ASHBURTON BOROUGH COUNCIL

BUILDING PERMIT APPLICATION FORM

OWNER

NAME JOHN WELSH

ADDRESS PO BOX 249

ASH

BUILDER

NAME JOHN WINCHESTER owner.

MAILING ADDRESS 35 ~~CHARLES ST~~

ASH

Property on which building to be erected/demolished

SITE

STREET NUMBER 93

STREET NAME CHALMERS AVE

TOWN/DISTRICT

SECTION AREA

LEGAL DESCRIPTION

VALUATION NO. 24567/587

LOT 1 D.P. 43217

TOWN SECTION BLOCK

SURVEY DISTRICT

I HEREBY APPLY FOR PERMISSION TO:-

ERECT A

~~ALTER~~ A TWO UNITS

~~ADD~~ TO

ACCORDING TO LOCALITY PLANS, DETAILED PLANS, CROSS SECTIONS AND SPECIFICATIONS OF BUILDING DEPOSITED HEREWITH.

NAME OF PLUMBER RAY LAMBERT

PARTICULARS OF BUILDING:- FOUNDATIONS CONCRETE

WALLS BRICK

ROOF IRON

AREA OF GROUND FLOOR 198 SQ. M. AREA OF OUTBUILDINGS _____ SQ.M.

SIGNATURE OF APPLICANT _____

ESTIMATED VALUES

BUILDING	78,000
PLUMBING	6,000
DRAINAGE	
TOTAL	84,000

FEES APPLICABLE

BUILDING PERMIT	$300.00	WATER CONNECTION	$
STREET DAMAGE DEPOSIT	$	VEHICLE CROSSING LEVY	$
BUILDING RESEARCH LEVY	$ 92.40	M.S. PLUMBING	$
PLUMBING	$	STORMWATER CONNECTION	$
DRAINAGE	$		
SEWER CONNECTION	$	TOTAL	$ 392.40

RECEIPT NO. 1168 DATE PAID 9/6/88

AUTHORISED OFFICER JS

DATE ISSUED	PERMIT NO.
15/6/88	F007893

BUILDING INSPECTOR

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BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. F 007893

ASHBURTON BOROUGH COUNCIL No.

Inspector: M Bruce File No.

Receipt No. 1168 Date Permit Issued 15/6/88

OWNER

Name John Welsh

Mailing Address P.O. Box 249
Ashburton

BUILDER

Name OWNER.

Mailing Address

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 93

Street Name Chalmers Ave

Town/District Ashburton

Riding

LEGAL DESCRIPTION

Valuation Roll No. 24567/587

Lot 1 D.P. 43217

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Two Town House units

FLOOR AREA

Whole Sq. Metres: 198

DWELLING UNITS

Number Erected: 2

ESTIMATED VALUES $

Building	78,000 00
Plumbing	5,000 00
Drainage	1,000 00
G.S.T.	
TOTAL	84,000 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	$ 300 00	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$ 92 40		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$
M.S. Plumbing	$	TOTAL:	$ 392 40

Receipt No. 1168

Date of Payment 9/6/88

Authorised Officer J Bruce

Special Conditions:

Date Inspected	REMARKS (e.g. stage reached with work)
14/6/88	Foundations & siting OK JB
2/9/88	Prelining
22/9/88	Plumbing & Drains still unfinished JB 7/12/88 OK JB

(CONTINUED OVER)

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Date Inspected	

COMPLETED (Signature)________________ Date ____/____/____

BC/MP/01A

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KENNEDY MEE & CO

BARRISTERS AND SOLICITORS

Harry James Kennedy LL.M.,
Brian Leonard Mee B.A., LL.B.,
Brent Newton Bailey LL.B.

Cavendish Chambers,
255 Havelock Street,
Ashburton, New Zealand.
P.O. Box 100.
Telephone (053) 5157.
Fax (053) 83592

Your Ref: Insp. - Mr P. Thompson

Our Ref: B.L. Mee

13th May 1988

Town Clerk ..... Dep. T.C. .....
Engineer ..... Inspectors ✓
Supt .....
16 MAY 1988
FILE REF: Insp
ASHBURTON BOROUGH COUNCIL

The Health & Town Planning Officer,
Ashburton Borough Council,
Baring Square West,
ASHBURTON.

Dear Sir,

re: John Welsh - Fence, Chalmers Avenue, Ashburton

We thank you for your letter of 25th March last and look forward to receiving your further advice on this matter.

Yours faithfully,
KENNEDY, MEE & CO.

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DEPARTMENT OF JUSTICE
Land Registry Office
Private Bag
Christchurch
Telephone 798-140

State Insurance Building
Worcester Street
Christchurch

In reply, please quote
Plan 53544

14 September 1988

Town Clerk ..... Dep. T.C. .....
Engineer ..... Inspectors ✓
Supt .....
15 SEP 1988
FILE REF: Plan
ASHBURTON BOROUGH COUNCIL

Ashburton Borough Council
P O Box 85
ASHBURTON

93
Chalmers Ave

Dear Sirs

FLAT PLAN NO. 53544 FLATS ERECTED ON LOT 1 DP 43217 & LOT 3 DP 37106 BLOCK XIII ASHBURTON SURVEY DISTRICT CHALMERS AVENUE

Signed by J. & N.P. WELSH, W. & E.M. STOCKDALE

as the owner was deposited on 14 SEPTEMBER 1988

Please note that, when Flat Leases are registered, a separate Order for New Title must be supplied for each composite title required.

