

62/6

ASHBURTON BOROUGH COUNCIL

Building Application Form

Jan 4th, 1956

To the Borough Inspector:

Sir,

I hereby apply for permission to Erect House.
at Beach Rd Ashburton for Mr. G. H. Salter
of Ashburton according to locality plan
and detailed plans, elevations, cross sections, and specifications
of building deposited herewith, in duplicate.

Particulars of land: Lot No. 2 on Town Section _____
D.P. No. 22015

Length of boundaries: _____ Area: _____

Particulars of building - Foundations: Concrete Walls: Brick
Roof: Iron

Area of ground floor: 1191 sq. feet

Area of outbuildings: _____ sq. feet

Estimated Cost:-

Building	£ <u>3529-0-0</u>
Plumbing & Drainage..	£ <u>365-0-0</u>
Total:	£ <u>3894-0-0</u>

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: _____

Proposed use or occupancy of other part of building: _____

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

Rec 39983

£ 15:0:0

4/1/62

Permit No. 666

Yours faithfully,

G. H. Salter Owner

R. J. Baxter Builder

Postal Address: 31 Wells St
Ashburton

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

of

PROPOSED RESIDENCE IN BRICK VENEER

at

A S H B U R T O N

for

G. K. SALTER.

This and the succeeding pages numbered 1 to ¹⁰ form the Specification referred to in our Agreement dated this.....day of1961.

EMPLOYER:

CONTRACTOR:

WITNESS:

SPECIFICATION of work to be done and materials to be used in the erection of proposed Residence in BRICK VENEER at ASHBURTON,
for G.K. SALTER.

CONTRACT: This 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 workmanlike manner, in strict accordance with the the local by-laws and to the requirements of the State Advances Corporation.

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

PROVIDE & 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 covered against accident by an "Employer's Liability" policy and to take out insurance against fire for a sum sufficient to cover 75% of the Contract sum, both policies to remain in force untill the building is taken over by the owner.

MATERIALS & WORKMANSHIP: All workmanship must be careful, thorough, and in accordance with the best trade practise and all materials must be the best of their respective kinds unless otherwise specified.

INTERPRETATION: Work or materials shown on the drawings or specified and not shown must be supplied as though both shown and specified. Materials shown but not specified must be of the kinds commonly employed for the services they are intended to perform. All figured dimensions shall be taken in preference to scale and all detail drawings shall supersede those to a smaller scale. The Contractor shall be held responsible for the setting out of all work and he will make good at his own expense any errors that occur.

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. He shall also make good, damage to adjoining ^{property} of every kind arising out of his works.

CLEANING: The Contractor, at the conclusion of the contract, shall have all ceilings, walls and woodwork carefully dusted and wiped down, windows washed and glass left free from scratches, floors brushed and wiped, and the entire building left in perfectly clean condition for occupation.

MAINTENANCE: Period to be thirty days after the owner has taken possession. Any defects in materials, workmanship, or any part or parts that require replacing or adjusting, which have been included in this Contract, shall be adjusted or replaced as specified in this Specification at the Contractor's own expense.

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. The Contractor is first to notify the Owner of any change proposed and at the completion of the contract will adjust any difference, in cost.

Provision is to be made by the Builder and Owner to meet any contingencies that may arise due to the fluctuations in the prices of various materials or labour. 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. The sum of £..... is allowed in the Contract price as a Contingency Fund.

BRICKLAYER AND CONCRETOR.

MORTAR:

Shall be composed of 1 part of Hydraulic lime to 6 parts of clean, sharp and washed sand, properly mixed on a watertight platform and allowed to slake for 48 hours. Not more than twenty minutes before using, add 1 part of Portland cement to three parts of the above mixture.

BRICKS:

The bricks shall be hard square well burnt, first grade ASHBURTON bricks. Lay in Stretcher Bond.

