 4.2.3. Fix tile roofs with main slope set out in complete courses, with not less than 63 and lap, and in straight lines. All concrete tile shall be in accordance with N.Z.S.S. 795 and in available colours selected bythe owner. Fix 50 x 25 B.A.H. Rimu Tile battens with 63 nails. Adjacent tile shall interlock with irregular cavities between them. All verge tiles (or alternative verge tiles with bonded tiles), shall be full tiles. No cut tiles shall be less than half tile and all tiles at valleys shall be cut to alignment and bedded in compo, All hip and ridge tiles shall be bedded with a two to one cement and lime mortar, and pointed to match tile colour.

4.2.2 GALVANISED IRON ROOFS - The minimum pitch for galvanised iron roofs shall be 10°. Fix. 45mm G.C. Iron roofing complete with .56mm ridges, hips and valleys. Iron to have 150 end laps. 50 overhang at gutters and fascia boards, and one and one half corrigation side laps,paint all laps before securing roof with lead headed nails.
GALVANISED IRON ROOFS WILL NOT BE PAINTED

4.2.3 MONIER TILE - These will be fixed to manufacturers specifications or to Housing Corporation specifications where applicable.

5.0 BRICKLAYER

5.1 BRICK VENEER JOBS - To be built as indicated on the plan with bonds not more than 10 thick, and joints filled with mortar. All walls to have wire ties built in and secured to studs with staples. Clean down all exposed brick work during constructon and at completion wash down with weak solution of acid. Form sills with bullnosed or splayed sill bricks.

5.2 Where Brick Chimneys are built in weatherborad houses, the portion above the roof shall be of first grade bricks, painted.

5.3 Build fire backs, L. Grates, wet backs, space heaters, etc as required according to plan.

6.0 BLOCKLAYER

6.1 CONCRETE BLOCK - To be 100 veneer set in mortar with wire ties as brickwork and sills to be formed with concrete sill blocks or 50 paving slabs. All summerhill stone veneer work to be treated with a water-proof compound approved by Housing Corporation and sills to be formed with summerhill stone paving tiles. Stalks to chimneys of summerhill stone veneers above roof line to be left grey cement rendered. All jointing to blockwork will be struck as the work proceeds , or raked back and pointed at finish, colours to be arranged as an extra.

7.0 PLUMBER

7.1 GENERAL- All work shall be carried out in accordance with the drawings and specifications, local authority and public health regulations. All meterials shall be of the best of their respective kind. Approved N.Z. manufactured materiasl are to be used wherever possible. Water pipes and tubes shall be set out in straight runs of even gradients, avoiding tall places where air locks are likely to occur. All materials revelant to the plumbing trade shall be deemed to be supplied and fixed bythe Subcontractors unless otherwise stated. All P.V.C. pipe shall be supported over total length.

7.2 FLASHINGS - Provide and fix all flashings where required, accurately fitted with alljoints well lapped. Flash all vents, chimneys and other upstands through roof with 4lb lead. The builder will supply and fix all valleys with . 6 galvanised iron. Valleys shall not be less than 375 wide, with turned edges. 150 laps, finished well down into spouting.

7.3 SPOUTING AND DOWNPIPES - provide and fix 125x.6 guage galvanised iron spouting to drain to outlets with 100 lapped soldered joints and all necessary and stopes, mitred returnes and outlets. Support spouting on 24x1.2mm galvanised double clip brackets at not more than 900 centres fixed with galvanised clouts, Provide and fix downpipes where required. Downpipes shall be 63 diameter . 6 guage galvanised iron seamed and welted withslipped end joints and angles, strapped to walls with at least two . 6 guage galvanised iron straps, fixed with galvanised screws.

7.4 WASTE AND TRAPS - Provide and fix all necessary waste pipes and traps using P.V.C. and P.V.C. traps are fitted to P.V.C. wastes.

7.5 COLD WATER SUPPLY - Allow to lay cold water supply from supply point in 13 diameter P.V.C. or galvanised pipe, buried not less than 450 with screwed joints. (Alkathene piping may be used in compliance with the local authority requirements). Fix 13 P.V.C. or galvanised service pipes inside house to Bath, Basin, Shower (where specified) W.C. flushing cistern (if connected tosewer or septic tank) Wash tubs, sink Hot Water Cylinder, and to two exterior hose taps (one at front and one at rear of house.)Where no sewer or septic tank is available but a future sewer connection will be available fix and plug of 13 water connection to Toilet Cistern. 13 Diameter P.V.C. or galvanised water Pipe up to 9 M to be supplied by Contractor and payable by the owner. For areas not supplied with High Pressure the following will apply:- 455 Litres galvanised iron or polythene supply tank under roof, Cold water supply to all services will be 19 diameter main with 19 to Bath and 13 to other fittings. See P.C. Sum for well, electric motor and pump. These items to be regarded as an extra above H.P. supply.

7.6 HOT WATER SUPPLY - Provide and fix a 182 litres lagged electric hot water cylinder with necessary expansion pipe. The cylinder will be connected to the cold water system via a "Victor" or similar type of pressure reducing valv. Provide element and thermostat to cylinder. Hot Water will be supplied to Bath in 19 copper pipe and to Basin, Sink, One Tub, and Washing Machine with 13 copper pipe. Lagg all copper pipes.

7.7 OPEN FIRE BOWER - Supply and connect same only when specified.

7.8 INCINERATOR BOILER - Connect same only when specified, when required Builder will supply incinerator unless otherwise specified.

7.9 TAPS - Supply and fix all taps which are to be C.P. on brass, streamline pattern, marked "Hot" and "Cold" with 19 extended bibs to Bath, 13 pillar cocks to Basin, 13 Brass stop cock to Toilet and 13 Brass hose taps.

7.10 SANITARY FITTINGS - Supply and fix 1.676 white pressed steel standard square type bath, 550x400 white porcelain Basin with cabinet supplied by builder. Fix only a single stainless steel tub with cupboard under 1.676 stainless steel or laminated plastic sink tip which are to be supplied by the Builder. Supply and fix all plugs C.P. chains,gratins and washers to all fittings. Supply and fix white glazed earthern Toilet Pan and flushing cistern if in sewered or septic tank area, Toilet seat to be white standard "Dolphin" plastic. If required supply and fix C.P. Shower rose over Bath complete with C.P. shower cocks marked "Hot" and "Cold". If a Shower Cabinet is detailed on the drawings it will be constructed suitable for a stainless steel base and mixer valv, and soap recess, and lined throughout with Seratone. Unless specifically detailed a Shower Cabinet will not be constructed with a door.

8.0 ELECTRICIAN

8.1 GENERAL- All installations shall be made in accordance with the wiring regulations and to the satisfaction of the local authorities. All switches and plugs shall be flush type.

8.2 SWITCHBOARD - Fix where directed inside the house complete with all main fuses etc.

8.3 METERBOARD - To be encased in a galvanised iron meter box where directed by local authority.

8.4 POWER SUPPLY (9 metres of overhead wiring is allowed in quotation). 9 metres of underground power cable is allowed in quotation where subdivider has paid cost to local power authority. Wiring in excess of 9 metres or crossing or adjacent section is an extra to the owner.

8.5 LIGHTS - Provide and install specified number of light points complete with lamps and shades as shown on plan and provide 100 Watt Lamps in living rooms and 60 Watt Lamps to allother points. Extra light points at quoted price.

8.6 POWER POINTS - Provide and fix specified number of paints as shown on plan, 1200 above floor in kitchen and laundry, 300 above floor elsewhere. Extra power points at quoted price.

8.7 HOT WATER CYLINDER - Connect element and thermostat to hot water cylinder all supplied by plumber.

8.8 ELECTRIC RANGE - Connect electric range supplied by builder.

8.9 WATER PUMP ELECTRIC MOTOR - Connect power supply to well water pump electric motor where required a float switch will not be installed unless specified.

9.0 LININGS

9.1 Line walls and ceiling throughout with Gibraltar Board 9.5 thick. All Gibraltar Board to be stopped and left smooth ready to receive paper. Ceilings to be finsihed with Artex Textured Coatings, except service areas.

10.0 SOLID PLASTER

10.1 Supply and fix vents. Cement render all steps, front & back porches, and incinerator hearths. Plater precast chimneys and clockwork in the following manner. Slush coat to be applied.

10.1.1 The Pattern is then applied, followed by 2 coats of "Snowcem" or other approved colouring. Colour to be selected by owner. (Colouring of chimney stalk does not apply to summerhill stone veneers, refer to Blocklayers 6.1).

10.1.2 Foundations to be plastered and patterned.

11.0 DRAINLAYER

11.1 GENERAL - Provide all materials labour and plant necessary to complete the work in accordance with the drawing, specifications, health dept. and/or any local body regulations, Give all notices,pay all fees and arrange for the inspection of work. Complete all sanitary and stormwater systems. A provisional cost of $ ..... has been allowed for all drainage services.

11.2 STORMWATER DRAINAGE - Connect all stormwater outlets to the local body system. Where stormwater cannot be taken to the disposal system install approved boulder pits at least 2.750 from the building. 100 glazed pipes and fittings are allowed for in contract price.

11.3 SANITARY DRAINAGE - Connect all sanitzry disposal units to the local bodysystem. 100 glazed pipes and fittings from main sewer are allowed for in contract price. Sanitary drainage where road opening is required shall be an extra to the client. Where no local body disposal system is available provide one of the following:-

11.3.1 A single septic tank system in accordance with the local autorities requirements (including a maximum of 30 metres of effluent outfall).

11.3.2 A double septic tank system in accordance with the local authority'S requirements (including a maximum of 30 Metres of effluent outfall).

11.3.3 A sullage tank (or grease trap) in accordance with the local authority's requirements (including a maximum of 30 metres of effluent outfall).

11.3.4 An outside toilet complete with galvanised sanitary pan, all supplied by the builder.

11.3.5 Where permitted by the local authority a chemical unit supplied by the builder can be installed inside the dwelling.

12.0

BACK SECTIONS

12.1 There is a restriction on the length of the following services that are allowed for in the quotation they are - cold water supply (7.5) power supply (8.4) stormwater drainage (11.2) and sanitary drainage (11.3). The contractors will supply extra lengths which will be paid for by the owner.