Yours faithfully

for S C Pavett
DISTRICT LAND REGISTRAR

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Version: 1, Version Date: 11/11/2023

DEPARTMENT OF JUSTICE
Land Registry Office
Private Bag
Christchurch
Telephone 798-140

State Insurance Building
Worcester Street
Christchurch

In reply, please quote
Plan 52930

2 June 1988

Ashburton Borough Council
P O Box 85
ASHBURTON

Town Clerk ..... Dep. T.C. ✓
Engineer ..... Inspectors ✓
Supt .....
7 JUN 1988
FILE REF: Prop
ASHBURTON BOROUGH COUNCIL

91

Dear Sirs

PLAN NO. 52930 FLATS ERECTED ON LOT 3 DP 37106 & LOT 1 DP 43217 BLOCK XIII ASHBURTON SURVEY DISTRICT CHALMERS AVENUE

Signed by THE ASHBURTON BOROUGH COUNCIL

as the owner was deposited on 27 MAY 1988

Yours faithfully

for S C Pavett
DISTRICT LAND REGISTRAR

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DATED

SPECIFICATION

BETWEEN

Contractor

AND MR & MRS J. WELSH

Owner

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SUMMARY OF SPECIFICATION OR VARIATIONS TO MAIN SPECIFICATION

*Please note, some of the items below could involve a variation in price.

Excavated Soil	- Dispose		N/A
	- Position of heap		ON SITE
Site Plan	- Sketch required		N/A
	- As drawn		YES
Services	- Position Sewer		AS DRAWN
	- Position Water		" "
	- Position Power		" "
	- Position Meterbox		" "
Aluminium Windows	- Type		
	- Colour		OLIVE
	- Reveals		CUSTOMWOOD
	- Obscure Glass		W/C /BATHROOM
	- Keylocks		RANCHSLIDER
	- Extra Sashes		N/A
	- Stain or Paint Reveals		PAINT
	- Formica Sills		N/A
Roofing	- Type	- Trimdek	N/A
		- Corrugated Iron	YES
		- Tiles	N/A
		- Trough	N/A
		- Other	N/A
	- Colour		COLORSTEEL
Brickwork	- Type		BUFF (McSKIMMINGS)
	- Colour		NATURAL
	- Pointing		STRUCK OFF
Gables	- Material		N/A
	- Paint or Stain		N/A
	- Colour		N/A

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Exterior Doors	- Type	ALUMINIUM HINGED
	- Paint or Stain	N/A
	- Colour	OLIVE
	- Glass	PLAIN
Interior Doors	- Type	RIMU NO 1
	- Architraves	N/A
	- Grooved Jambs	YES
Flooring T.W.P.	- Stained or Carpeted	N/A
Shower Linings	- Type	FORMICA
	- Colour	TO BE SELECTED
	- Mouldings	P.V.C.
Skirting	- Type	75 X 12 RP NO 1
	- Stained or Painted	STAIN
Scotia	- Type	CUSTOMWOOD
	- Stain or Painted	PAINTED
Plastering	- Stippled Ceiling	YES
	- Type	LIGHT
	- Paint finish walls	N/A
Joinery	- Type cupboard doors	BY J. WELSH
	- Stain or paint	" "
	- Shelving	" "
	- Tops - Kitchen	FORMICA
	- Vanity	BY J. WELSH
	- Laundry	S.S. BOWL
	- Type Sinkbowl	S.S. BOWL
	- Wastemaster	N/A
	- Tile Inlay	N/A
	- Laundry Tub	BY J. WELSH

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Joinery	- Wardrobe Doors	ALUMINIUM SLIDING
	- Vanity	N/A
	- Shaving Cabinet	N/A
	- Bath Splashes	N/A
Plumbing	- Spouting	"TAYLOR"FASCIA
	- Bath	N/A
	- Shower Base	S.S
	- Shower Door	BY J. WELSH
	- Cistern	DUX CENTREPUSH
	- W.C.	McSKIMMING WHITE
	- Taps	$100 PER PAIR
	- Cylinder	I-N ROOF 30 GALLON
Colour Scheme	- List required	TO BE SELECTED
	- Wallpaper numbers	" " "
Hardware	- Exterior door locks	P.C. SUM
	- Interior door handles	" "
	- Cupboard catches	" "
	- Cupboard handles	" "
	- Door stops	" "
	- Other	" "
Electrical	- Fittings - Range	BY J. WELSH
	Wastemaster	N/A
	Range hood	N/A
	Heaters	N/A
	Refrigerator	N/A
	Microwave	N/A
	Freezer	N/A
	Dishwasher	N/A
	- Switches	P.D.L.
	- Electric Heating	SCOPE 3 K.W.
Stairs	- Type	N/A
	- Balustrades	N/A
	- Posts	N/A

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PRELIMINARY AND GENERAL (ALL TRADES)

1. PERMITS:

The Contractor shall arrange to obtain all permits to build etc., arrange all inspections and pay all fees as required by the local authorities. Footpath crossings are the clients responsibility.

2. PROTECTION OF WORK:

All parts of the work liable to injury and all adjoining property, existing work, footways, trees etc., are to be protected until completion of the contract.

3. P.C. SUMS (NETT SUMS):

The P.C. Sums quoted in this specification are nett and the contractor or subcontractor concerned must add any fixing charges and profit he requires to all such items.

4. SITE:

The builder will always assume that normal building footing foundations as detailed in the drawings will apply to each building site. Extra variations to foundations if required will be charged for additional to contract.

5. DOUBTFUL BEARING:

(1) 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.
(2) "The builder shall not be liable for any damage or deterioration of any work to the building or to the site.

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5. DOUBTFUL BEARING:

caused by or resulting from the inadequacy of earth fill or by the negligent application thereof and the Owner indemnified the Builder against any claim against him by any person whatsoever for damages or expenses incurred by faulty earth fill aforesaid".

6. BY-LAWS:

The whole of the work in this contract is to be carried out in strict accordance with the local authorities' regulations, and to be of a standard as approved by the loan company.

7. EXTENT OF WORK:

This contract comprises the erection and completion in the soundest and most workmanlike manner of all the work shown or reasonably implied on the accompanying drawings and in accordance with this specification and supply of all plant, tools, labour, materials, fixtures and fittings required for the due completion of the work.