WORKMANSHIP:

The whole of the brickwork to be built as indicated on the drawing. All joints must be fully flushed in Mortar and finished on outside face with White cement Pointing. Angles and intersections shall be properly bonded, not more than $\frac{3}{8}$ " thick. The bricks shall be well wetted before use.

WALL TIES.

Approved wall ties of No. 8 S.W.G. Galvanised wire to be embedded in mortar joints at 3 foot centres horizontally in every fourth course of brickwork and at angles and cross walls and around openings. Ties shall be staggered.

All wall ties shall be bent upwards and securely stapled to studs with two No. 10 G. Galv. staples.

VERMIN PROOFING.

Strips of 4mesh 19 gauge galv. mesh appr. 4" wide shall be securely stapled to bottom wall plate, carried across the cavity and sloped ~~downwards~~ and built at least 1" into brickwork.

CLEANING DOWN

Clean down all exposed face brick work during construction, and at completion, with a weak muriatic acid solution, and leave free from stains or defects to the satisfaction of the owner. Adequate precautions must be taken to protect all work from injury.

MORTAR DROPPINGS.

Adequate precautions must be taken to prevent mortar falling onto wire mesh vermin proofing and onto wire ties, and any mortar settling on either of the above must be removed.

CHIMNEY:

This shall be built up in 9" jambs 4½" breast etc. and gathered to 60degrees to the flue. Build in reinforced concrete lintel and thoroughly parge the chimney. The fire place opening shall finish to suit selected tile surround. Openings shall be lined with firebricks, with splayed sides and fire back splayed forward at top

to a point 5" above bottom of Lintel at least. Back of Lintel to be splayed and throat opening size $3\frac{1}{2}$ ". Hollow out smoke shelf to form draught deflector, and top of chimney will be left clean and in good order. Provide for Ashpan and 16" grate.

BRICK SILLS.

To be Bullnose brick.

BRICK SILLS
FIREPLACES.

Allow the P.C. sum of £30 to supply a selected Tile fire surround and hearth to fireplace in lounge.

Allow the P.C. sum of £20 to supply a selected tile fire surround and hearth to Wet back Spaceheater in Living room.

SPACEHEATER.

Allow the P.C. sum of £40 to supply a Space Heater with Wet back to be selected by the Owner. Fit and install Space heater to the Manufacturers specifications. ~~Construct~~ Construct Brick chimney as required by the Local Authority, and of suitable design for Spaceheater.

gks ~~Within 12" of flue to be protected with asbestos cement~~ Actual Heater to have at least 3" concrete or brick at back and two sides. Provide at least $1\frac{1}{2}$ " air space between concrete or brick and timber framing.

DAMP COURSE.

Between foundation and bricks shall be $\frac{1}{2}$ " thick and composed of boiled tar and sand and laid whilst hot.

CONCRETOR.

CONCRETE.

All concrete work to be carried out in accordance with the Local By-Laws. For general purposes the mixture will be 6 parts of good clean well proportioned Aggregate to one part of good quality Portland Cement.

FOOTINGS.

To be constructed in 10"x 6" continuous concrete reinforced with two $\frac{1}{2}$ " M.S. longitudinal rods. Footings to be sunk to the solid not less than 12" deep below ground, and to be kept horizontal.

BASE WALLS.

To be constructed in 5" concrete and reinforced with a $\frac{1}{2}$ " M.S. horizontal longitudinal rod at approx. 2" from the top, with 5" Offsets at not more than 4'- 6" centres, or Base walls may be 10" thick reinforced as above without offsets.

Build in holding down bolts or No. 8 S.W.G. at not more than 4'- 6" centres.

CAVITY.
REINFORCING.

Allow for at least 14" clear space between ground and bearers. Allow for $1\frac{1}{2}$ " CAVITY.

As specified under Footings and Base walls. Reinforcing to be free of loose scale and rust. Ends hooked and joints to be lapped standard distance and laps to be secured with 2 wire ties.

VENTILATORS.