13.0

PAINTER AND PAPERHANGER

13.1 GENERAL - All materials shall be the best of their kind, and all work shall be performed by Tradesman. All work and adjacent surfaces shall be protected. Suitable cover must be given to Baths, Basins, Sink Bench Tops, Bench Tops, Electric Range etc, during the progress of the work. All floors must be protected against stains resulting from paint and oil tins etc, which are placed on the floor.

13.2 EXTERIOR WORK - Builder will prime all exterior woodwork with suitable primer, Painter will then stop all nail holes and surface cracks etc with first grade putty and supply and apply on undercoat and one finishing coat of linseed oil house paint. All exterior woodwork, including vertical boarding, sashes and doors will be painted according to the above mentioned specifications unless otherwise specified. Paint flashings and vent pipes with one coat of ready mixed oxide paint to soffitt height in the case of galvanised iron and tiles roofs. All perch panel to have two coats of plastic paint unless otherwise specified.

13.3 INTERIOR WORK. Properly prepare all surfaces to be papered. paste shall be of approved manufacture used fresh. All size and paste shall have incorporated 25g of "Sanitabrite" per litre. Kitchen, toilet, Bathroom Laundry, and back Porch to have three coats of paint, including gloss enamel finish, All other rooms, walls only to have wallpaper selected by the owner to the value of $ ..... per roll. Ceilings to be completed with Artex Textured Coating by "Austin Chalk Co".

13.4 WALLPAPER - All paper must have both edges machine trimmed, hang plumb and true with edges neatly butted and all patterns registering and in accordance with best Trade practice. At completion of job leave all surfaces flush, uniform in colour texture and free from wrinkles, blisters, lumps, tears, stains and other inperfections.

13.5 INTERIOR WOODWORK - All woodwork in rooms other than service rooms shall be varnished.

14.0

TELEPHONE

14.1 The connection of a telephone is not part of the quotation.

15.1

INSULATION

Applicable only to areas where Council Regulations require such, prior to date of signing of Sales Advice and Specifications.

Ceilings - Acrofibre or Fibreglass Batts as stated.

Walls - Gib Foil and Building Paper or as stated.

Underfloor - Single sided reinforced sisalation where required.

Shiplap where required will be supplied in Radiata .35 Exterior Treated

"These specifications are to be read in conjunction with the Builders signed "essential Specification Requirements" dated 8.2.73 held by the Housing Corporation"

MERRITT BEAZLEY HOMES LTD.
P.O. BOX 263 CHRISTCHURCH

BUILDER: .....

OWNER .....

DATE: 2. 2. 76

DATE: .....

10/75

CONCRETE BLOCK CONSTRUCTION: SPECIAL REQUIREMENTS REVISED JULY 1972

All work shall conform with N.Z.S.S. 1900 Chapter 6.2. and 9.2.

MANUFACTURE: All blocks must be of an approved manufacture (N.Z.S.S. 595 Class A or Class B plastered for external use).
DAMPCOURSE: 13 w.proof cement mortar, 6 bitumen, or other approved.
MORTAR: Minimum compressive strength at 28 days 88kg/cm^2. 4 to 6 parts sand: 2/3 to 1 part lime: 1 part cement - by volume. The cement must be added immediately before use.
JOINTS: All mortar joints must be full, straight and of uniform 9.5 thickness (absolute max. of 13). They must be twice tooled to a dense smooth weatherstruck finish: raked or extruded joints are NOT acceptable Clean excess mortar off inside face and ties.
SILL BONDING: Provide in all walls (except those of 100 course height or less a reinforced concrete band below all window openings, extending at least 760 each side of openings. Full width poured concrete may be used, or special lintel blocks in the course directley below the sill. Reinforce with one 13 dia. hooked rod for veneer walls, two 13 hooked rods for cavity walls. Where the space between windows is 1.524 or less, the band shall be continuous.
TIES: Build in 4 gauge galv. wire or other approved ties not exceding 600 apart vertically and 450 apart horizontally, staggered and securely fastened in a rising position.

.....

BLOCK VENEER: Minimum block thickness 92. Keep veneer 38 clear of studs provide weepholes of 50 hieght at 400 centres where needed for drainage of cavity.
200 WALLS: Minimum block thickness 225 Strap inside of outer walls with 50x25 heart or treated battens on malthoid spacers, at 400 centres both ways. Provide full width concrete band at top of wall, continuously reinforced as required by N.Z.S.S. 1900 (steel quantity and beam depth vary with the spacing of lateral support). Provide for disposal of water fr from inside face: these blocks are NOT accepted with concrete floor construction.
BLOCK PARTITIONS: Minimum block thickness 98 full width 150 deep concrete band at ceiling level, reinforced continuously with two 9.5 diameter rods, and tied in with the perimeter band.
250 CAVITY WALLS: Two skins of min. 92 block thickness with 50 min. cavity and stepped foundation. Keep cavity clear or mortar droppings and provide 50 high weepholes at 400 centres. Provide full width continuously reinforced concrete band at top of wall.

.....

INTERIOR FINISH: 200 outer walls must be strapped and lined.
250 walls (2 skins and 50 cavity) and block partitions must have plaster finish, papered or painted, in living and bedrooms. In service rooms the masonry surface may be painted directly.
EXTERIOR FINISH: All Class B blocks, all blocks over 200 in course height, and all 200 walls must be plastered externall two coats cement/sand compa with suitable colour finish. Class A. veneer walls AND 250 cavity walls, need not be plastered provided:

(a) The District Valuer is satisfied with the texture of the blocks and the tideness and water tightness of the construction.
(b) Satisfactory provision is made for disposal of any water penetrating the block:
(c) The blockwork is sealed with an approved silicone water repellant (with the exception of split blocks) painted. Cement based water paints must be applied before waterproofing, and lead/oil systems after waterproofing, other types of paint will be subject to special approval.

OWNERS:_____ BUILDER:_____
DATE:_____ DATE:_____

Merritt Beagley Homes Ltd. Aff 20277
Lot 11 D.P. 25703. Tancred's Rd
4/3/76.

1. Septic Tank to be minimum of 600 gallon capacity to comply with NZSS 758. 1961.

Alan Minieny
P.C.C. Health Insp.

Application No. 20277.

Owner: m/B. Homes Ltd.

Builder: m/B. Homes Ltd.

Particulars of Land:

Sewerage: Seperate application is to be made for septic tank. Each application will be treated on its merits and the best method for the disposal of effluent in any particular area will be decided by the County Health Inspector.

Position of well is to be approved by the County Health Inspector prior to well sinking. Approval for drainage layout will not be given until after the well has been sunk.

The siting of the house with relation to the well and the effluent disposal system must be approved.

Stormwater is to be discharged to soak holes unless otherwise directed. The location of soak holes must be approved before installation.

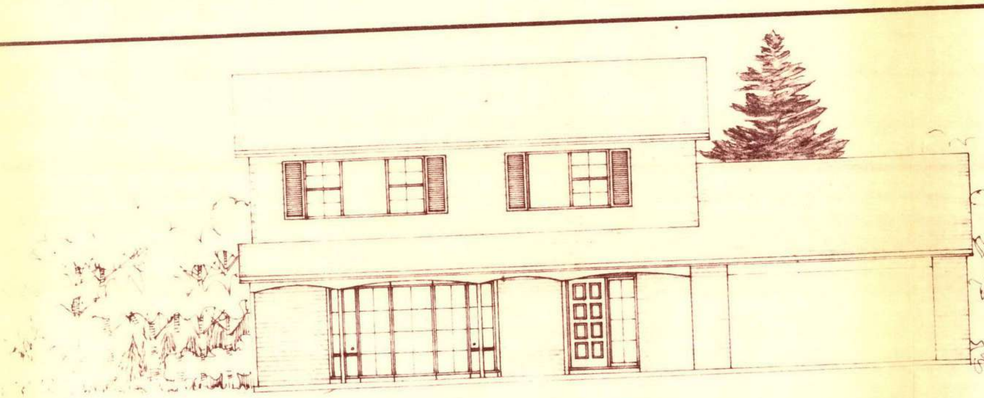
J.D. Annan,
COUNTY ENGINEER.

PROPOSED PLANS

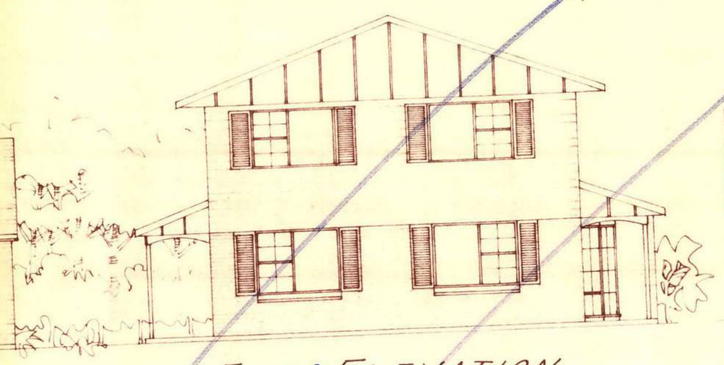
APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL
J. D. ANNAN
County Engineer

The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.