8. INTERPRETATION:

Work shown on the plan and not specified must be supplied as though both shown and specified.
Materials shown but not specified must be of kind commonly employed for the service it is intended to perform.
The Contactor will be responsible for the setting out of the works, and all figured dimensions will take precedence over scaled dimensions.

9. INSURANCE:

The contractor shall comply with the requirements of the Accident Compensation Act 1974.

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9. INSURANCE: Continued

The Contractor shall of his own expense effect and maintain a Contractors All Risk Insurance, Public Liability Insurance and Fire Insurance to indemnify the owner in the first priority, against damage to the works, or against liability arising from execution of the works, subject to the terms and conditions of the insurance documents.

The insurance will apply from the date of commencement of the work up to the date of completion of the works as defined in in the contract "Certificate of Completion".

10. TEMPORARY SERVICES:

The Contractor shall arrange for all temporary services, pay all fees in connection therewith and remove same on completion of the contract. Sheds, toilet, power, water, access to the building site, scaffolding etc shall be included.

11. MAINTENANCE:

The Contractors shall maintain the property for a period of _____ days after completion, and any damage done, arising during that time through faulty workmanship or materials shall be made good at the Contractor's expense. During this period any complaints should be forwarded in writing to the contractor to enable him to rectify these before the retention period has expired. If notice in writing is not received by the contractor the balance of monies will be paid by the owners' solicitors or agents.

12. VARIATIONS:

Any variations in materials or finish from that specified hereunder shall be listed before the contract is signed, and such list shall be read as part of the signed contract

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12. VARIATIONS:

and shall be signed by the owner and the contractor. Variations must be finalised before loan application is lodged.

13. AVAILABILITY OF MATERIALS:

Should any of the materials specified for this contract be unprocurable or be prohibited by any Government or Local Authority regulations, negotiations shall be made for the provision of substitutes. Before any such substitutes are included in the contract, the approval of the owner will be obtained. The price difference resulting from the inclusion of the subsitutes must be agreed upon before the respective work is commended. Any substitute must also be acceptable to the supervisor for the lending institution.

14. CONTINGENCIES:

Provision is to be made by the owner and the contractor to meet any contingencies that may arise due to the fluctuations in the price of various materials or labour. Should there be either a rise or fall in the prices of labour or materials between the date tender is submitted and not the date of the signed contract, 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. Cost means Nett Cost and shall carry no profit to the contractor.

15. COMPLETION

On completion all trade debris is to be removed from the site and building left clean and ready for occupancy with all services and mechanical parts in good working order.

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16 STANDARDS:

The methods of construction and the type, quality and sizes of materials used to complete the work shall not be less than laid down in the N.Z.S.S. 1900 Chapter 6:1 1978 and N.Z.S.S. 3604:1978 as required by the local authority under whose jurisdiction the work falls and all other relevant bylaws, standards and regulations.

17. TELEPHONE

The contractor is to arrange with the P & T Department to prewire the house for the installation of the telephone at a time suitable during construction. The Employers are to make application and pay for the installation of the telephone.

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EXCAVATOR

See also other Trades and General Conditions

1. GENERALLY:

The owners are to generally remove all trees, stumps etc., from the area to be built on. Grass over 300mm is to be cut by the owners before work commences. Site strip the site to the levels shown on the drawings. Generally strip 150mm of top soil for concrete floors.

Excavate as required for all wall footings, pile footings, steps etc., as shown on the drawings.

Footings and excavations are to be taken down to a solid bearing and to be not less than 300mm deep.

Excavations are to be kept level at the bottom, maintained free from water or fallen material and shall be firm before placing reinforcing or concrete.

Back fill the earth around the foundations after concrete work has firmly set.

2. HARDCORE FILLING:

Shall be composed of stone or other approved hard substances, well rammed and consolidated, and screened off with fine scoria before the concrete is actually laid.

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CONCRETOR

See also other Trades and General Conditions

1. MATERIALS:

Concrete to be pre-mixed or to be six parts river shingle to one part of cement. All well mixed with a test of 17.5Mpa after 28 days. Reinforcement to be round mild steel rods or reinforcing mesh, as detailed, free from scale, loose rust, paint, grease, dirt etc., laps to be at least 40 diameters and all laps and intersections bound together with No.16 gauge black iron wire. Bend all horizontal rods not less than one meter around angles where joined.

Formwork shall be erected and braced in such a manner that the concrete shall finish to the dimensions shown or specified.

2. CONCRETE WORK:

Construct the various footings as detailed on the drawings and reinforced as shown. All exterior wall foundations to be continuous 225mm wide for veneer construction and 125mm. wide for non-veneer.

Construct the various concrete corners, base walls, steps and porch slabs, chimney foundations etc., as indicated on the drawings and reinforced as shown. Steps to have 150mm risers and 300mm treads.

Hard filling to be 75mm and down scoria or 'run off the pit' metal compacted in layers of 150mm depth maximum. Blind with 25mm of sand and overlay with black polythene damp proof course with taped joints.

All floor slabs to be laid to true and straight surfaces, screeded, wood floated and finished with a steel float or power float to a fine finish. Thickness and reinforcing

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2. CONCRETE WORK: Continued

as detailed on the drawings.

Allow to build in all holding down bolts, pipes, wires etc., as required, prior to the pouring of the concrete. Holding down bolts to be 300mm maximum from corners and 1.4m other centres maximum. Dynabolts may be used, instead of holding down bolts, installed to the Manufacturers instructions.

All exposed concrete work (except floors) to be roughened or scratched for subsequent plastering, or "topped off" as work proceeds if possible.

Piles to be 200x 200mm set out as shown on the foundation plan and supported on 300 x 300 x 100mm thick concrete footings.

3. VENTS:

To be supplied and fixed in bottom courses of blockwork by the blocklayer.

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BLOCKLAYER

See also other Trades and General Conditions

1. MATERIALS:

Blocks are to be of the sizes as shown on the drawings, delivered to the site on pallets and to be free from cracks and chipped edges.