Provide and fix 12"x 6" mouseproof precast concrete vents not more than 2'-6" away from all corners and angles and not more than 6'-0" centres apart. Ventilators to be kept down at least 3" from top of foundation to allow continuous reinforcing to run full length around top of foundation, with adequate cover.

INTERIOR PILES.

To be not less than 8"x8" at base and bedded to the solid on 12"x12"x4" concrete pads and brought up to bearer level. Piles may be precast or cast "in situ". Cast NO. 8 g. galv. wire into tops of piles. Arrange piles at not more than 4'-6" centres in rows not more than 7'-0" centres.

D.P.C.

All woodwork coming in contact with concrete to be protected by a 3 ply Malthoid D.P.C.

CHIMNEY

FOUNDATION.

To be 9" thick with 6" concrete slab reinforced with $\frac{1}{2}$ " round bars placed 6" apart both ways and set at least 18" into the ground. For Space heater, Standard concrete foundation set down to the solid.

TERRACE.

To be constructed in 5" thick concrete suitably reinforced

reinforced, with 4" concrete slab over hard fill.
Access to terrace to be by means of concrete ramp as shown on the plan. Ramp to be lightly grooved to prevent slipping on surface. Piles to be set under terrace to support columns.
All concrete surfaces to be left in roughened condition to receive plaster finish.

Finish exterior surfaces of concrete with one coat of 3 to 1 sand and cement plaster trowelled smooth

STEPS

Treads to be 12", and risers approx. 6". Cast "in situ" and finished with plaster.

CARPENTER AND JOINER.

All materials are to be the best of their respective kinds and grades, laid true to their 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. All Joinery timber to be dry, well seasoned, straight grained and free of all defects.

SCHEDULE OF MATERIALS.

<u>MATERIALS</u>	<u>SIZE</u>	<u>GRADE</u>	<u>REMARKS</u>	
Bearers	4x3	B. A. H.	Rimu	Max. 7'0 Centres
Floor Joists	5x2	"	"	18" Centres
Vermin Plates	4x2	"	"	
Studs Ext.	4x2 & 4x3	B. A.	Rimu	16" "
Studs Int.	4x2 & 3x2	"	"	16" "
Plates	4x2 & 3x2	"	"	
Dwangs	4x2 & 3x2	"	"	3 rows
Rafters	4x2	"	"	36" centres Max.
Ceiling Joists	4x2	"	"	
Purlins	3x2	"	"	27" " "
Under Purlins	4x3	"	"	Centre of span.
Roof struts	4x2	"	"	6'-0" centres.
Collar Ties	6x1	"	"	6'-0" "
Ridges	8x1	"	"	
Ceiling runners	8x1	"	"	1 for every 8'-0"
Hangers	2x2	"	"	1 to each joist. of span
Fascia boards	6x1	D. A. H.	Rimu	Grooved.
Barges	6x1	"	"	"
Flooring	4x1	D. A. H.	"	T. & G.
Int. Door jambs.	Ex 5x2	"	"	
	& 4x2	D. A. H.	"	Rebated
Ext. " "	Ex 5x2	D. A. H.	"	With stops.
Braces	3x2	B. A.	"	Cut between studs. 1 to every 15' of wall.
Weatherboards	6" x 8x1	D. A. H.	"	Ship lap Vertical W.B. on Gab. end
Sillboards	1"	"	"	
Aprons	1"	"	"	
Sills	Std. profiles	"	Matai or Hardwood.	} To suit
Sashes	"	"	Redwood or Cedar.	
Mullions	"	"	Rimu	} Whitco fittings
Transomes	"	"	Rimu	
Window Jambs	"	"	"	Solid rebated.
Door sills	Std. profiles	"	Matai or Hardwood.	Std. for B. Venr.
Architraves	"	"	Rimu	} To Owners choice
Skirting	"	"	"	
Interior finishing work not specially mentioned to be D. A. Rimu.				
Exterior finishing " " " " " " D. A. H. "				

BEAM SCHEDULE.

	size
Openings up to 4'-6"	4"x3"
" " " 6'-0"	5"x2" On edge
" " " 11'-0"	8"x2" " "

} Full width off

VEGETATION.