WF000407

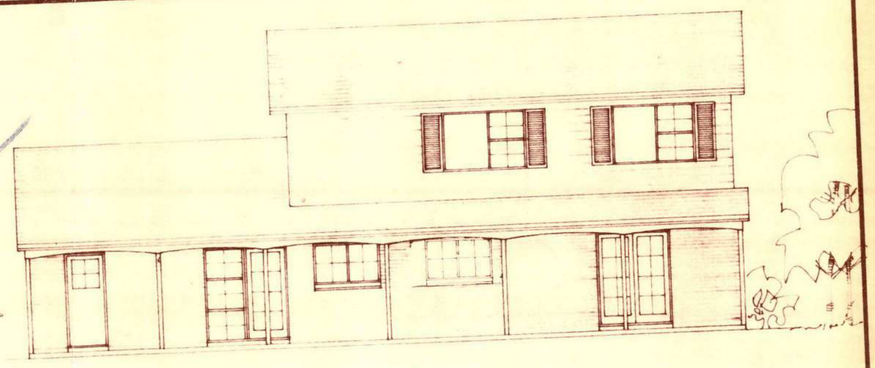


FRONT ELEVATION

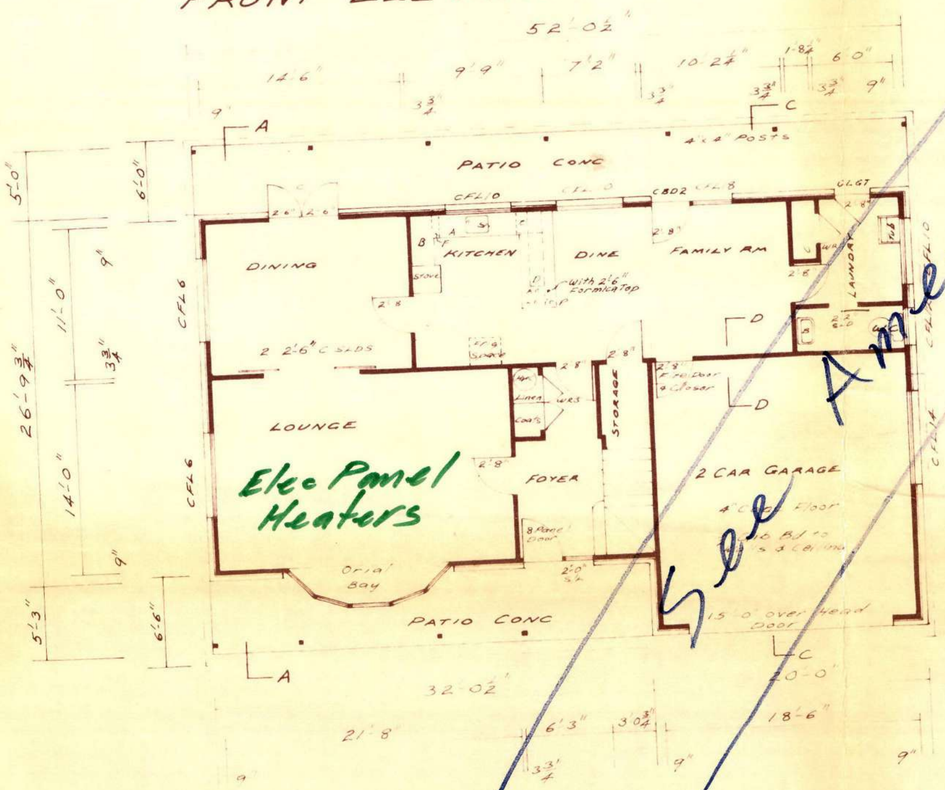


END ELEVATION

Plan

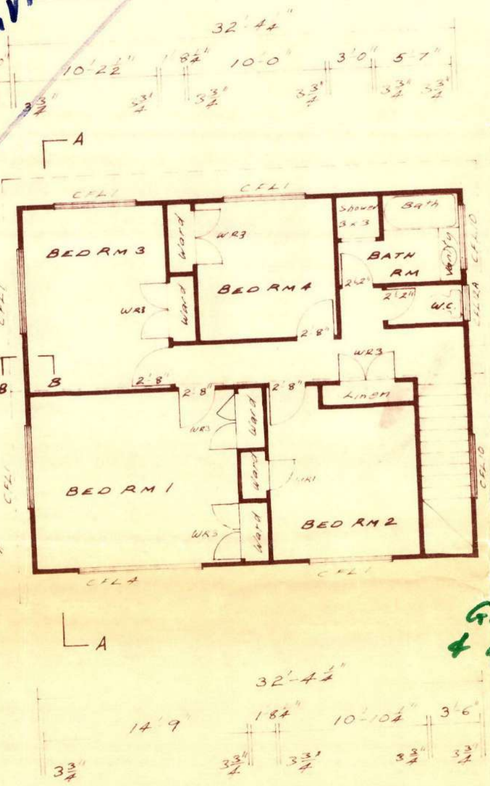


REAR ELEVATION

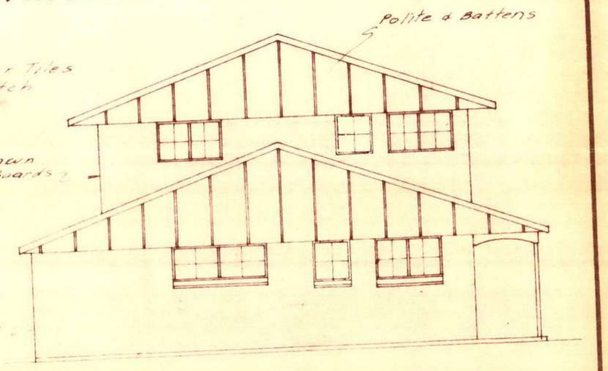


See Amended

FLOOR PLAN GROUND 1104$^{\square'}_{H}$ + 396$^{\square'}_{G}$ = 1500$^{\square'}$

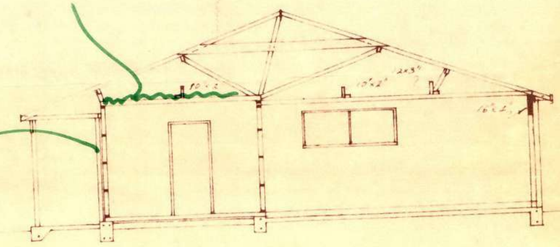


FLOOR PLAN UPPER 865$^{\square'}$



END ELEVATION

63mm Aerofibre



Gib foil & B/Paper.

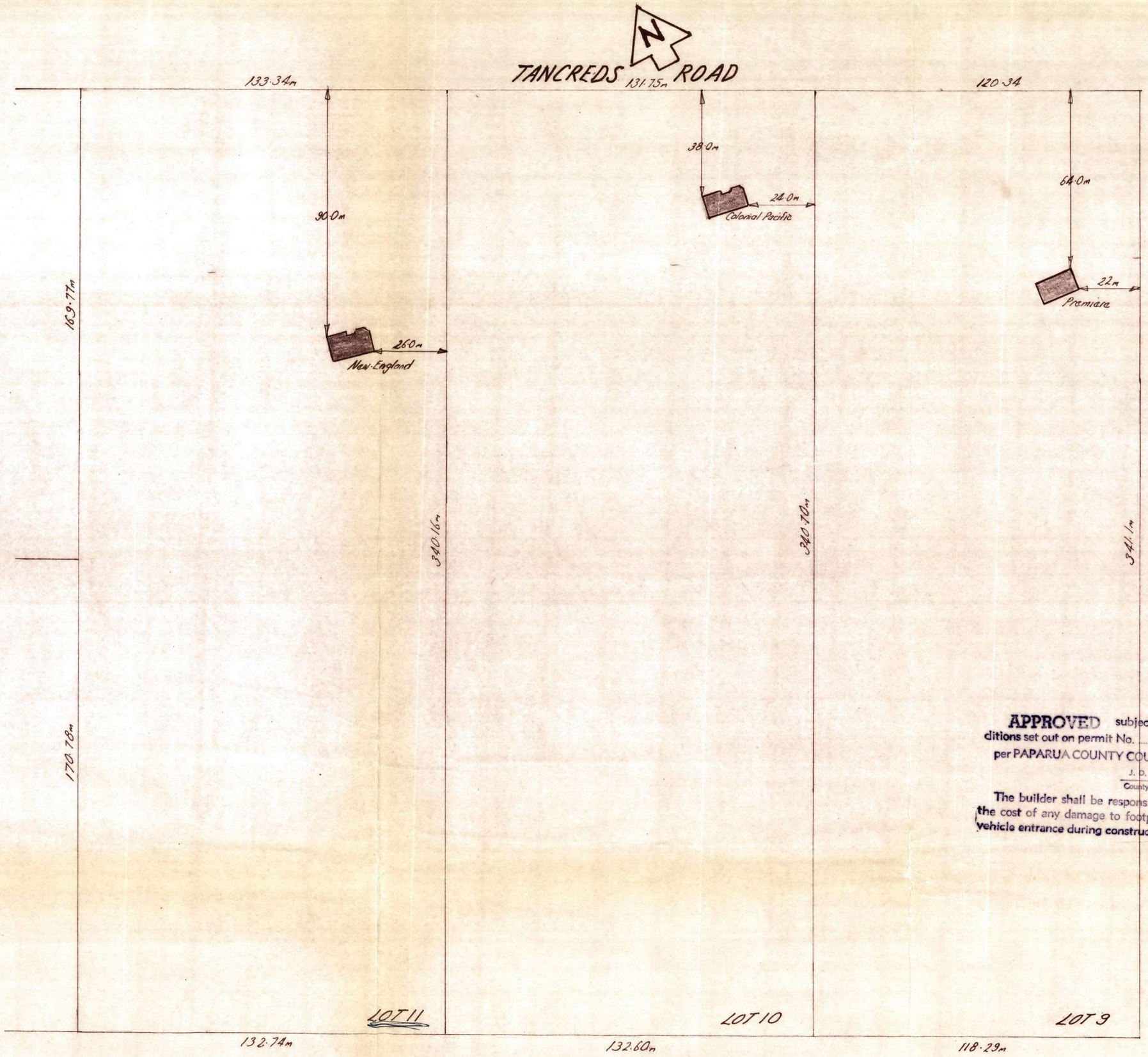
SECTION C.C.

MERRITT BEAZLEY HOMES LIMITED
134 VICTORIA STREET, CHRISTCHURCH TELEPHONE 67-274

DESIGN: NEW ENGLAND	PROPOSED RESIDENCE FOR: MERRITT BEAZLEY HOMES LTD. P.O. Box 263. CHRISTCHURCH	AREA OVER BRICK: 2365$^{\square'}$	DRAWN BY: R A Farrar
		AREA OVER FRAME:	AGENT:
NO:	SITE: Lot 11 Tancreds Rd.	SCALE 1/8" = 1'	CHECKED:

M.B.: 1012

DATE:



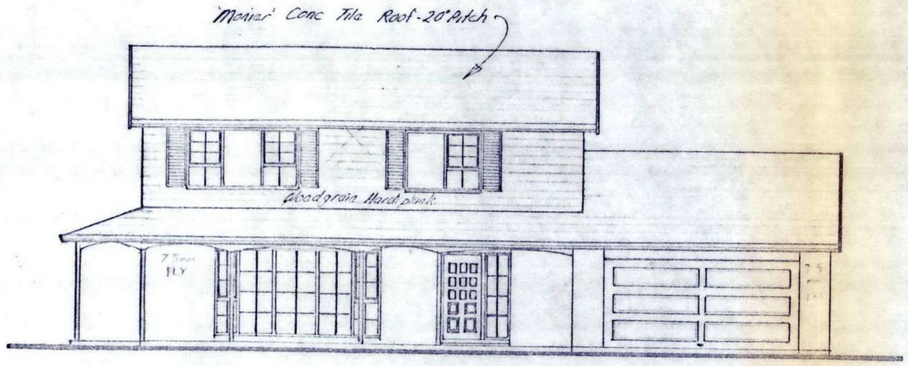
APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL
J. D. ANNAN
County Engineer

The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.