Mortar is to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

2. LAYING:

Construct the various block walls as shown on the drawings.

Corners to be plumbed both ways, courses to be level and straight.

The blocks are to be kept dry before and during laying and while the mortar is setting.

Sills are to be purpose made masonry unit sill blocks. Jamb blocks are to be rebated.

Ventilators are to be matching in colour and size, spaced 600mm from the corners and at 1.8mm intervals along walls.

Joints are to be 10mm thick max, rounded on exposed faces.

Build in holding down bolts 300mm from the corners and at 1.2m centres along top of wall if necessary.

Reinforce and concrete fill the various bond beam courses and vertical cavities as shown on the drawings.

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BRICKLAYER

See also other Trades and General Conditions

1. MATERIALS:

Bricks to be hard square, well burnt to builders/purchasers choice, delivered to the site in packets and free from chipped edges. The bricks are to be wetted before laying.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

2. LAYING:

Construct the various brick and brick veneer walls, chimney, flower boxes etc., as shown on the drawings.

All corners are to be plumbed both ways and the courses are to be level and straight. Perpends are to be in alignment. Joints to be 10mm thick maximum weatherstruck on exposed faces.

Sills are to be bricks on edge, or purpose made sill bricks as directed protruding 25mm beyond the face of the wall.

Build in galvanised ties spaced at not more than 500m horizontally and every third course vertically.

Provide all necessary galvanised angel iron lintels to brickwork over windows. Maintain a 40mm min. cavity to be kept clear of all mortar droppings and to be drained and ventilated.

Co-operate with the Carpenter in the building in of all exterior joinery.

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2. LAYING:

On completion clean down the exposed faces of all brickwork and leave free from all defects, mortar stains etc., using a weak solution of acid. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

3. VENTS:

Provide and build in concrete vents as required to bottom courses or brick/blockwork. Vents to be spaced not more than 900mm away from angles and corners and approximately 1.200m between.

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CARPENTRY

See also other Trades and General Conditions

1. TIMBER:

All timber shall be the best of the several grades and kinds specified, and in accordance with N.Z.S. 3631 "Classification and grading of N.Z. timbers" and N.Z.S. 3602 "Code of practice for specifying timber and wood based products for use in building".

The following types and grades of timber shall be used:

Roof framing -	Douglas fir - equivalent to No. 1 framing; Radiata Pine No. 1 framing treated C8.
Wall framing -	Douglas fir - equivalent to No. 1 framing; Radiata Pine No.1 framing treated C8.
Sub Floor framing -	D.A. treated C7 OR Radiata Pine finishing treated C7.
Timber trim interior -	D.A. Rimu OR Radiata Pine dressing or finishing grade.

2. CONSTRUCTION:

All materials are to be the best of their respective kinds and grades, laid true to their various lines and levels and constructed in a proper workmanlike manner, to make the whole of the works a sound construction in accordance with the local by-laws.

All timber work abutting or resting on masonry units, concrete or brickwork is to be protected with a bitumen-fabric damp proof course OR alternatively use T.P.A. C3 treated timber in such situations without any D.P.C.

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2. CONSTRUCTION: Continued

Sub-floor jack studs are to be wired to foundation piles with 4mm galv. wire ties passed through the piles and well stapled to the jack studs.

Bearers to be in long lengths, halved over jack studs or piles where joined.

Sub-floor bracing to be diagonal, in both directions, as required and as directed by the local Authority.

Floor joists to be on edge, set out to suit the flooring sheets, and trimmed as required for stairwell openings, slabs, etc. Double the floor joists at each end of the building and under the bearing partition. Floor joists having a depth of four or more times their thickness are to be stiffened with herrringbone strutting or solid bridging at the mid point of any span exceeding 2.500m.

Plates to be in long straight lengths. Bottom plates and wall plates to be butt jointed over continuous support, top plates to be half jointed and fastened with 4n. nail plates.

Studs are to be set out to accommodate 2.400m high wall lining sheets, bowed studs are to be straightened with saw cuts, wedges and 100 x 25mm or 75 x 25mm fish plates 450mm long and fixed to both sides of stud. Lintels are to be checked 15mm minimum into solid trimmer studs. Where built up trimmer studs are used one 100 x 50mm stud is to be run up past the trimmer to the top plate and 100 x 50mm remaining is to run up to the underside of the lintel.

Dwangs shall be wall thickness x 50mm spaced in rows at 800mm centres maximum, set out to accommodate the wall lining sheets. To be nailed with two 75mm nails at each end (skewed) or two 100mm (end nailed).

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2. CONSTRUCTION:

Ceiling nogging (dwangs) to be set out to accommodate the ceiling lining sheets and cornices. Around the perimeter of each room and in rows at 1.8m centres maximum.

Steel Angle Bracing to be let in flush with the face of the wall frames and raked as nearly as practical to 45 degrees.

Walls up to 4.5m long	1 Brace
Walls 4.5m to 10.5m long	2 Braces in opposite directions
Walls 10.5m to 18m long	3 Braces
Walls 18m to 25.5m long	4 Braces (2 each way)

The wall frames are to be assembled, squared, braced and erected.

The bottom plates are to be straightened and fastened down, the corners are to be plumbed both ways and the top plates are to be held straight with temporary bracing until the ceiling and roof framing and bracing has been completed.

Ceiling joists to be on edge and spiked to the wall plates with two 100mm at each end. Where practical the ceiling joists are to come alongside rafters to be spiked thereto.

Alternatively 40mm ceiling battens may be used at 400mm centres nailed up into the ceiling joists or the bottom chord of trusses.

Supply and fix the necessary ridge boards, hip rafters, valley rafters, valley boards, underpurlins and roof struts and collar ties as required to complete the roof framing and as detailed on the drawings.