All to be removed from site and all wood cuts to be removed before floor is laid.

All exterior door and window frames and sills to be as mentioned in schedule and to be grooved, throated and constructed in a proper tradesmanlike manner and primed before fixing.

Fit TRANSOMES of light design between all double Whitco sashes

Provide 1 1/2" C.H. Redwood or Cedar sashes to suit sizes shown on the drawing. Opening sashes to be constructed for Whitco type fittings. Provide and fix fittings, and prime rebates and outside faces of all sashes and exterior doors before Glazing. Glazing generally to be 18oz. and 24oz. clear glass sprigged and bedded in the best linseed oil putty. Where necessary owing to size, provide and fix 1/4" polished plate glass.

Provide obscure glass to the Owners choice in Bathroom and Toilet (Louvres).

Sashes to be made complete with stays and fasteners of the Owner's choice.

All machine marks to be removed.

Fix fittings in Heart timber frames as specified.

One interior door glazed

(hinged) Single light DOOR SCHEDULE. 1 Interior glazed door to slide on Cowdroy Track.

Interior (main)	6'-6" x 2'-8"	D.A.H.	Rimu	Flush	3, 3 1/2"	butts
Wardrobes, (5)	6'-0" x 2'-6"	"	"	"	3, 3"	"
" (1)	6'-0" x 2'-2"	"	"	"	3, 3"	"
Linen cupboard	(1) 6'-0" x 2'-6"	"	"	"	"	"
(With cupboards over)	(2) 6'-0" x 2'-6"	"	"	"	"	"
Exterior Front.	(1) 6'-6" x 2'-8"	"	Redwood	Glass	3, 3 1/2"	"Single L
French Doors.	(2) 6'-6" x 2'-10"	"	"	"	3, 3 1/2"	butts, Single L
Rear	(1) 6'-6" x 2'-8"	"	"	"	3, 3 1/2"	butts, 3Lt.

Kitchen cupboards 1/2" thick framed, Hardboard 2 sides, Flush, 2 1/2" brass

Exterior doors to be well primed on outside faces before Glazing and hung with Galvanised hinges.

N.B. Doors for Toilet and Laundry ~~Reading~~ ^{to hall} will require to be 6'-6" x 2'-2" and to specifications of those scheduled.

All Joinery must be constructed according to best joinery practise, by Mortise and Tenon, Dovetail, Tongue and Groove Mitres etc. Any exposed nailing must be punched. The cutting or checking of framing timbers must be reduced to a minimum.

MACHINE MARKS. These must all be removed and the surface finished with fine glasspaper.

Sink Bench. Unit to be 35" overall, in height from floor to support 6'-0" Stainless Steel sink bench (Apply sink bench) Provide for 3 cupboard doors in unit with drawers over door at each end. (2 drawers. Provide 3" toespace full length of unit.

Bench cupboards. Provide Formica topped bench with 2, 16" lift out bins with Drawer over each, along East wall of Kitchen. Bins to be situated at each end of bench unit with cupboard (No Drawer) separating the bins. This cupboard door to be hung from the top. Width of bench top to be 18", with 3" toespace full length.

Provide 14" wall cupboard full length over Formica bench to be kept up 5'-9" in height from floor, and reach to ceiling.

Provide cupboards and drawers with toespace along South wall of kitchen as in drawing from floor to ceiling, leaving space clear for fridge. Width of cupboards to be 18". length of cupboards from East wall to architrave around door to be 6'-4". Space to be left clear for Fridge. to be 5'-0" x 2'-4".

Timber used in all cupboard and bench construction to be of not less quality than Dressing A. Rimu.

Wardrobes and Linen Cds. These shall all extend from floor to ceiling with lower doors to be 6'-0" in height as specified.