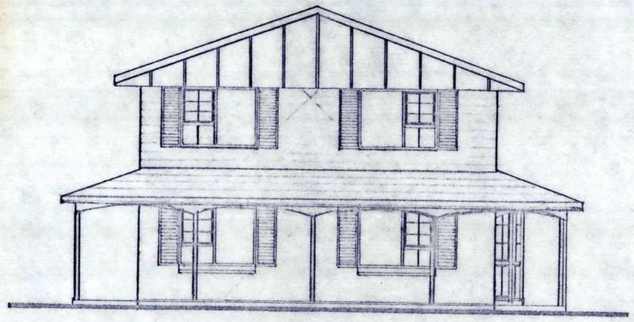
SITE PLANS

LOTS 9.10.11 - TANCREDS ROAD - SCALE 1:1000
DP 10936

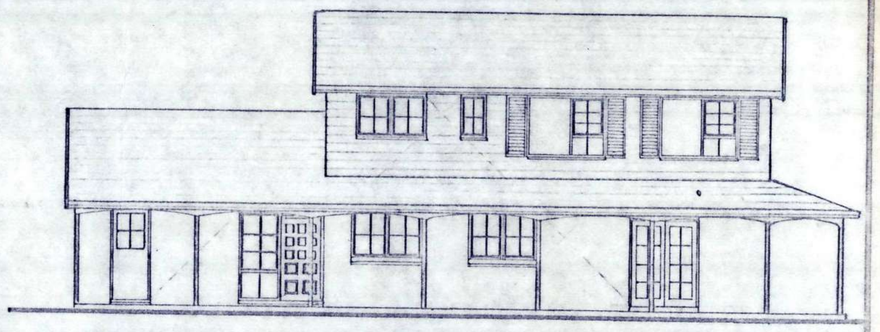
L T 11 App. 20277



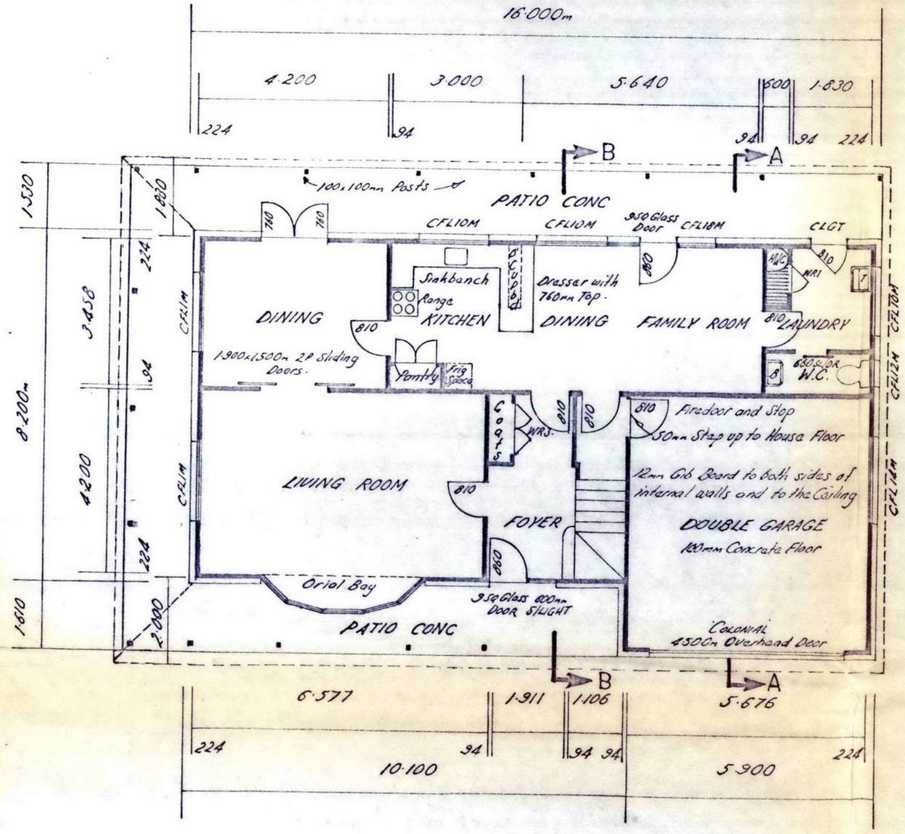
FRONT ELEVATION



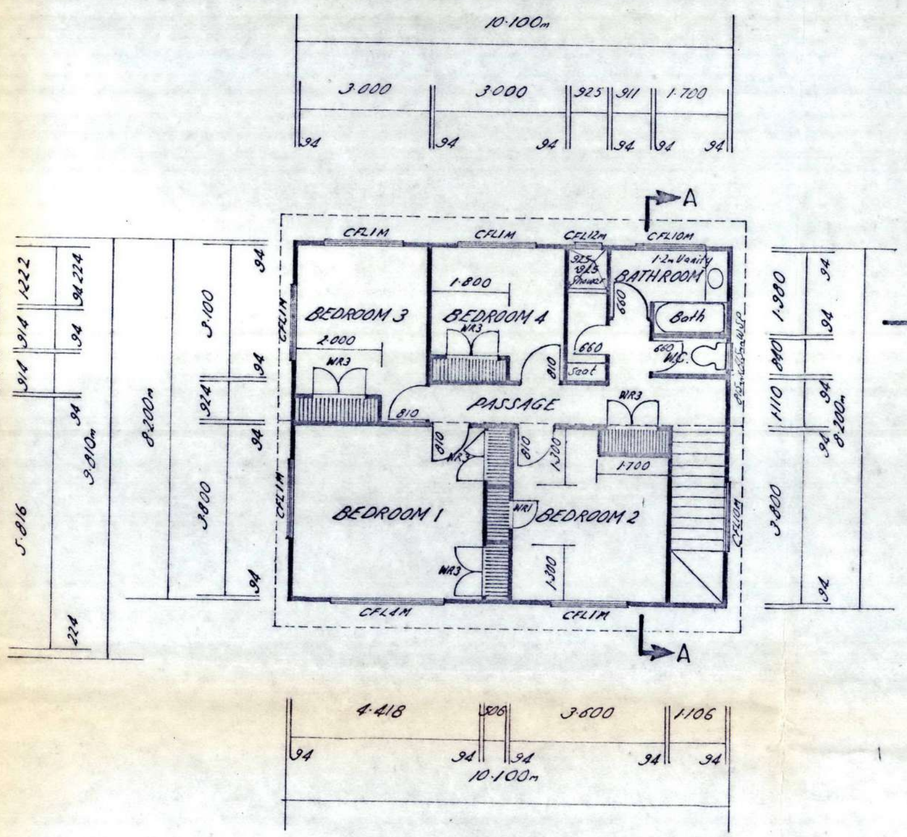
SIDE ELEVATION



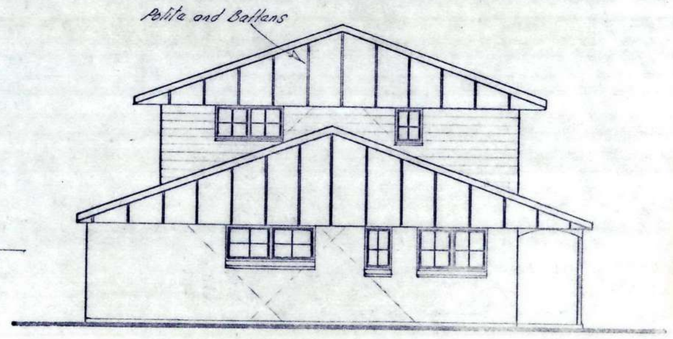
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

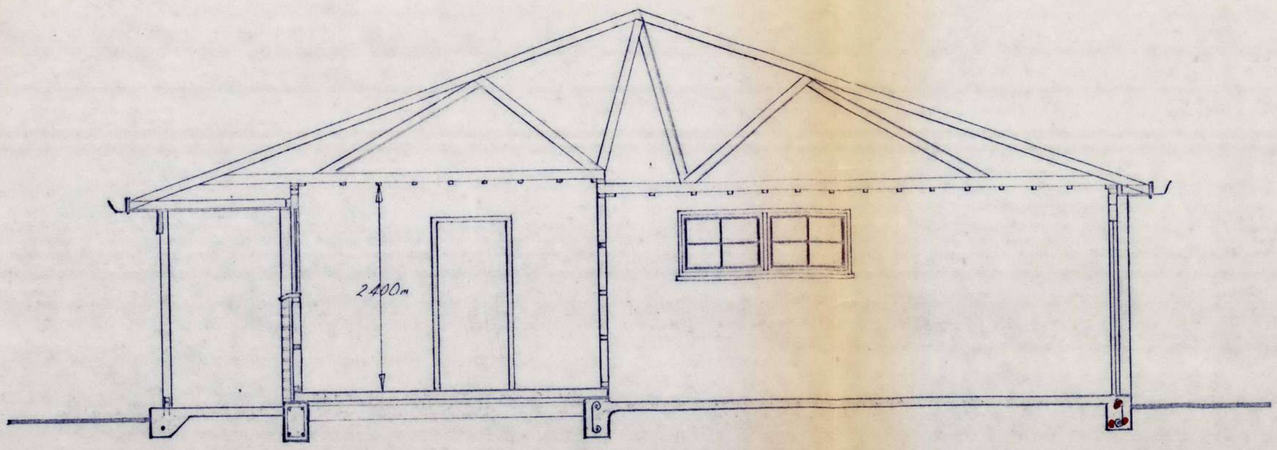
NOTE: THIS PLAN TO HAVE TIMBER WINDOWS AND TIMBER SHUTTERS AS STANDARD ITEMS.