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2. CONSTRUCTION: Continued

Alternatively, where detailed, the roof framing is to be constructed with Engineer designed "Gangnail" or " Pryde" roof trusses fixed plumb, fastened to the plates with framing anchors, stiffened with runners and braced at each end of the building. The trusses are to be positioned directly over studs or supporting nogging is to be fixed between the studs directly under the top plate.

Purlins (iron roof) to be spaced to accommodate the roof covering and ridging and fastened to the rafters with two 100mm nails at every crossing.

Eaves runners to be nailed to the outside of the wall frames. Eaves bearers to be nailed securely to each rafter overhang.

3. EXTERIOR FINISH:

All exterior joinery, exterior timber linings or trim and all end grain joints are to be given a coat of primer or stain prior to fixing.

Behind all asbestos-cement wall linings and as detailed on the drawings, fit a breather type building paper, lapped 100mm.

Grooved fascia and barge boards are to be fixed to level and straight lines, mitred where joined and fastened with nails as necessary.

Wall areas are to be covered with exterior linings as shown on the drawings.

Weatherboards are to have scribed internal corner joints and mitred external corners without soakers. Fix with 65mm

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3. EXTERIOR FINISH:

galv. nails. Alternatively corner stops of similar material may be used with weatherboards neatly fitted.

Vertical boards are to be fixed over breather type building paper, plumb and in single lengths with 60 mm galv. nails.

Soffits, verges and porch ceilings to lined with flat asbestos-cement sheets with plastic jointer moulds.

Build the various exterior joinery frames as supplied under "Joiner". Fit sill trays, head capping and flashing trim at sides with scribers and under the sill with a quadrant mould, all as required.

Exterior doors to be fitted on one and a half pairs of 100mm galvanised loose pin (brass) butts.

4. INTERIOR FINISH:

Flooring to be laid in large single sheets of high density particle board with joints in alignment both ways. All joints and edges to be continuously supported by floor joists or nogging cut between the floor joists.

Nail the flooring with 60mm galv. brad head nails at 150mm centres on the joints and at 300mm centres on intermediate floor joists.

On completion of the contract the floor nails are to be punched and the floor machine sanded to a carpet finish.

Interior wall linings generally to 9.5mm gibraltar board sheets fixed with vertical joints and nailed with flat headed galvanised clouts, double nailed to studs and nogging.

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4. INTERIOR FINISH: Continued

Sheets to service rooms may be glue fixed with horizontal joints. Built down Pelmets to be completed if shown on accompanying plans.

All joints, nail holes and other imperfections are to be stopped flush and left ready for the paperhanger.

Shower linings to be selected seratone sheet with plastic jointer and corner mouldings.

Ceiling linings to be 9.5mm gibraltar board sheets/pinex tiles/pinex sheets as detailed fixed by usual methods to ceiling framing and with all joints, nail holes and other imperfections stopped plush and left ready for the painter.

Nog for and build in the various joinery fitments as supplied under "Joiner" and trim to walls, floor and ceiliing with quadrant and bevelled mouldings as required.

Trim around bath with splash boards primed and set in mastic and other finishing trim and mouldings as required.

Interior doors are to be fitted with 1½ pairs of 90mm A.C. or F.B. loose pin butts.

Architraves to be fitted in single lengths, with glued mited joints ex 75 x 25 moulded Rimu.

Skirtings to be scribed at internal corners and mitred at external angles - ex 100 x 12 Rimu.

Sill boards to be housed jambs and mullions and bevel scribed sashes. To finish flush with the inside of the

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jambs and to be finished with a returned architrave.

Coat cupboard and wardrobes to be fitted with one shelf ex 300mm wide and with a 20mm galv. pipe hanger rail under.

Linen, hot water and other cupboards to be shelved with ventilated shelves. Allow five rows shelves.

Allow the P.C. Sum of $..... for all hardware, and allow to order, take delivery of and fix same.

Form a ceiling access door in a convenient and inconspicuous place.

Co-operate with the Electrician in the building in of a meter box and the building of a switchboard recess lined with fire resisting material and trimmed around as required.

Supply and fix the sundry internal finishing mouldings and trim as required.

Cut for, attend on, and make good after all trades and provide and fix all necessary blocks for securing the work of all other trades.

All internal finishing timber shall be sanded.

All nails in exposed work (interior and exterior) are to be punched.

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PLASTERER

See also other Trades and General Conditions

1. SOLID MATERIALS:

Cement to be ordinary Portland cement.

Sand to be clean river sand free from saline, vegetable or earthy matter.

Mortar to consist of sand, cement and a liquid lime based plasticiser, mixed according to the lime manufacturer's directions.

2. CHIMNEY: (If applicable)

Supply and erect one precast concrete chimney as indicated on the drawings.

All units to be well bedded in mortar.

The corners are to be plumbed both ways and reinforced with No. 4 rods, well grouted in.

3. PLASTERING:

All exposed concrete steps and slabs, concrete base walls, precast concrete chimney, reinforced concrete columns and beams etc. as indicated on the accompanying drawings shall be solid plastered to a fine finish, if not "topped off' by concretor as work proceeds.

All sharp exposed edges are to be rounded. Steps and slabs to fall slightly away from the building and not to hold water. Slabs to be coved up against the residence under door sills etc.

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5. COMPLETION:

All trade debris is to be removed from the site and the building left clean and ready for occupancy.

5. INTERIOR:

Where indicated in the Schedule of Wall Linings in the Summary of Specifications on Page one of this specification, walls and ceilings shown as Gibraltar Board are to be stopped and flushed off with best quality plaster of paris and finished to a perfectly smooth and even surface ready for papering.

All trade debris is to be removed from the site and the building left clean and ready for occupancy.

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ROOFER

See also other Trades and General Conditions

1. GENERALLY:

Refer to the drawings for the type of roofing to be used.

2. CONCRETE TILES:

Tile battens are to be nailed firmly to the rafters and spaced to suit the gauge of the tiles.