Hardware. Allow the P.C. sum of £..... for hardware selected by the Owner and to be fixed by the Contractor. Butt hinges and screws for sashes, doors and cupboards are not to be included in the P.C. sum.

FLOOR FRAMING.

Bearers.

To be 4x3 on edge, spaced at not more than 7'-0" centres All joints to be scarfed over solid bearings. Holding down wires to be securely stapled to bearers and 3 ply Malthoid D.P.C. to be placed between all concrete and bearers.

Wall Plates.

If it is decided to make solid 10" base walls, Wall plates may be of 4 x 2 B.A.H. Rimu, in which case, piles must be kept down 2" lower than base walls. (4 x 2 on flat).

FLOOR JOISTS.

FLOOR JOISTS. to be 5 x 2 spaced at not more than 18" centres gauged and checked over Bearers to form a level and even surface., and nailed with 3" and 4" nails to all stringers and bearers. All joints to be lapped over a solid bearing, with a minimum lap of 12" in passing. Provide double joist under walls and partitions. Packing blocks at 2'- 0" centres to be securely nailed between double joists to prevent rolling.

PLATES.

All to be straight and in long lengths, scarfed at all joints, halved at corners and dovetail T halved at inter-sections. Plates to be gauged and checked from outer faces to an even line and thickness to receive studs except for Jack studs.

STUDS.

To be double nailed with 2, 4" nails. Height from under side of bottom plate to top side of top plate to be 8'- 3". Provide 4 x 3 studs to all door and window openings and diagonal check to lintels into studs. Trimmers to be checked into studs.

BRACES.

Where ever possible brace to all external corners at 45° with 3 x 2 B.A. Rimu cut between studs and securely nailed with 2, 3" nails at both ends. Braces to run from top external corners downwards as specified, and there must be one brace provided for each 15'- 0" of wall erected.

DWANGS.

Provide and fit 3 rows of dwangs to all walls. 3x2 dwangs for external walls, and 4x2 and 3x2 dwangs for internal walls where applicable. In addition, fix blocks between studs to bottom plate to provide efficient nailing of skirting.

ROOF.

To be framed up properly in the manner shown, with 20 deg. pitch. Rafters to be spaced at not more than 36" centres, properly checked and birdsmouthed and securely nailed to all plates, and ridges with 3" and 4" nails.

Purlins. 4 x 3 Under purlins to fitted at mid-span under rafters, and supported at 6'- 0" centres with 4 x 2 struts off bearing partitions.

3 x 2 top purlins to be fixed to rafters at 27" max. centres and to suit lengths of iron used.

ROOF COVERING.

Cover whole of roof first with approved galv. wire netting supporting building paper, joints to be lapped working from bottom up. Then cover roof with 24 gauge corrugated galvanised iron roofing sheets with at least 1½ lap. edges to be faced away from prevailing winds. Fit lead edged ridging along ridges. Securely nail with Lead head nails in the approved manner.

Priming. Thoroughly prime all laps and joints in iron. Fix 6" collar ties to main rafters at 6'- 0" centres. Trim around chimney openings for chimney flashings.

BOX EAVES.

Allow the rafters to over hang the brick face by 2'- 0" as shown and box eaves horizontally to studs in the best recognised trade manner using 3 x 1½ soffit bearers. Fit Fascia board grooved to received ½" asbestos cement soffit lining. Finish with ¾" D. mould over joints, and Scotia mould to Bricks.

VERGE.

Allow the top purlins to overhang the brick line by 12" Fit barge boards and line verge with ½" asbestos cement sheets. Finish joints as for soffit
Roll edge. Finish iron roof with rolled edge to overhang
Barges. No caps required.

VERT. WEATHER BOARDS.

Sheath Gable ends with Vertical weather boarding as specified. Tops of boards to be cut to fit snugly against verge lining, and bottom of boards to overhang bricks and finished in a good weatherproof manner. Fit Vertical Weatherboards to walls which face the Terrace. Thoroughly prime all fascia boards, barge boards, Vertical weather boards, mouldings, and all timbers used in exterior finish.