2028 + 3616 = 2.82

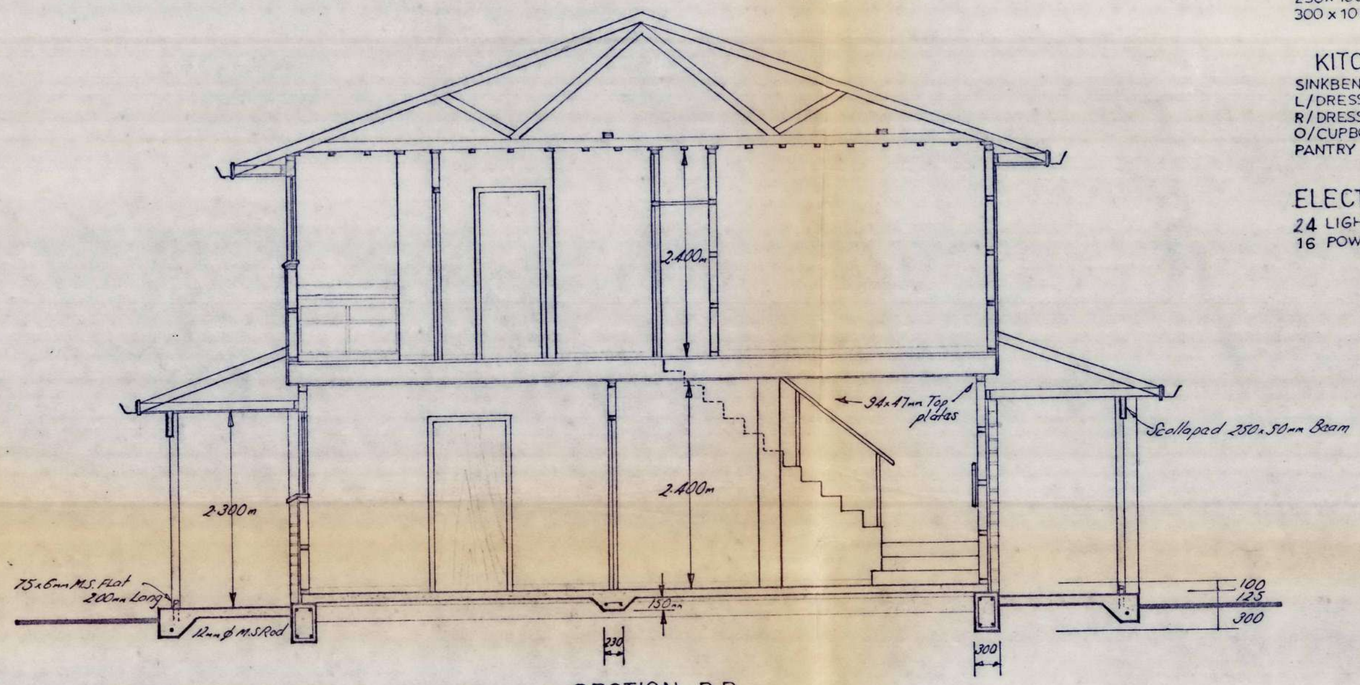
MB merritt-beazley homes ltd, 134 Victoria Street, Christchurch 1, P.O. Box 263, Telephone 67-274	DESIGN: MODULAR	PROPOSED RESIDENCE FOR:	AREA OVER BRICK:
	NO: NEW ENGLAND	SITE:	AREA OVER FRAME: 105 Sleep + 82 82 = 189.33
			SCALE: 1:100 GARAGE 33.54

DRAWN BY: G. L. SMITH	M.B.: 1616	SHEET 1 OF 2
AGENT:		
CHECKED:	DATE:	

LOT 11



SECTION A-A



SECTION B B

SCHEDULE

MONIER CONCRETE TILE ROOF
20° PITCH
TILE BATTENS (50 x 50 mm)
PLATE TRUSSES AT 900mm c/c
PRYDE PLATES OR GANG NAIL
144 x 37 mm TOP PLATE
94 x 47 mm TOP PLATE
75 x 37 mm CEILING BATTENS AT 400mm c/c
.24 G SPOUTING AND DOWNPIPES
140 x 35mm FASCIA
4·75mm FLEXIBOARD 600mm SOFFIT
94 x 47mm STUDS AT 600mm c/c
94 x 35 mm BRACE
94 x 47 mm STUDS AT 600mm c/c
94 x 47 mm BOTTOM PLATE
PLYCO PINE FLOORING
190 x 47 mm FLOOR JOISTS AT 400 mm c/c
94 x 75mm TOP PLATE
100mm CONCRETE FLOOR
665 MESH
D.P.C
50mm SITE CONCRETE
150 mm HARDFILL
4 - 12mm ø M.S. RODS
6 mm ø M.S. STIRRUPS AT 300mm c/c

WINDOW LINTEL SIZES

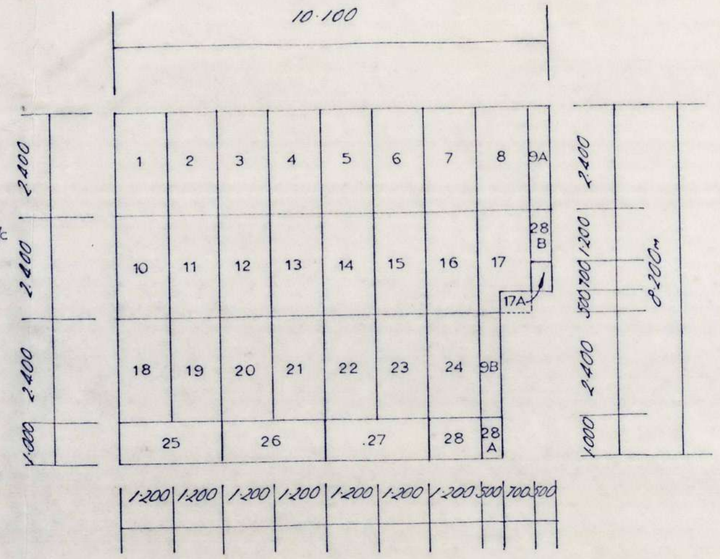
150 x 100 mm	0	UP TO 2130
200 x 100 mm	2·150	UP TO 3·040
250 x 100 mm	3·070	UP TO 3·500
300 x 100 mm	3·530	UP TO 4·260

KITCHEN CUPBOARDS

SINKBENCH	4A
L/DRESSER	2A
R/DRESSER	A2APC
O/CUPBOARD	3F
PANTRY	K

ELECTRICAL SCHEDULE

24 LIGHTS
16 POWER POINTS

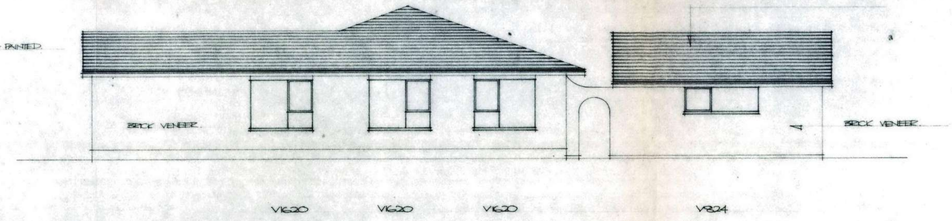


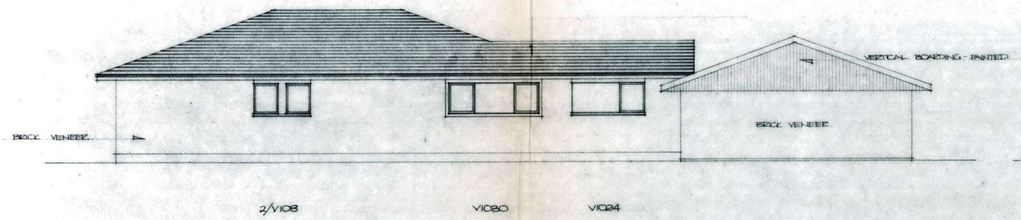
PARTICLE BOARD LAYOUT

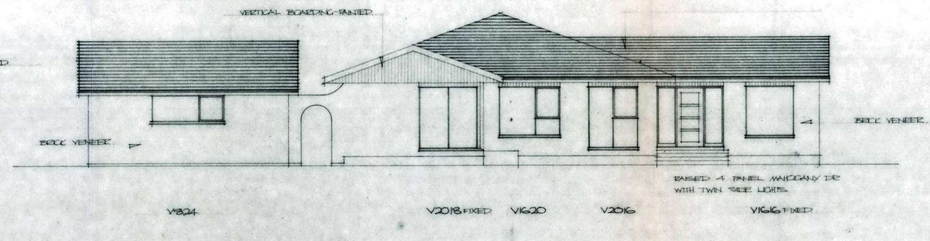
merritt-beazley homes ltd
134 Victoria Street
Christchurch 1
P.O. Box 263
Telephone 67274

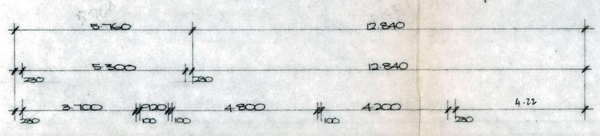
DESIGN: MODULAR	PROPOSED RESIDENCE FOR:	AREA OVER BRICK:	DRAWN BY: G.L. SMITH
NO: NEW ENGLAND	SITE:	AREA OVER FRAME:	AGENT:
		SCALE: 1:100 1:50	CHECKED:

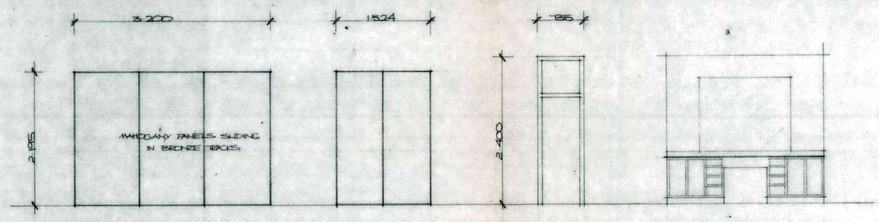
M.B.: 1616 SHEET 2 OF 2
DATE:

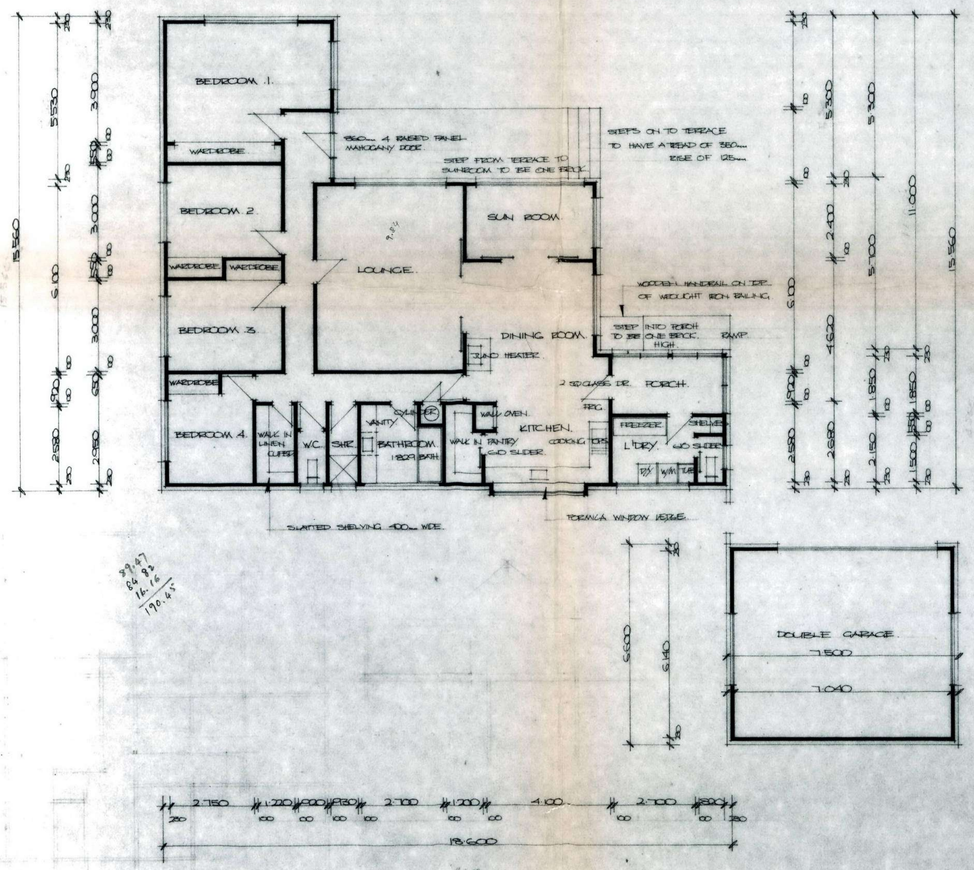


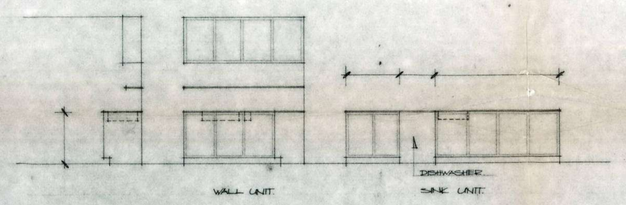










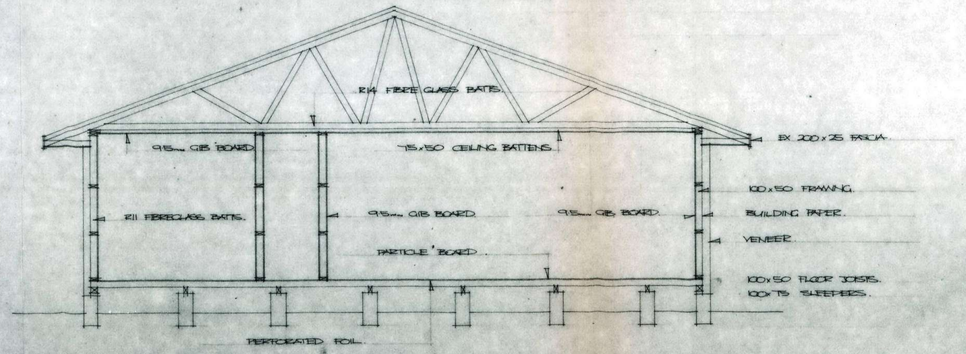


JOINERY DETAILS.

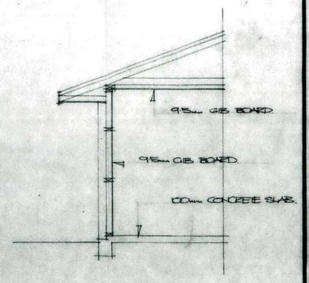
Amended Plan

APPROVED subject to conditions set out on permit No 120629 per PAPARUA COUNTY COUNCIL 11/3/76 J. D. ANNAN County Engineer

The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.



CROSS SECTION. A-A.



SECTION B-B

ENTERPRISE HOMES LTD.
55 EPSOM ROAD,
P.O BOX 11059,
SOCKBURN.
PH 45 189.

ENTERPRISE

PROPOSED RESIDENCE FOR W.D. BAXTER - FAMILY TRUST.

		BUILDER	
DRAWN	CHECKED	SCALES 1:100 1:50	PLAN No 1005
TRACED	DATE		

Mr Bridge
14/7/78

DUNCAN, COTTERILL & CO.
BARRISTERS AND SOLICITORS

RONALD MARTIN YOUNG
JOHN RICHARD WOODWARD
PETER ROBERT RALEIGH MULLIGAN
BRIAN WILLIAM STOKES
RICHARD GERALD MCELREA
KERRY GOULD LOUIS NOLAN, NOTARY PUBLIC
JOHN LINDSAY JOSEPH
AUSTIN JOHN FORBES
JOHN LOUIS WOODWARD

TELEPHONE 792-430 P.O. BOX 5
CABLE AND TELEGRAPHIC ADDRESS "JURIST"

BANK OF NEW ZEALAND HOUSE
3RD FLOOR
CATHEDRAL SQUARE
CHRISTCHURCH, 1, N.Z.

PLEASE REFER TO
MR J.L. Joseph

11th July 1978

The County Clerk,
Paparua County Council,
P.O. Box 11011,
Sockburn,
CHRISTCHURCH.

Attention: Mr Annan

Dear Sir,

Re: W. D. Baxter Trust - Lot 11 Tancreds Road

We enclose plans and specifications for approval. The dwelling utilises the existing foundations and the plans and specifications are submitted to show variations from the existing building permit.

Would you please note the following alterations from the existing plans and specifications:

(a) The garage roof gable is to face west

(b) Bedroom No. 1: There is to be one gable on the end and the ridge pole raised

(c) There is to be one foot taken off the laundry and added to Bedroom No. 1

Yours faithfully,
DUNCAN, COTTERILL & CO.

Encl.

ANCILLARY WORK.

13.1 Garage to be constructed to size and specifications shown on plan.
Downpipes are to be connected to the stormwater system or boulder holes where directed by the Local Authority.
One light and one heat point to be provided.
Exterior dressed woodwork only to be painted.

ENTERPRISE HOMES LTD

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

O F

MATERIALS TO BE PROVIDED

AND

WORKS TO BE PERFORMED

FOR

Amended specification for

W D ~~BAXTER ESTATE~~. FAMILY TRUST

AT

TANGREDS ROAD - ~~LINCOLN~~ BROADFIELD

ENTERPRISE HOMES LTD

APPROVED subject to conditions set out on permit No. .....
per PAPARUA COUNTY COUNCIL
J. D. ANNAN
County Engineer

The builder shall be responsible for the cost of any damage to footpath or vehicle entrance during construction.

PRELIMINARY AND GENERAL:

1.1 Building Contract: The general conditions governing the contract shall be generally as set out by the Canterbury Masters builders association and shall be prepared by the Contractor.

1.2 Specification This specification shall be read in conjunction with the drawings and the contract and shall be taken to be a record of the materials used and the standard of workmanship expected from the Contractor and Sub-Contractors. Anything not specifically mentioned will be carried out to the New Zealand Standard Specification 1900.

1.3 Foreman The Contractor is to have a compentent foreman in charge of contract from start to completion of work.

1.4 Permits and Services The Contractor shall comply with all by-laws and regulations of local authorities affecting the works and shall give all notices connected herewith and pay all fees required before commencing the work.

1.5 Insurance The Contractor shall insure the works for the full insurable value with an approved office and keep them insured against loss or damage by fire from the date of commencement of work until the date of possession.

1.6 Scaffolding and Plant The Contractor is to provide and erect all necessary scaffolding to the regulations, and provide all necessary plant, temporary water and temporary power.

1.7 Access to Site The Owner shall provide an all weather access from the road to the site. The Contractor shall not be responsible for any delays caused by the non-provision of this access.

1.8 Services No cost of electric transmission lines or cables over 9 metres in length is included in this contract or the cost of any un-paid sewer lateral charges.

1.9 Fencing No fences, paths or garage, or any outbuildings are provided for in this contract.

1.10 Surplus Materials The Contractor is to remove all rubbish, Plant and surplus material but not material excavated from foundations, septic tanks or drains unless expressly included.

1.11 Liens Act In this contract the amount to be retained in conformity with the Wages Protection and Contractors Liens Act shall be the sum mentioned in the contract.

1.12 Provisional Sums The words 'Provisional Sums' whenever used in this specification shall mean the amount actually paid to the Sub-Contractor.

1.13 Maintenance Period The Contractor will at entirely his own expense, remedy defects that may become apparent within a period of thirty days following the substantial completion of the works, whichever comes sooner. The Owner may with-hold the estimated value of the maintenance work from the Retention Monies, the balance to be paid at the expiration of thirty one days from the date of possession or substantial completion.

1.14 Occupation The house is not to be occupied without the consent of the Contractor or his Solicitor.

1.15 Prime Cost Sums The words Prime Cost (P.C.) of any article mentioned in this specification shall be the amount including any trade discounts.

1.16 Culvert Crossing If the local Authority requires a culvert crossing to be paid for before building operations commence, the Contractor shall arrange this with the Council and charge the cost to the Owners on completion.

EXCAVATIONS AND CONCRETING:

2.1 Footings Allow for excavations to all reinforced conrete continous footings and piles. Bottoms of trenches are to be level and if necessary, stepped, well rammed and at least 230mm deep. Provide holes in foundation walls for electric cables, telephone cables, water supply, waste pipes and sewer.