50 x 25mm battens for rafters at 450mm centres.
50 x 50mm selected quality battens for rafters or roof trusses at 900mm centres.

Tiles are to be set out with a full tile at the bottom.

Tiles to be laid with standard laps and nailed or wired down in accordance with standard practice.

Hips and ridges to be covered with hip tiles bedded in mortar.

Parge all hips, ridges and barges with coloured mortar to suit the colour of the tiles.

Supply the Owners with a 2 year guarantee for the tiles. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

3. COATED GALVANISED TILES:

(Harveytile/Decramastic?Decrabond/Gerard)

Battens to be splay cut,two ex 75 x 50mm timber and set out to suit the gauge of the tiles, and nailed firmly to

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3. COATED GALVANISED TILES:

the rafters. Co-operate with the Carpenter in the determining of the rafter length to finish with a full tile at the top.

Ridges, hips and barges to be covered with purpose made accessories, coated as for tiles.

Fix the tiles and accessories in accordance with standard practice and touch up all exposed nail heads with bitumastic coating coloured as for tiles.

Supply the Owners with the standard guarantee for the laying of the tiles for 2 years.

4. GALVANISED IRON:

The roof area is to be covered with heavy duty self supporting breather type building paper. Roofing to be .5mm galvanised corrugated iron sheeting, in single lengths, with 1½ corrugations side lap and nailed with lead headed or spring head nails in accordance with standard practice.

Ridges and hips to be covered with lead edged ridging, in long lengths with the lead edge dressed down into the corrugations of the iron.

Barges to be covered with purpose made barge flashings.

Supply and fix all flashings, lead caps etc., to make the roof thoroughly watertight and birdprrof.

The roof will not be painted.

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5. FLAT ROOFS:

(Dimondek/Paneldek/Trimdek/Metric Dimond)

Supply and fix over heavy duty self supporting breathing type building paper and as per the manufacturer's direction, the flat roofing as shown on the drawings, complete with matching spoutings, downpipes, barge flashings and flashings as required. The roof will not be painted.

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PLUMBING & DRAINLAYING

See also other Trades and General Conditions

1. GENERAL:

All work shall be done according to best trade practice and in accordance with Local Authority and "Drainage and Plumbing Regulations 1959", and Health Department.

2. STORMWATER AND SEWER:

Connect as shown. Pipes shall be either pipes with rubber ring jointing or UPVC 110mm O.D. laid in accordance with manufacturer's recommendations.

3. PLUMBING:

Spouting standard 24 gauge quarter round galvanised spouting or "Straightline" as indicated in summary.

Downpipes fitted where required one to every 15m of spouting.

4. WASTES & TRAPS:

Connect all fittings with appropriate size Dux polypropylene wastes and traps in accordance with Dux Code of Practice.

5. WATER SUPPLY:

All water pipes shall be Qest Dux or similar.

6. COLD WATER SUPPLY:

Allow to lay on cold water supply from local H.P. water main in 12mm diameter polythene pipe, buried not less than 300mm below the surface of the ground. Fix 12mm approved

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6. COLD WATER SUPPLY: Continued

piping inside the house to all outlets as indicated, and to two exterior stand pipes at front and rear of house with hose connections. In areas not served by a local H.P. System, a well will be driven and the pump is to be connected to an outlet in 12mm PVC pipe. This work will be carried out by the owner.

7. SUPPLY TANK:

Nura 135 litre fixed on stand in roof with tray and overflow. if a standard cylinder is used. Not required for PFO system.

8. HOT WATER CYLINDER:

180 litre standard with wetback connections if indicated on plan, or PFO hot water tank if indicated in summary. Lay points through "Polybutylene" plastic piping to bath with branches to basin, sink, or tub and shower as required.

9. SINK BENCH:

Formica top with coved upstand and stainless steel sink 500 x 300.

10. BATH: (where shown on drawings)

Plix white or AHI white pressed steel bath.

11. SHOWER TRAY: (where shown on drawings)

Stainless steel 925 x 925 or 925 x 775

12. W.C. PAN

White china with Dux or similar seat and flap and Dux cisten

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12. W.C. PAN: Continued

centre flush with front tripper.

13. SHOWER ROSE:

c.p. swivel type

14. VANITY UNIT:

Selected formica top, white basin, with doors under.

15. COMPLETION:

All trade debris is to be removed from the site and the building left clean and ready for occupancy.

16. TAPS:

Allow the P.C. sum of $..... for the supply only of all taps, mixer valves etc, and take delivery of and fix same.

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JOINER

See also other Trades and General Conditions

1. TIMBER GRADES:

Exterior Joinery	D.A. Heart Rimu or D.A. Rimu Treated C7
Door Sills	Heart Matai
Sashes	Redwood, equivalent to D.A. Heart
Interior Joinery	D.A. Rimu

All to be dry seasoned timber run to a standard profiles.

2. WINDOWS:

Vistalite aluminium windows or similar where detailed shall be delivered to the site, stored on edge and protected from breakages, damage, plaster splashes etc.

Colour silver or as indicated in summary. To be installed as per manufacturer's directions.

Timber windows to be of the sizes and types as indicated on the drawings with all members run to standard or J.M.F. "Sundyne" profile, of standard construction and high class workmanship. Opening awning type sashes to be fitted with "Interlock" stays of approved si

The windows are to be glazed wi ndard quality glass, with obscure glass to bathroom .C. windows.

3. DOORS:

Exterior door frames and doors are to be of standard sizes and of the types as shown on the drawings.

Interior doors are to be flush type, with No 1 Rimu facing sheets and clashing strip to the closing edge.

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3. DOORS:

Sizes

Main doors)
Bathroom W.C.)
Wardrobe and) all shown on Plans
Cupboards)

Interior doors jambs are to be ex 25mm with 15mm bevelled planted stops. Glazing to doors or door frames to be selected obscured glass. Supply and fit standard tilta doors to garage/s as shown on plans.

4. FITTINGS:

Construct the various fittings as shown on the drawings.