PRIMING.

CEILING.

*Fibrous
Plaster*

Ceiling joists to be 4 x 2 and spaced to receive 8'x 4' ~~Gibraltar~~ sheets except where indicated. Flush jointed. Dwang ceiling at 2'- 0" centres., and around top plates between rafters to provide nailing for Gibraltar boards. Fit double joists over partitions. No cornices to be fitted except where indicated.

Runners. 8 x 1 ceiling runners to be fitted where the span exceeds 6' 6" - 0". One runner for each 8' - 0".

Runners to be packed up at least $\frac{1}{2}$ " above top of ceiling joists and secured to joists by means of hangers 2 x 2, one to each joist placed on alternate sides of runners. Ceiling joists to be made straight to a chalk line while being fixed.

Ceilings in Laundry, Shower, Toilet and Bathroom to be lined with 3/16" Pinex hardboard. Lounge ceiling to be lined with Fibrous Plaster And Plaster cornice of the Owner's choice to be fitted. *Ark ceiling in lounge*

CORNICE.

FLOORING.

All floors to be covered with 4 x 1 T. & G. flooring as scheduled, well cramped and double nailed with 2 $\frac{1}{2}$ " floor brads. All nails to be punched below floor level. Clean off all bye-wood to an even surface, and finish with machine sander.

WALL LINING.

Fibrous Plaster

All interior walls to be lined with ~~Gibraltar~~ board sheets except those indicated. Sheets to be well nailed with 1 $\frac{1}{2}$ " galv. flat head nails to all studs and plates. At least $\frac{1}{2}$ " gap to be left between sheets for stopping, and all nails to be driven to just below flush but not sufficient to break surface.

All joints and nails to be stopped flush to form a true and even surface and must be free of bumps.

Toilet, Laundry and top 4' - 0" of bathroom to be lined with 3/16" Pinex Hardboard, Well nailed with 1" Cadium Pins. Joints to be V. jointed. Shower and lower portion of Bathroom walls to be lined with Lami-wall of the Owner's choice.

Wd. ROBES &
CUPBDS.

Install cupboards and wardrobe fronts as supplied by Joiner, and fit shelves as follows:

Wardrobes	2 shelves over (Incls. Ceil over 6'	
Linen Cpbds.	3 slatted shelves.	doors
Kitchen "	1 shelf to each cupboard.	

METER BOX.

Provide for Meter box to be installed on exterior East wall. Metal box with cover to the Local Authority's requirements.

VERMIN PROOFING. Ensure that Vermin proofing as specified is in place before bricks reach height of Joists.

CABINETS.

Install 18" Bathroom cabinet (flush) and S.S. Laundry Tub cabinet, all of which will be supplied by the owner, including Stainless Steel Laundry tub.

PELMETS.

Provide and fix full length built in type of Pelmet in over windows in 3 Bedrooms only.

MANHOLES.

Provide Manholes 20" x 18" in floor and ceiling of Laundry with suitable covers. Trim and finish around openings in a neat and tradesmanlike manner.

FINISHING.

Provide Manhole in floor of Wardrobe in Bedroom No. 3.
Provide to windows, doors, floors and ceiling where specified, respective sillboards, aprons, architraves, skirting and cornices as scheduled. All to be machine dressed and sanded to remove all machine marks, and constructed with necessary scribes, mitres, etc. all to standard practise.

BATHROOM.

Bath to be built in with 3x2 framing. the front side to be boxed vertically and provide 3" toe clearance under. ~~fit suitable~~

Check bath into studs to eliminate splash boards. Fit cabinet as supplied by owner, size 24" x 16" where indicated on plan. Line bathroom as described under

BATHROOM

Contd.