2.2 Floor Slab Preparation Excavate loose top soil and vegetation and provide a bed or scoria or other approved filling to the required depth.

2.3 Foundations Foundations for outer veneer walls to be 250mm wide and for piles, 250mm x 250mm.
The height of the foundation is to be fixed an average height to the underside of the floor joists of 500mm with a minimum of 450mm at any part. Concrete shall have a crushing strength of 13.8 M Pa. Reinforcing shall consist of ~~two 12.7mm steel rods with 6.25mm stirrups spaced at 300mm or~~ three 12.7mm steel rods. Reinforcing must be lapped at least forty times the rod diameter.

2.4 ~~Floor Slab Site concrete is to consist of at least a 60mm layer of concrete and shall have a crushing strength of 10.35 M Pa at 28 days. Site concrete is to be water proofed with a layer of Moistop 737, 2 coats of Mulseal or a layer of .010 Polythene membrane. Top layer of slab is to be at least 90mm thick and is to be reinforced with a layer of HRC665 mesh and the concrete is to have crushing strength of 13.8 M Pa.~~

2.5 Ventilators Allow for vents if placed in foundation at no more than 750mm from angles and not more than 1,800m apart. Minimum ventilation required is 400mm^2 of unobstructed air space per square metre of ground floor area.

2.6 Extra Foundation Work Any extra foundation work in the form of wide footings, piling below the 230mm depth or extra steel, which is required by the Housing Corporation Lending Institution involved or the local body, will be a variation to the contract unless specifically stated. If required, the work will be carried out and charged for at normal rates as an extra to the contract.

BLOCKLAYER - BRICKLAYER.

3.1 General All work is to be carried out by specialist Tradesmen and in accordance with the requirements laid down in N.Z.S.S. 1900 Chap.. 6.2.

3.2 Workmanship Walls shall be erected true to line and plumb and be properly bonded and bedded in mortar. Blocks and bricks shall be free from cracks and chips. Any concrete or mortar spilt on walls shall be washed off before it can set. Any mortar spilt on Aluminium doors or windows frames is to be washed off immediately before it dries. Blocks are to be laid dry with a 10mm mortar joint and if not pointed, the joints struck as the work proceeds.

3.3 Reinforcement Allow for reinforcing blockwork where shown on drawings and fill with grout.

3.4 Mortar Lay the blocks in a mixture composed of one part cement to four parts sand with 'Mortaflex' guaged and mexed in to instructions or approved freshly made mortar four parts mexed with one part cement immediately before laying.

3.5 Wall Ties Tie the veneer to the framing with 'Century' wall ties nailed to the face of the studs, taking care not to damage the building paper and according to N.Z.S.S. 1900 Chap. 6-1.

3.6 Veneer BRICK VENEER.

CARPENTER AND JOINER.

4.1 General All carpentry work is to be set out to the dimensions given and attend upon all other trades. All work shall comply with N.Z.S.S. 1900 chap.. 6-1.

4.2 Timber All timber is to be the best of its respective kind, free from loose knots, shakes and other imperfections and to hold to the sizes specified.

4.3 Kinds of Timber:

Sleepers	100 x 75	Rimu Hrt or Pinus Rad. Boron treated
Floor joists	100 x 50	" " " "
Bottom plates	100 x 50	Rimu building or " " "
Top Plates	100 x 50	" " " " "
Studs	100 x 50	" " " " "
Studs	75 x 50	" " " " "
Ceiling joists	100 x 50	" " " " "
Ceiling battens	75 x 50	" " " " "
Ceiling battens	50 x 50	" " " " "
Top trimmers to	N.Z.S.S.	1900 Chap., 6-1
Bracing	75 x 50	Rimu B.A. or Pinus Rad.Boron "
Rafters	100 x 50	" " " " "
Ridges & Hips	400 x 25	" " " " "
Purlins	75 x 50	" " " " "
Soffitt bearers	75 x 40	" " " " "
Flooring	19m.m.	T & G or T.W.P. Particle Board
Fascia	180 x 19	
Skirting	out of 75mm	

4.4 Roof Trusses are to be constructed in an approved factory using 'Pryde' or 'Gang' nail plates hydraulically pressed into the timber. Roof trusses are to be built to a Registered Engineers design. The design number, span and pitch is to be stamped on the bottom chord of the truss.

4.5 Dampcourse Bitumen fabric dampcourse is to be placed under all timber in contact with concrete. All sleepers and ground plates are to be wired to concrete work with 4 mm Galv wire and securely stapled.

4.6 Framing All joists are to be spaced at 450mm Roof trusses are to be spaced at 900mm and studs are to be spaced at 400mm Floor joists over 150mm are to have herring boning spaced at 2.00m. Fix two rows of dwanging spaced evenly and flush with studs to receive Gibraltar Board.
Brace walls from bottom plate to top plate at an angle no greater than 45° with 75 x 50 timber. Where continuous bracing is not possible fix 10mm plywood to exterior walls between top and bottom plates and well nailed.

4.7 Eaves Construct boxed eaves (unless otherwise shown) and fit fascia out of 200 x 25 and line underside of soffitt with flat asbestos cement sheets.
Fit asbestos cement sheets into groove in fascia and cover joints with wooden mould or fit plastic insert moulding.

4.8 Windows CONDENSATION ALUM WINDOWS.

4.9 Joinery Windows are to be installed to the manufacturers specifications. Windows are to be fitted with 20mm reveals and grooved to take Gibraltar Board linings. Timber windows where shown shall be constructed of Heart Rimu with sashes made of well seasoned cedar and fitted with Whitco type hardware. Exterior front and back doors are to be 800mm wide and to be constructed of cedar frame with infill panels as shown on plan. Door frames and sills are to be Heart Rimu. Interior doors are to be flush panel as shown on plan and TO BE ~~either~~ 800mm ~~or for Bathroom and W.C. 650mm~~.

4.9 Joinery Continued: Interior flush doors (ply), cupboard doors and drawers and robe doors to be finished in ~~No. 1 Rimu or~~ Mahogany ply as shown on plan. Cupboards are to be built up as shown on plan details and constructed in Rimu or treated Pinus Particle Board. Shelving is to have timber glued to face edge. Fit panelled doors in Aluminium track as shown on plan. Install bathroom cabinet in a suitable position on wall and of a size shown on plan.

4.10 Finishing Timbers are to be generally Rimu D.A. well sanded and left ready for painting or varnishing. Interior door jambs are to have grooves to take Gibraltar board and to be fitted with 50 x 12mm planted stops. Skirtings are to finish 60 x 12mm and to be tightly nailed against the floor and wall lining.

4.11 Manhole Provide access in wooden floor in wardrobe and ceiling access in laundry or where roof height permits.

4.12 Floor Craftsmen ~~T & G floors are to be sanded with coarse and fine papers.~~ Particle board floors are to be sanded only with medium or fine papers.

4.13 Hardware All Hardware is to be of best quality and of the following Prime Costs.

Front and back door locks		each
Interior latches		"
Cupboard handles & catches		" set
Window fasteners		"
Drawer handles		"
Sliding door gear		"

4.14 Insulation Provide reinforced 'Sisalation' to joists in an approved manner before laying flooring. Cover exterior walls with heavy grade building paper and interior of exterior walls with 'Gibfoil'. 75mm BATTS 100mm ~~Fit R9~~ Fibreglass batts to all ceilings ~~or an approved loose fill insulation of an equivalent U factor.~~

4.15 Installation Install bath, tub, shower floor, wash basin, sink bench and put cylinder on suitable stand as mentioned under Plumber.

4.16 Shower Cabinet. Construct shower cabinet as shown on plan, fit stainless steel shower floor and line walls with ~~fibrolite/'Seratone'~~. LAMWALL.

INTERIOR LININGS.

5.1 Walls Line all walls with 10mm Gibraltar Board and stop all joints and nails with plaster of paris and leave ready for wallpapering.
Fix 10mm Gibfoil to all exterior walls.

5.2 Ceilings Line ceilings with 10mm Gibraltar Board. Where indicated on plan fix Pinex Tiles with staples to reasonably dry 50 x 50 battens and to Manufacturers instructions and fix a 38mm scotia moulding.
Where indicated apply 'Artex' stiple coating to ceilings. No painting of the 'Artex'is required.
Where shown on plan fix a 100mm or 150mm plaster cornice in the following rooms.

ROOFER.

6.1 Type of Roof:

MONIER TILE ROOF.

6.2 ~~Corrugated Iron shall be .45mm laid on 12mm sarking and fixed with 60mm lead headed nails. No painting of the roof is included in the contract.~~

6.3 Concrete Tiles shall be laid on 50 x 50 tiling battens. Ridges are to be set in compo and coloured to match the tiles. A two year guarantee is to be given on the roof. All rubbish is to be removed from spoutings.

6.4 ~~Metal Tiles 'Decramastic' or other approved tiles may be used and laid to the Manufacturers instructions and the underlay provided by the Sub-Contractor.~~

SOLID PLASTERER

7.1 Workmanship Plaster all exposed concrete work with one part cement and two parts sand. Terraces are to be prepared by chipping if necessary and when completed protected from frost.

7.2 Stucco

PLUMBER:

8.1 Materials All materials to be the best of their respective kinds and to conform to Health Department or Drainage Board By-Laws.

8.2 Flashings Allow for flashings all holes through roof with 3½lbs per square foot sheet lead and leave building weathertight at completion.

Note: When metric sheet lead is available it shall be of equivalent weight, 17 kg per square metre.

8.3 ~~Spouting: Fit ,60mm galvanized spouting, box section to fascia on brackets spaced at not more than 1 metre. Provide one 60mm dia. downpipe to every 15 metres of spouting and graded toward each downpipe.~~ P.V.C SPOUTING.

8.4 Waste Pipes Carry waste pipes from all fittings with traps. Conceal waste pipes in every case. Waste pipes are to be of p.V.C. and traps generally to be polypropylene or other approved plastic material. All P.V.C. waste pipes are to be installed so that expansion and contraction is not restricted.