Cupboards are to be of standard construction and divided into door and drawer units as detailed.

Sink top as specified under "Plumber". Other bench tops to be of selected "formica" or "laminex" with matching edges.

Cupboard to have sides dovetailed to fronts and hardboard bottom.

5. STAIRS:

Closed Type - To be "Kestrel" type supplied by Addington Timber.

Open Type - To be constructed with undercarriages ex 150 x 75mm tread cleats and treads ex 50mm thick timber - no risers.

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ELECTRICIAN

See also other Trades and General Condiions

1. GENERALLY:

This contract includes the supply and installation of the electric wiring system complete. The whole of the work shall be carried out strictly in accordance with the local authorities' by-laws and the electrical contractor is to obtain all permits from the supply authority, pay all fees in connection therewith and arrange for all inspection required.

2. SUPPLY:

Arrange for a mains supply to the building by the local Authority.

3. BOARDS:

Provide and set up as required one meter board and case with all necessary equipment thereon neatly labelled.

Provide and set up where directed a switchboard panel with all necessary fuses, switches and main switches properly mounted and labelled, and hinged on one side. This panel can be combined with the meter board if convenient to the Owners.

4. LIGHTS:

Provide and fix the lights, switches and power outlets as listed hereunder, all to be positiond by the Owners after the floor has been laid. One hundred watt lamps in living rooms and sixty watt lamps in other rooms.

Passage and stairwell lights to have two way switches.

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4. LIGHTS:

..... Interior lights - ceiling
..... Interior lights - wall
..... Exterior lights
..... Power outlets with switch gear

5. FITTINGS:

Allow the P.C. sum $..... for the purchase of an electric range and allow to order, take delivery of and install same.

Allow to wire up the thermostatically controlled hot water cylinder element, supplied under "Plumber".

Allow the P.C. sum of $..... to supply and install an exhaust hood or fan as detailed by the Purchasers.

Earth all metal waste pipes and metal fittings as required by the Regulations.

No light fittings will be supplied in this contract. Allow for the supply of a selected razor outlet.

6. WATER PUMP AND ELECTRIC MOTOR:

In areas not served by H.P. all necessary connection costs of water supply is not included in contract price and should be arranged with Electrician direct.

All trade debris is to be removed from the site and building left clean and ready for occupancy.

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7. ADDITIONAL ITEMS:

- Allow to supply and fix electrical heating as indicated in the summary of specification.
- Fix two TV outlets complete with TV ribbon to point in roof for future TV aerial.
- Allow to prewire for door chimes to be supplied by owner.
- A standard PDL electric razor outlet is to be fixed where directed in the bathroom.

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PAINTER AND PAPERHANGER

See also other Trades and General Conditions

1. GENERALLY:

All paint and varnish is to be delivered to the job in tins, unopened and currently usable.

2. EXTERIOR: - Colour scheme to be at owners choice.

Woodwork - Prime, stop and paint in one undercoat and one finish coat with a high gloss finish.

Stained work - One coat of stain prior to fixing, the nail holes etc., are to be stopped with coloured stopping followed by one further coat of the stain.

Metalwork - including spoutings, downpipes, wrought iron work etc., - Approved primer for galvanised iron, one undercoat, one finish coat.

Asbestos - cement sheets. Two coats of plastic paint. Solid plaster and concrete blockwork to be left unpainted.

Iron roof - to be left unpainted.

3. INTERIOR: - Colour scheme to be at owners choice.

All ceilings to be given two coats of flat ceiling paint.

All other wall areas to be lined with wallpaper, hung in single lengths, plumb, and with buttt joints.

Flush doors only to be stained, sealed, and given two coats of satin finish polyurethane. To be rubbed down between coats.

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3. INTERIOR:

All other interior finishing woodwork to be stained and given two coats of satin finish polyurethane.

4. WALLPAPER:

Properly prepared all surfaces to be papered. Paste shall be of approved manufacture, used fresh. Refer to Schedule of Wall linings in Summary of Specifications. Walls and ceilings specified as Gibraltar Board are to be sized and hung with papers as selected by the owner, value $..... per roll as in summary. Walls and ceilings inside wardrobes to be finished as for walls and ceilings of rooms, or painted with two coats of PVA paint. Machine trim both edges of paper, hang plumb and true with edges neatly butted and all patterns registering, all in accordance with the best trade practice.

4. COMPLETION:

On completion the residence is to be left clean and tidy. All trade debris is to be removed from the site and the building left clean and ready for occupancy.

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INSULATION

See also other Trades and General Conditions

1. WALLS:

Interior faces of all external wall areas, are to be lined with R1.6 Batts.

2. CEILINGS:

Provide and fix selected R2.2 fibreglass batts as shown on the drawings.

3. FLOORS:- (TIMBER)

To be insulated with perforated foil.