SHOWER

wall linings and finish joint between Lami-wall and Pinex Hardboard with approved mould of the owners choice. Install Vanity unit which will be supplied complete with S. Steel hand basin by the Owner. Provide for Soap Tray over bath to be supplied by Owner. Opening size $10\frac{1}{2}$ " x 5". Provide and fix ~~3'x3'~~ ^{3'x3'} Stainless Steel Shower tray with 6" upstand all around complete with waste of the owners choice. (To be supplied by Plumber). Provide for wall taps and wall rose. Line as prescribed under Wall linings; linings to cover top of tray adequately to make waterproof. Fit suitable $\frac{1}{4}$ " round in angles bedded in Mastic. Shower cabinet to be ceiled at 6'- 6" with Pinex Hardboard. Opening to finish at approx. 2'- 3" with sill to cover top of upstand. Provide for Soap Tray flush type, which will be supplied by Owner. Opening size $10\frac{1}{2}$ " x 5".

LAUNDRY.

Provide for waste pipes from Washing Machine and Tub. Washing Machine and Tub unit complete to be supplied by Owner. Provide for flush type Soap Tray to be supplied by Owner. Opening size x .

PLUMBER.

FLASHING.

Flash chimney and all openings through roof with 4lb. sheet lead and make building watertight.

SPOUTING.

To be 24 g. galv. iron $4\frac{1}{2}$ " D Spouting supported on Galv. iron brackets at 3'- 0" centres and given evenly graded falls to downpipes outlets. All joints to be properly soldered inside and out.

DOWNPIPES.

To be 24 g. galv. iron $2\frac{1}{2}$ " dia. complete with extensions leading to Stormwater drainage. Strap to walls, at least 2 straps to each.

WATERPROOF.

Leave the building absolutely waterproof in every respect. Any part or parts not specified and obviously necessary to make the building watertight, shall be taken as mentioned

COLD WATER.

From supply on section, lead $\frac{1}{2}$ " branch to bath in Copper piping, and $\frac{1}{2}$ " copper leads to all services; Sink, W/Machine Laundry tub; Toilet, Shower, Handbasin and to the supply tank situated in roof, and supported above angle over e Cylinder cupboard.

HOT WATER.

Provide and fix in Linen cupboard as shown on the plan, a 30 gallon brazed copper, dual hot water cylinder, lagged and metal covered and fitted with $\frac{1}{2}$ " copper exhaust pipe through the roof. Connect with 1" copper circulator pipes to Wet back Space Heater model in Living room. Provide drain cock to Cylinder.

Lead off with $\frac{1}{2}$ " copper pipe to Bath, ^{/ & $\frac{1}{2}$ " to} Basin, W/Mhne. Sink Tub, and $\frac{1}{2}$ " copper pipe to shower.

SHOWER.

Discuss with owner the method of coupling hot and cold water supplies to shower for comfortable operation.

"

Provide and fix 3'x3' Stainless Steel Shower base ~~to~~ with 6" upstand all around complete with waste. To Owners che Provide and fix wall rose and cocks to the Owners choice.

ROOF TANK.

Provide and fix concrete roof tank complete with e regulation tray and overflow pipe and Ball-cock. Connect to Cylinder.

BATHROOM.

Provide and fix 6'- 0" best quality cast iron enamelled N.Z. Bath. Hand basin to be supplied by the Owner.

SINK BENCH.

To be supplied with sink bench unit by Joiner.

<u>WASTES.</u>		Provide and fix Regulation Waste pipes complete with all necessary traps and drain plugs, to Sink, Washing Machine Tub, Shower, Bath, Handbasin. Wastes to discharge over gully traps.
<u>1 1/4"</u>	<u>1 1/4"</u>	
Bath	Basin.	
Sink		
W/Mhe.	<u>TAPS</u>	Provide and fix all necessary Taps and Cocks to be chosen by the Owner.; also suitable extensions over Sink and Bath.
Tub		Provide and fix Brass cold water taps outside house (2)
Shower		One at the front and one at rear; with hose connections.

WASTES
Contd.

Provide and fix all necessary anti-syphons. All sanitary Plumbing to be carried out to the approval of the Sanitary inspector.