8.5 Water Supply Run 12mm pipes for high pressure or larger pipes where the pressure is low to all draw-off points. Cold supply is to be run in galvanised pipe or P.V.C. pipe properly connected with approved fittings and adhesive cement. Run 19mm pipes from pressure reducing valve to all draw-off points in copper and insulate with felt lagging. All pipework is to conform with Local Body requirements. Provide stop tap outside building with a toby box away from concrete drives also a stop tap at cistern inlet and pressure reducing valve inlet. Provide also a means of draining hot water cylinder and an exhaust of sufficient height to produce the required pressure at hot water points.

8.6 Hot Water Cylinder; Provide a 180 litre electric cylinder to N.Z.S.S. 720 specifications and fit. Also supply and fit one 1500 watt element and one thermostat ready for electrician to connect. Cylinder to be an ~~Electric~~/Dual.

8.7 Tub Provide a 550mm stainless steel tub (or Imperial equiv.,) on a wooden cabinet.

8.8 Bath Provide a 1.700 bath (or Imperial equivalent). White enamel pressed steel bath where shown on plan.

8.9 Basin Provide a 550mm porcelain basin and a wooden cabinet or provide a Vanity Unit to the P.C. sum of

8.10 Water Closet. Provide and fit a white earthenware pan complete with 'Dux' cistern and plastic seat and back vent pan if necessary.

8.11 Shower Supply and install a 'Topliss' shower mixer or other approved make and connect to low pressure hot and cold supply. Supply a stainless steel shower floor.

8.12 Sink bench. Supply a Laminated Plastic or Stainless Steel sink bench as shown on plan.

PLUMBER CONTINUED..

8.13 Taps:

Sink	12mm	C.P.	
Basin	12mm	C.P.	
Bath	19mm	C.P.	
Tub	12mm	C.P.	
W.C.	12mm	C.P.	Stop Cock

8.14 Terminal Vent: Fit a vent where indicated by Drainlayer in 'Fibrolite' or P.V.C. pipe.

8.15 Permits Pay all permit fees and arrange all inspections.

8.16 Additional Appliances.

ELECTRICIAN.

9.1 Allow for all charges of service lines under 9 metres levied by the Local Authority.

9.2 Meter Box. Provide a meter box of sufficient size to take meters and a board to take fuses where indicated.

9.3 Wiring All work to be carried out by a Registered - tradesman in accordance with the regulations of the local power supply Authority.

9.4 lights Allow for 24. light points and fit a shade and 60 watt lamp to each.

9.5 HEAT POINTS: ALLOW FOR 17 HEAT POINTS

9.6 Shaver Points

9.7 Electric Range. Allow the P.C. sum of $ 400 for the supply of an electric range.

9.8 Water Heater. Connect element and thermostat fitted and supplied by Plumber.

9.9 Light fittings. Allow the P.C. sum of $ for the supply of light fittings.

9.10 Additional Appliances: Wall bathroom heater 750 watt, 'Expelair' extractor fan to be installed in the window or wall as shown on plan.
Garage, if included in contract to have one light and one heat point installed.

9.11 Heating; JUNO HEATER.

DRAINLAYER.

10.1 Workmanship; All work shall be carried out by a Licensed Drainlayer and in accordance with Drainage Board or Local Authority Health By-Laws,.
Work is to include soil gulley traps where indicated., a riser left for water closet connection and terminal vent riser. Pipes are to be 100mm best guality glazed and fitted together with rubber gasket rings.
Sumps shall be of uniform height and of sufficient height to enable paths to be to be poured at a lower level.
Each sump is to be fitted with an Aluminium or Cast Iron grating and to be plastered to a smooth finish.

10.2 Stormwater Run stormwater to side channel unless otherwise directed by Local Authority. Pipes may be second quality earthenware and may be fitted together with cement compo.

10.3 Permits The drainlayer shall give all notices of work, pay all fees and charges and obtain authority for the work and arrange all necessary inspections.

10.4 Completion Fill in trenches and consolidate.

10.5 Septic Tank. Allow a provisional sum of $ 1000 for drainage work.

GLAZIER.

11.1 Fixing All glass shall be of approved manufacture and the glass cut to fit openings with due allowance made for expansion. Back putty in timber frames on primed woodwork and neatly finished with a quick setting putty.
Glazing in Aluminium frames shall be carried out by the manufacturer.

11.2 Grades of glass 3mm glass shall be used in windows up to 1.49 sq metres. 4mm glass up to 2.3 sq metres.
Over 2.3 sq metres use 5mm glass.
6mm drawn plate is to be used for all sliding doors.
Glass is to be free of distortion and blemishes.
Bathroom and W.C. windows are to be glazed in obscure glass.
Front door sidelight where applicable to obscure glass.

11.3 Mirrors Provide mirrors to bathroom cabinet shown on plan and glass sliders in cupboard if shown on cupboard details.

PAINTER.

12.1 Protection of other work The Painter shall take all necessary precautions to protect otherwork from paint splashing.

12.2 Responsibility Commencement of any painting shall be deemed acceptance of the surface being suitable for painting and the Sub-Contractor shall accept full responsibility there after for a satisfactory finish.

12.3 Materials Shall be from any recognised manufacturer and shall be applied strictly in accordance with the Manufacturer's instructions. Colours shall be as selected by the Owner.

12.4 Workmanship The Painting Contractor shall supply all labour, materials and tools necessary for the efficient working and completion of the contract.
The work shall be carried out in accordance with the best trade practice leaving all surfaces at completion in good order and uniform colour.
After priming all cracks, nail holes and the like, they are to be neatly stopped with putty. Stopping is to be coloured to match transparent finished.
All work is to be rubbed down between coats.
Exterior primed timber is to be given an undercoat and a finishing coat.
Interior woodwork is to be given two good coats of paint or three coats of datin varnish as selected.
Apply lining paper to Laundry, Bathroom, W.C. and Kitchen walls and ceilings, undercoat and enamel.

12.5 Wallpaper Allow a P.C. Sum of $5 For each roll of Wallpaper.

Line all Gibraltar board walls and ceilings with paper after sizing.
Size is to contain a suitable mould inhibitor.

12.6 Colours The Owner will choose all colours. Three different colours are to be allowed for in Kitchen, two colours in Bathroom and one colour in W.C.

12.7 Blockwork Apply two good coats of P.V.C. paint where painted blockwork or Summerhill Stone or Rough-Cast is mentioned on plan.

12.8 Cleaning The windows shall be cleaned of paint splashes, inside and out. The bath, basin and sink top shall be cleaned and the house left reasonably clean.

12.9 If a fully washable paper, ie., 'Fabrien' 'Vywall' is required in the Bathroom, W.C. Laundry, Kitchen, Dining areas the P.C. allowance per roll for this paper when used as an alternative to lining paper and enamelling is $10

12.10 Pinex panels when used on ceilings to have two coats of paint applied. No painting of 'Artex' ceilings is allowed for in contract.

12.11 Interior of wardrobes and cupboards including Kitchen cupboards and pantry cupboard to have the gib-board only painted with one coat of P.V.A. paint.
No woodwork inside the cupboards to be painted.

17

PAPARUA COUNTY COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Application No. 5201
Permit No. 1967
Receipt No. 23124
Assessment No. 2356/19/2

TO the Engineer,
Paparua County Council.

I, the undersigned (name in full) MERRITT BEAZLEY HOMES LTD. P.O. BOX 263, CHRISTCHURCH of

..... hereby apply for permission for the work described

herein, and set out in the plans attached hereto, to be carried out in the premises situated at

TANCREDS ROAD being Lot 11 D.P. ~~109360~~ 25703

Name and address of person for whom work is to be carried out:

MERRITT BEAZLEY HOMES LTD.
P.O. BOX 263, CHRISTCHURCH

Name and address of registered plumber or other person entitled to do the work:

Messrs CONDON BROS
32 MC CORMACKS BAY ROAD

Value of proposed work, including materials:—
Estimated value of:

(a) Plumbing .....

(b) Drainage 1200

TOTAL 1200

MERRITT BEAZLEY HOMES LTD
Signature P.O. BOX 263, CHRISTCHURCH

Date 2-2-76

SCHEDULE OF FEES

ESTIMATED VALUE OF WORK	FEES
Not exceeding $50	50
Over $50 and not exceeding $100	$1.00
Over $100 and not exceeding $200	$2.00
Over $200 and not exceeding $300	$3.00
Over $300 and not exceeding $400	$4.00
Over $400, $4 plus $1 for every $200 or part thereof in excess of $400.	

NOTE

The Receipt for fees is **NOT THE PERMIT**

It is an offence to commence sanitary plumbing or drainage until you have obtained a permit.

FOR OFFICE USE ONLY:

APPROVED [signature] DATE 4/3/76
County Health Inspector

CONDITIONS .....

C.U.S. PRINT

PAPARUA COUNTY COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

Application No. 5202
Permit No. 1968
Receipt No. 23124
Assessment No. 2356/19/2

TO the Engineer,
Paparua County Council.

I, the undersigned (name in full) MERRITT BEAZLEY HOMES LTD. P.O. BOX 263, CHRISTCHURCH of

..... hereby apply for permission for the work described herein, and set out in the plans attached hereto, to be carried out in the premises situated at

TANCREDS ROAD being Lot 11 D.P. ~~10936~~ 25703

Name and address of person for whom work is to be carried out:

MERRITT BEAZLEY HOMES LTD.
P.O. BOX 263, CHRISTCHURCH

Name and address of registered plumber or other person entitled to do the work:

D. J. Hutton, 47 GLADSTON AVE

Value of proposed work, including materials:—
Estimated value of:

$10

(a) Plumbing 1600

(b) Drainage

TOTAL 1600

Signature MERRITT BEAZLEY HOMES LTD. P.O. BOX 263, CHRISTCHURCH

Date 2-2-76

SCHEDULE OF FEES

ESTIMATED VALUE OF WORK	FEES
Not exceeding $50	50
Over $50 and not exceeding $100	$1.00
Over $100 and not exceeding $200	$2.00
Over $200 and not exceeding $300	$3.00
Over $300 and not exceeding $400	$4.00
Over $400, $4 plus $1 for every $200 or part thereof in excess of $400.	

NOTE

The Receipt for fees is **NOT THE PERMIT**

It is an offence to commence sanitary plumbing or drainage until you have obtained a permit.

FOR OFFICE USE ONLY:

APPROVED Alan M Mineny County Health Inspector DATE 4/3/76

CONDITIONS

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