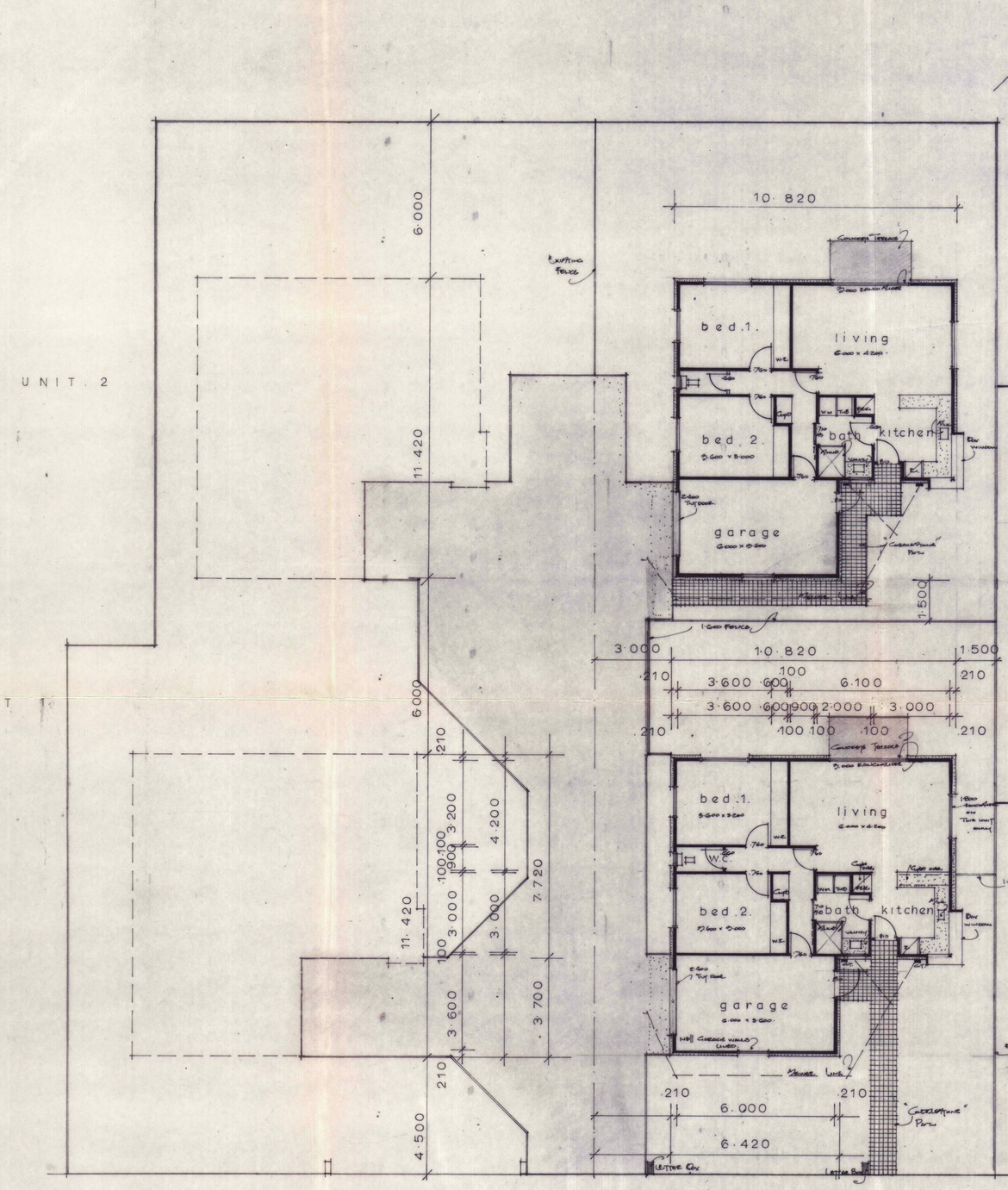
AMENDMENTS ETC:

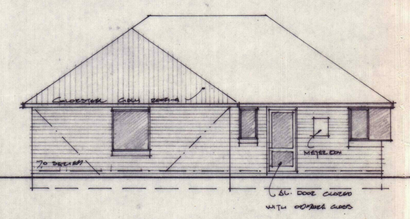
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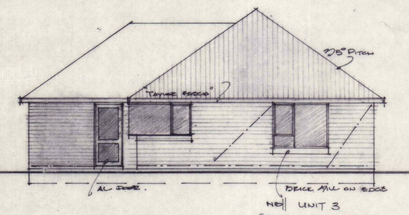
The P.C. sum of $..... Has been allowed for the supply and installation of open fire/visor/pot belly/ space heater hearth and backing to owners choice.

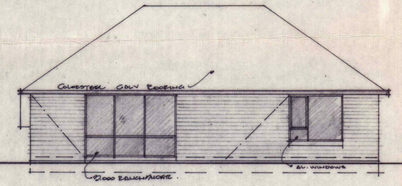
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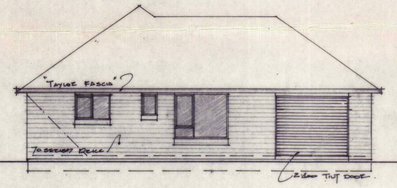
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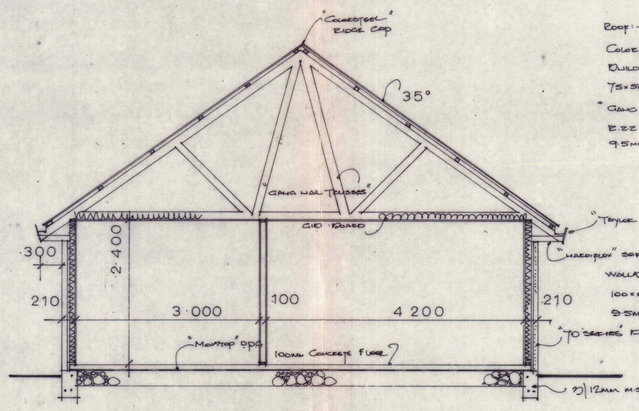












Roof:-
Colorsteel Corr Clad Iron on
Building paper on
75x50 TP purlins on
"Gang Nail" Trusses at 760 ctrs
E.22 Fibreglass batts
9.5mm C/D Board.

Walls:-
100x50 TP Studs at 600ctrs (Steps drawing)
9.5mm C/D Board / E.16 Fibreglass Batts

1:50 CROSS SECTION

ITEM	DESCRIPTION	REQ'D	MATERIAL	REMARKS

R. L. KNIGHT. A.M.N.Z.I.D.
Architectural Draughtsman

PROPOSED TOWNHOUSES - CHALMERS AVENUE ASHBURTON
for MR. & MRS J WELSH.

UNITS 3. & 4.
PLAN & ELEVATIONS

SCALE	PASSED	DATE
1:100		30·5·88

		DRAWING NUMBER
DRAWN	ELK	
TRACED	ELK	
CHECKED	ELK	

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