W. C.

To be provided complete with white earthenware pan, seat, buffers, 3 gallon low set, silent flush cistern with ball-cock, flush pipe, cast soil pipe and vent.

DRAINLAYER.

Provide and fix all materials, which must be the best of their respective kinds, in a thorough workmanlike manner and in accordance with with-the specification of the local Authority and the Health Department.

Excavate for all trenches, gully traps, sumps drains, etc., to depths required for approved laying of sanitary and storm water drains.

Construct sumps. neatly cut 4'x 4'x 4', and filled with coarse scoria within 1 ft. of surface. (or to any standard recognised practise).
Stormwater drains From each down pipe lay 4" Feild drain to even gradient and fall to Sump. Sumps to be placed in convenient positions.

Sewer.

Sewer at present runs across Section.

Provide for and connect Water Closet to Sewer with best quality 4" glazed earthenware pipes with sound socket joints to be laid to a true and even fall. All joints to be carefully pointed up in cement compo and pipes to be wiped clean as works proceeds. Fill in trenches carefully after inspection of work; The whole of the drainage and sanitary arrangements to comply with the local by-laws, and to the entire satisfaction of the Sanitary Inspector.

Provide and fit all necessary Inspections and Vent.

ELECTRICIAN.

The Electrician will make the necessary notifications with the Local Power board Authority, and carry out all work in accordance with and to the complete satisfaction of the Local Authority.

Provide all materials except lamp shades,: All materials used to be the best of their respective kinds. All bulbs also to be supplied by the Owner as well as Lampshades.
Ceiling lamps to hang on plain white plastic coated flex.

METER.

Provide & fix meter panel in cover box provided.

SWITCHES.

All to be white flush pattern.

Lights.

Allow to fix 12 ceiling lights as directed, and 5 wall lights as indicated on plan.

POINTS.

Allow to fix 9 wall power points as indicated on plan
Allow also to connect up electric clock in kitchen.

RANGE.

Supply & install electric range to be cosen by the Owner. Allow the P.C. sum of £65- 0/- 0. for Range.

WATER HEATER.

Supply & connect 2000 watt element to cylinder and fit thermostat control.

(WASHING MACHINE)
(REFRIGERATOR.)

Both to be supplied by the Owner.

Also required;

Shaving point in Bathroom
Extra light in Living room.
Ariel and Earth connections.

PAINTER & PAPERHANGER.

EXTERIOR
WOODWORK.

All exterior woodwork (finishing) to be given a coat of best quality red lead priming. Stop all nail holes with putty, apply a coat of undercoating and finish with a coat of 1st quality finishing coat in approved colours.

ROOF.

To be painted by the Owner.

ENAMEL.

All Pinex Hardboard wall and ceiling linings to receive a coat of ~~enamel~~ sealer, Woodwork and cupboards where directed to receive a priming coat, and then all to receive two coats of intermediate B.A.L.M. and one finishing coat of B.A.L.M. Dulux enamel, in shades to suit Owner.

Kitchen walls and ceiling to be treated first with a layer of plain lining paper, and then painted as specified as above.

VARNISH.
Int. finish.

Interior woodwork (finishing) not painted or enamelled to receive two coats of "Satin clear" lightly Glasspapered after each coat and finished with one coat of best quality clear varnish. Stop all nail holes with matching putty after 1st coat of "SATIN CLEAR".

OWNER to decide which finishing woodwork shall be painted or Varnished.

WALLPAPER.

Allow the P.C. sum of 7/6d. per roll average for Wallpapers to be selected by the Owner. Paper to be hung plumb with patterns matched, and joints butted and rolled on walls and ceilings. Papers to be left clear of any marks or paste stains.

CLEANING.

All glass, fittings, etc. to be left clean and free from paint marks on completion.

(Back section adjoining 40 Beach Rd.)

Scale $\frac{1}{8}" = 1 \text{ Foot.}$

